



**RURAL DIRECTORS COMMITTEE
AGENDA**

Thursday, September 8, 2016

<u>PAGE NO.</u>		<u>ACTION</u>
	<u>AGENDA- September 8, 2016</u>	Approve
	<u>Supplementary Agenda</u>	Receive
	<u>MINUTES</u>	
3-5	Rural Directors Committee Meeting Minutes - August 18, 2016	Receive
	<u>REPORT</u>	
6-10	Wendy Wainwright, Executive Assistant Services – Smithers District Chamber of Commerce - Request for Grant in Aid – Electoral Area “A” (Smithers Rural)	Recommendation (Page 6)
11-15	Wendy Wainwright, Executive Assistant Services – Grassy Plains Community Hall - Request for Grant in Aid – Electoral Area “E” (Francois/Ootsa Lake Rural)	Recommendation (Page 11)
	<u>DEVELOPMENT SERVICES</u> <i>(All Directors)</i>	
	<u>Referrals</u>	
16-21	Land Referral File No. 6408913 Town of Smithers Electoral Area ‘A’	Recommendation (Page 17)
22-25	Land Referral File No. 7409861 Blue Jay Farms Electoral Area ‘C’	Recommendation (Page 23)
26-30	Land Referral File No. 7409863 Darrell & Rosanne Ophus Electoral Area ‘F’	Recommendation (Page 27)
31-35	Land Referral File No. 0258220 Henderson Electoral Area ‘F’	Recommendation (Page 32)

SUPPLEMENTARY

NEW BUSINESS

ADJOURNMENT

REGIONAL DISTRICT OF BULKLEY-NECHAKO**RURAL DIRECTORS COMMITTEE MEETING****Thursday, August 18, 2016**

PRESENT: Chair Eileen Benedict

Directors Mark Fisher
Tom Greenaway
Bill Miller
Rob Newell – left at 3:31 p.m.
Mark Parker
Jerry Petersen

Staff Melany de Weerd, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services
Roxanne Shepherd, Chief Financial Officer
Wendy Wainwright, Executive Assistant

CALL TO ORDER

Chair Benedict called the meeting to order at 2:52 p.m.

AGENDAMoved by Director Parker
Seconded by Director Greenaway**RDC.2016-7-1**

"That the Rural Directors Committee Agenda for August 18, 2016 be approved."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**MINUTES****Rural Directors Committee
Meeting Minutes
-June 9, 2016**Moved by Director Greenaway
Seconded by Director Petersen**RDC.2016-7-2**

"That the minutes of the Rural Directors Committee meeting of June 9, 2016 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**REPORT****Electoral Area Allocations
of Federal Gas Tax Funds
-Second Quarter 2016**Moved by Director Miller
Seconded by Director Petersen**RDC.2016-7-3**

"That the Rural Directors Committee receive the Finance/Administration Coordinator's August 4, 2016 memo titled "Electoral Area Allocations of Federal Gas Tax Funds – Second Quarter 2016."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

4

DISCUSSION ITEM

Rural Broadband

Director Newell mentioned that he has been in contact with Robert Richards, Com Com Services Ltd. in regard to providing high speed internet to rural residents in Smithers, Houston and Burns Lake. Mr. Richards indicated that it would take 7-10 days to survey the Smithers, Houston and Burns Lake areas to determine what is needed and what would be required in regard to high speed internet.

Discussion took place regarding the potential cost to complete an assessment for the entire region and the possible usage and need for a tower, or the usage of fibre optics and LTE (Long Term Evolution – a 4G wireless communications standard) to provide adequate internet service to the rural region of the RDBN.

Director Parker noted that ABC Communications is expanding its service in Electoral Area "D" (Fraser Lake Rural) utilizing the LTE network for the majority of the area around Francois Lake and Fraser Lake and to the north boundary of the RDBN Electoral Area "D" (Fraser Lake) boundary. Discussion took place regarding the cost, upload and download speeds for internet through ABC Communications. Director Petersen mentioned that Electoral Area "F" (Vanderhoof Rural) currently has adequate internet coverage in the rural area.

Discussion took place regarding the technical component of connecting LTE and fibre optic to Telus and bandwidth access.

Determining the areas within the RDBN that do not have coverage, the areas that do have coverage, what coverage is available, the Internet Service Providers in the area, and the ability to connect to Telus was discussed.

Director Newell brought forward the need to move forward in a timely manner in order to potentially use available grant funding opportunities. Director Miller spoke of the Connecting British Columbia program administered by Northern Development Initiative Trust. Director Parker mentioned that ABC Communications has received funding in order to expand its services and a requirement in applying for grant funding is to identify the areas in which they will be serving.

Discussion took place regarding the backbone of Telus bandwidth and the slowing of internet speeds when usage increases. The service gap between ISP (Internet Service Providers) companies in the region was discussed. The potential of having the ISP companies attend a future RDBN meeting was brought forward for discussion.

Internet Service Information Request for Proposal

Moved by Director Fisher
Seconded by Director Miller

RDC.2016-7-4

"That the Rural Directors Committee recommend that the Regional District of Bulkley-Nechako Board of Directors request staff to consult with a Communications Consultant to draft a Request for Proposal (RFP) that will outline the tangible information that is required to determine the high speed internet needs of rural RDBN; and further, that the RFP include the deliverables required to have high speed internet throughout rural RDBN; and further, that staff investigate the possibility of utilizing Federal Gas Tax funds or other funding for the costs of developing the RFP."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director Greenaway
Seconded by Director Miller

RDC.2016-7-5

"That the meeting be adjourned at 3:34 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Eileen Benedict, Chair

Wendy Wainwright, Executive Assistant

6



REGIONAL DISTRICT OF BULKLEY-NECHAKO

MEMORANDUM

TO: Chair Benedict and Rural Directors Committee

**FROM: Wendy Wainwright
Executive Assistant**

DATE: August 29, 2016

SUBJECT: Smithers District Chamber of Commerce – Request for Grant-in-Aid – Electoral Area “A” (Smithers Rural)

Attached is a request for Grant in Aid monies from the Smithers District Chamber of Commerce.

The Chamber of Commerce is requesting \$170.62 grant in aid monies from Electoral Area “A” (Smithers Rural) to co-sponsor with the Town of Smithers the “Environmental Business of the Year Award” at the 2016 Community and Business Awards.

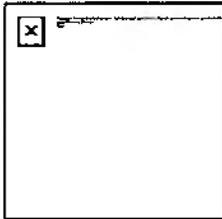
Director Fisher has indicated that he is supportive of the application.

RECOMMENDATION: (All/Directors/Majority)

“That the Smithers District Chamber of Commerce be given \$170.62 grant in aid monies from Electoral Area “A” (Smithers Rural) for the “Environmental Business of the Year Award” at the 2016 Community and Business Awards.”

Cheryl Anderson

From: Regional District of Bulkley-Nechako <inquiries@rdbn.bc.ca>
Sent: August-15-16 3:29 PM
To: Cheryl Anderson
Subject: New submission from "Grant in Aid Application"
Attachments: 57b24227a9cb1-2016 Budget for Regional District.xlsx



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA GRANT IN AID APPLICATION**

APPLICATION SUBMITTED BY:

Smithers District Chamber of Commrce

Mailing Address:
PO Box 2379

Email:

*info@smitherschamber.com
Heather Gallagher and Susan
Bundock, 250-847-5072*

Contact Person:

APPLICATION SUMMARY

Project or purpose for which you require assistance:

Environmental Business of the Year Award

Amount Requested:

170.62

To the best of my knowledge, all of the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Yes

(signature of authorized signatory) (title) _____
Signature of Electoral Area Director

Amount Approved: _____
Date: _____

APPLICATION PROFILE

Is your organization voluntary and non-profit?:

Yes



Please describe the services/benefits that your organization provides to the community. Are these services/benefits available to the community from another organization or agency?

The chamber of commerce is a voluntary organization of business and professional men and women who have joined together for the purpose of promoting the civic commercial and industrial progress of their community.

The area's economic well-being is directly related to the calibre of work that is done by the Chamber. This is why the chamber has a major impact of business, income and future growth of the area.

There are two primary function of a Chamber of Commerce: it acts as a spokesperson for the business and professional community and translates into action the group thinking of its members AND it renders specific services of a type that can be most effectively rendered by a community organization both to its members and the community as a whole.

Describe the geographic area that receives services or benefits from your organization.

The Chamber of Commerce covers the area from Seaton Station on the west to Quick on the east

Please detail any remuneration paid, or funds otherwise made available to members, officers, etc. of your organization.:

The board of directors and the members receive no direct funds from the chamber of commerce.

Please comment on the number of members/volunteers in your organization and how long your organization has been in operation.:

As of August 15, 2016 the chamber has 190 members

PROJECT PROPOSAL PROFILE

RDBN Assistance Requested:

special event

Other Assistance Requested:

Please describe the proposal for which you are requesting assistance. If you are applying for an exemption from fees and/or charges or other consideration, please provide details of your request here. Attach additional information if required:

The Smithers District Chamber of Commerce is once again planning to award the "Environmental Business of the Year Award" at the 2016 Community and Business Awards. This award was established in 2008 and since that time has been sponsored jointly by the

Town of Smithers and the Regional District Bulkley Nechako. This award was developed to encourage and recognize green business practices and it was felt that business who used these practices were deserving of acknowledgement at the annual Awards.

The Award sponsor is acknowledged on all of the Chamber's promotional material including posters, award night programs, the slide show featuring the award finalists, all correspondence regarding the event and promotional material during the nomination process and the final voting procedures to members.

We would like to send an invoice to the Regional District of Bulkley Nechako in the amount of \$170.62 (GST Inclusive) for the 2016 Sponsorship of this award.

Describe how this proposal will benefit the community:

We thank the Regional District of Bulkley Nechako for its involvement in allowing the Chamber to offer the recognition to businesses actively improving their environmentally friendly business practices that this Award honours.

FUNDING AND FINANCIAL INFORMATION

files Submitted:

57b24227a9cb1-2016 Budget for Regional District.xlsx

Have you applied for a grant/funding from other source(s)?:

No

If not, please comment.:

Name of Grant or Funding Agency1:
Amount Applied for 1:
Status of Grant Application1:

Name of Grant or Funding Agency2:
Amount Applied for2:
Status of Grant Application2:

Name of Grant or Funding Agency3:
Amount Applied for3:
Status of Grant Application3:

Name of Grant or Funding Agency4:
Amount Applied for4:
Status of Grant Application4:

Have you received assistance before from us.

Yes

10

*2015 \$157.50 FOR THE SAME
AWARD*

*2014 \$157.50 FOR THE SAME
AWARD*

Year, Amount and Purpose for assistance

Year, Amount and Purpose for assistance

Does your organization:

Offer direct financial assistance to individuals or families?:

Duplicate services that fall within the mandate of either:

a senior government or a local service agency?:

Provide an opportunity for individuals to make direct
contributions?:

OR, is your organization: Part of a provincial or national fund
raising campaign?:

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****MEMORANDUM**

TO: Chair Benedict and Rural Directors Committee

**FROM: Wendy Wainwright
Executive Assistant**

DATE: August 29, 2016

**SUBJECT: Grassy Plains Community Hall – Request for Grant in Aid –
Electoral Area “E” (Francois/Ootsa Lake Rural)**

Attached is a request for Grant in Aid monies from the Grassy Plains Community Hall.

The Society is seeking \$6,532 grant in aid monies from Electoral Area “E” (Francois/Ootsa Lake Rural) to assist with the purchase of a riding lawn mower.

Director Benedict has indicated that she is supportive of this application.

RECOMMENDATION: (All/Directors/Majority)

“That the Rural Directors Committee recommend to the Regional District of Bulkley-Nechako Board of Directors that the Grassy Plains Hall be given \$6,532 grant in aid monies from Electoral Area “E” (Francois/Ootsa Lake Rural) to assist with the purchase of a riding lawn mower.”

Cheryl Anderson

From: Regional District of Bulkley-Nechako <inquiries@rdbn.bc.ca>
Sent: August-17-16 10:36 AM
To: Cheryl Anderson
Subject: New submission from "Grant in Aid Application"
Attachments: 57b4a04c07ceb-Grant In Aid List.pdf



REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA GRANT IN AID APPLICATION

APPLICATION SUBMITTED BY:

***Grassy Plains Community Hall
Association***

Mailing Address:
37267 Keefes Landing Road, Burns Lake,
B.C. V0J 1E4

Email:

grassyplainshall@gmail.com

Contact Person:

Jan Owens, 1-250-220-6087, 250-694-3577

APPLICATION SUMMARY

Project or purpose for which you require assistance:

To assist with the purchase of a riding lawn mower

Amount Requested:

6532.00

To the best of my knowledge, all of the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Yes

(signature of authorized signatory) (title)
Signature of Electoral Area Director
Amount Approved: _____
Date: _____

APPLICATION PROFILE

Is your organization voluntary and non-profit?:

Yes

Please describe the services/benefits that your organization provides to the community. Are these services/benefits available to the community from another organization or agency?

Social events, ie. Skidoo Poker Ride, Annual Festival, special event suppers, Christmas Bazaar, weekly ball practise, venue for all community fundraising events, weddings, funerals, meetings.

Describe the geographic area that receives services or benefits from your organization.

The entire "Southside" community comprised of Southbank, Danskin, Grassy Plains, Cheslatta, East Ootsa, and Marilla

Please detail any remuneration paid, or funds otherwise made available to members, officers, etc. of your organization.:

There is no remuneration to any members.

Please comment on the number of members/volunteers in your organization and how long your organization has been in operation.:

We currently have 36 members and Grassy Plains Hall has been incorporated as a Non Profit Society since 1962.

PROJECT PROPOSAL PROFILE

RDBN Assistance Requested:

capital project and/or equipment

Other Assistance Requested:

none

Please describe the proposal for which you are requesting assistance. If you are applying for an exemption from fees and/or charges or other consideration, please provide details of your request here. Attach additional information if required:

The hall is situated on 16.2 acres of which we mow approximately 8 - 10 acres. Our current mower is 25 years old and in a state of constant repair. We require a commercial mower as opposed to a residential type. At present we rely on community members to assist with mowing using their equipment. This is problematic as they are not always available and we do not want any damage to occur to their equipment.

Describe how this proposal will benefit the community:

The purchase of a new mower would ensure the hall grounds are always well kept and also the ball diamond must be mowed frequently as it gets constant use in spring and summer. It is expected that the grounds be well kept when the hall is rented for various events.

FUNDING AND FINANCIAL INFORMATION

files Submitted:

57b4a04c07ceb-Grant In Aid List.pdf

Have you applied for a grant/funding from other source(s)?:

No

If not, please comment.:

We are able to contribute \$500. to the project however we have \$3000. allocated to a pending roof renovation project that we are waiting on from Canada 150 grant.

Name of Grant or Funding Agency1:

Amount Applied for 1:

Status of Grant Application1:

Name of Grant or Funding Agency2:

Amount Applied for2:

Status of Grant Application2:

Name of Grant or Funding Agency3:

Amount Applied for3:

Status of Grant Application3:

Name of Grant or Funding Agency4:

Amount Applied for4:

Status of Grant Application4:

Have you received assistance before from us.

Yes

Year, Amount and Purpose for assistance

please see attached list

Year, Amount and Purpose for assistance

Does your organization:

Offer direct financial assistance to individuals or families?:

Duplicate services that fall within the mandate of either:

a senior government or a local service agency?:

Provide an opportunity for individuals to make direct

contributions?:

OR, is your organization: Part of a provincial or national

fund raising campaign?:

February 2016

Successful Grant-In-Aid Applications - Grassy Plains Community Hall

May 2006

\$5000.00

Purpose - Purchase new safety door & Install

July 2007

\$1933.00

Purpose - Exterior Building Renos

August 2008

\$3500.00

Purpose - Kitchen Renovations

March 2011

\$717.99

Purpose - Wall Fan

June 2012

\$3,997.41

Purpose - Bathroom & Hall Renovations

July 2013

\$3,100.00

Purpose - Stage Construction

July 2014

\$920.00

Purpose - Replace Rotting Floor Joist

May 2015

\$10000.

Purpose - To Pay for Performers Annual Summer Festival
Grant cancelled as Gaming Grant came through successfully.



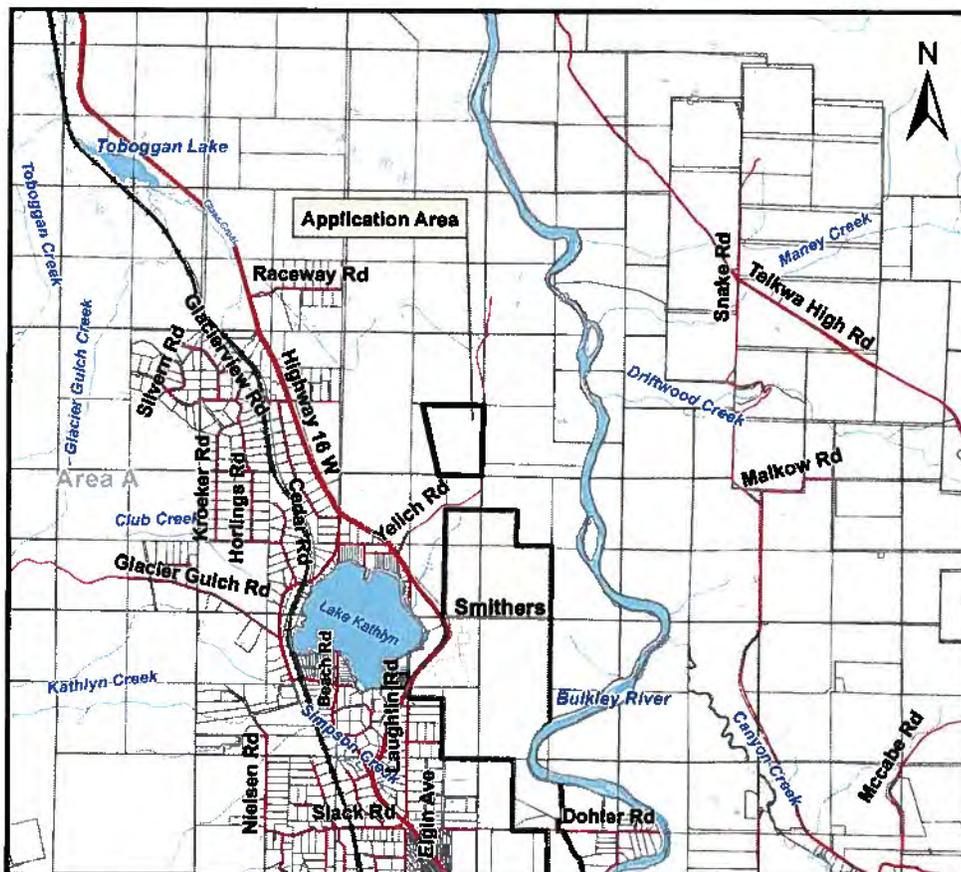
MEMORANDUM

To: Rural Directors
 From: Marli Bodhi, Planning Technician
 Date: August 23, 2016
 Re: Land Referral File No. 6408913 (Town of Smithers)

This referral from the Province is regarding a Crown Land application under the Community & Institutional Program for Transportation – Airport/Airstrip Purposes.

The application area is approximately 1.23 kilometres north of the Town of Smithers and the existing Smithers Regional Airport. The application area is approximately 46.57ha in size.

Location Map



The intent of this application is for the Town of Smithers to lease a portion of the parcel for airport/airstrip purposes. Operations may include regularly cutting brush and trees to meet federal regulations. The area was last cleared of vegetation in the 1970s.

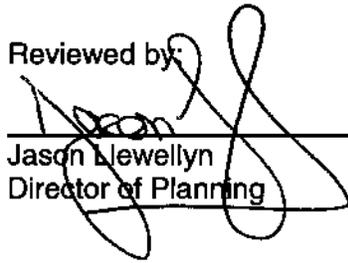
The application area is zoned Agricultural (AG1) under RDBN Zoning Bylaw No 700, 1993, and it is located in the Agricultural Land Reserve.

Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 6408913.

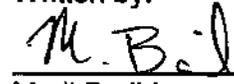
Rural Directors – All/Directors/Majority

Reviewed by:



Jason Jewell
Director of Planning

Written by:

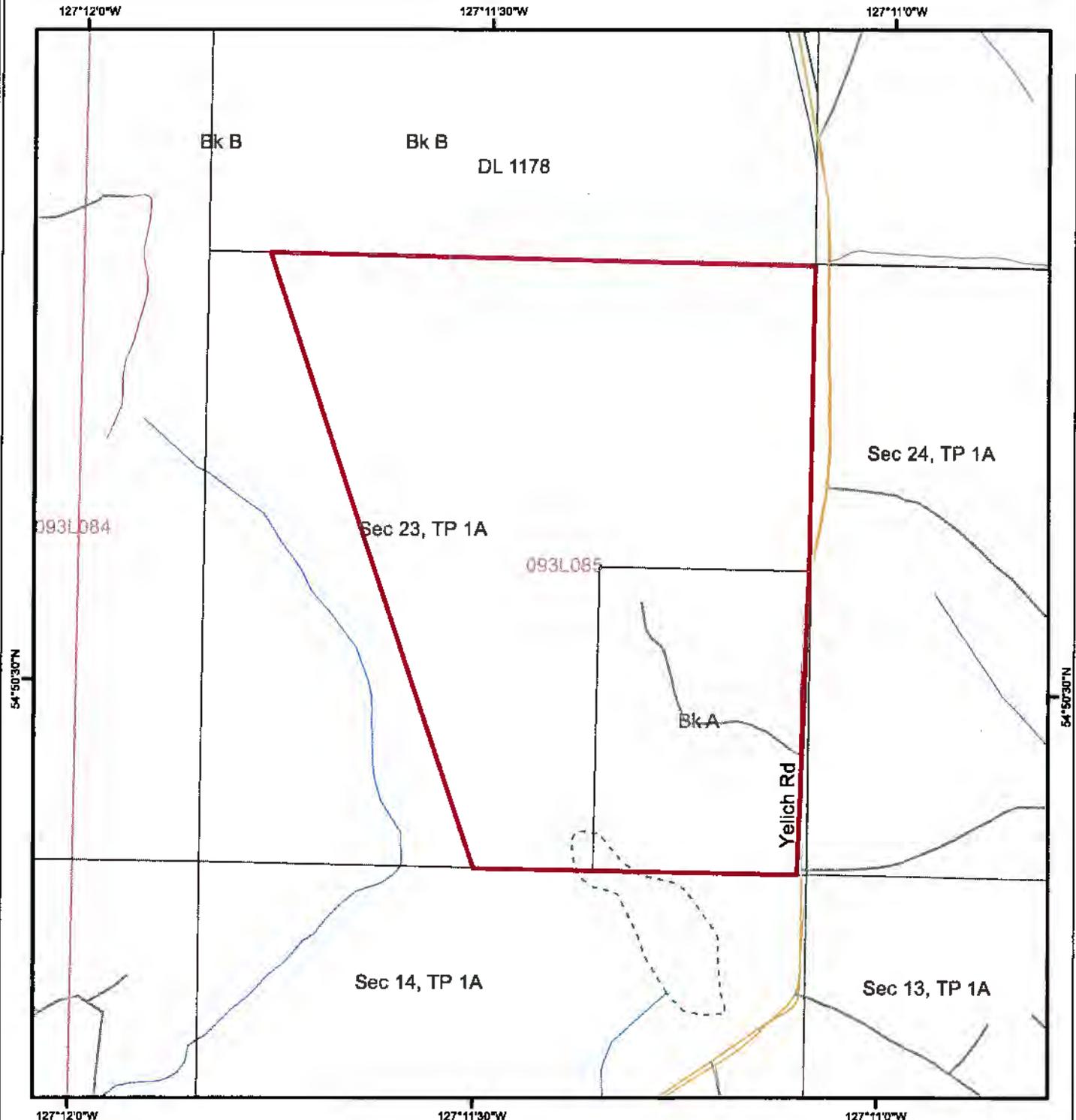


Marli Bodhi
Planning Technician



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 6408913**

Electoral Area:	A
Applicant:	Town of Smithers
Existing Land Use:	Vacant
Zoning:	Agricultural (AG1)
Plan Designation	Agriculture (AG)
Proposed Use Comply With Zoning:	No
Agricultural Land Reserve:	Yes
Access Highway:	Yelich Road
Archaeological Site:	Not according to our mapping
Building Inspection:	Inside the building inspection area
Fire Protection:	Outside the Rural Fire Protection Area
Other comments:	None.



Scale: 1:7,500
 Purpose: TRANSPORTATION
 Subpurpose: AIRPORT/AIRSTRIP
 Type: LEASE
 Subtype: STANDARD LEASE

-  Application Area
-  Indian Reserves
-  Parks and Protected Areas

Referral Map

 BRITISH COLUMBIA
 www.gd.ca
 Date: 16 Aug 2016

20



March 02, 2016

FILE: (8420-20)

Jennifer Chermesnok
Senior Natural Resource Specialist
Front Counter BC, Smithers
Ministry of Forests, Lands and Natural Resource Operations
Smithers B.C. V0J 2N0

Dear Jennifer Chermesnok:

Re: Land tenure application/Management plan

Thank you for working with the Airport in regards to the airport applying for tenure on the parcel of land immediately North of the existing Smithers Regional Airport runway. The land is legally described as THE SOUTHEAST 1/4 OF SECTION 23 TOWNSHIP 1A RANGE 5 COAST DISTRICT.

The Smithers Regional Airport is applying for use of the parcel of crown land, currently held in reserve for airport use, in order to maintain aircraft clearways. This property has been cleared in the past for aircraft clearways and has grown up to a point where it needs to be cleared again.

The Airport would like to cut down the scrub brush and small non merchantable trees. The cut brush and trees will be raked up and piled in low lying areas to avoid aircraft conflicts.

The ultimate goal is to hold tenure on the property so that brushing can be done on a much more frequent time frame. This should help the airport remain in compliance with federal regulations regarding obstacle limitation areas. There are no plans to change the current use, zoning or to construct anything on this property. The Airport simply needs to keep the vegetation below the regulated limitation ceiling.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Blackburn".

Rob Blackburn
Airport Manager

Your way up.



Title: SMITHERS REGIONAL AIRPORT
OBSTACLE LIMITATION AREA

Legend: OBSTACLE LIMITATION AREA
 PREVIOUS AIRCRAFT APPROACH

Scale: AS SHOWN
Drawn By: T.J.V. Date: JAN2218
Approved By: M.F.S. Date: JAN2218
File Name: smithers-airport-obstacle-limitation-area-2018-01-22.dwg

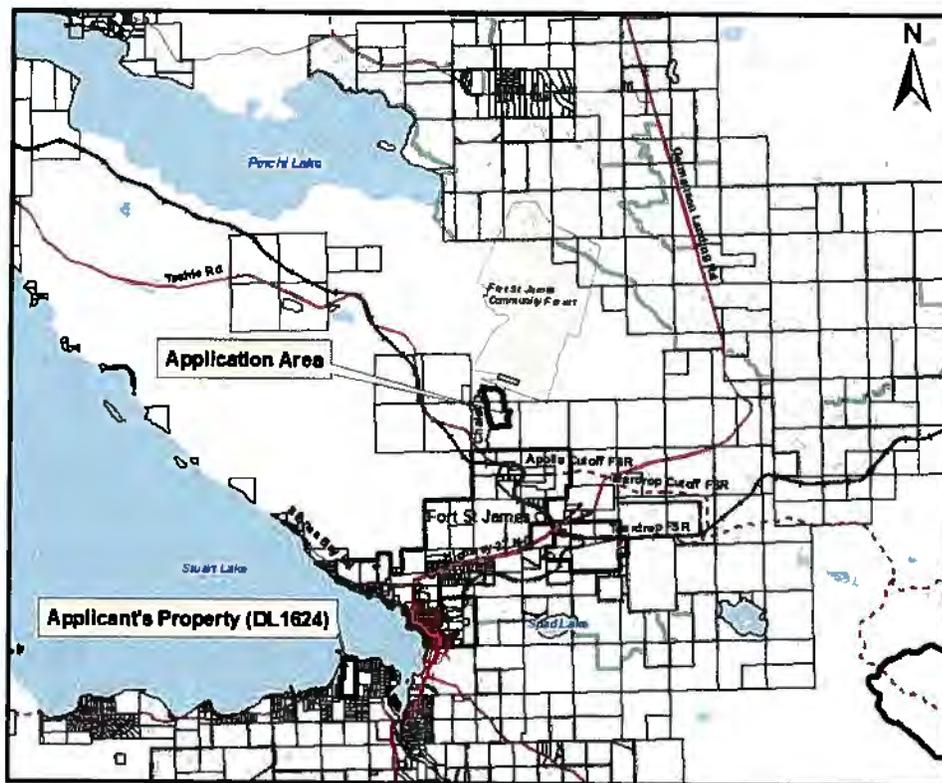


MEMORANDUM

To: Regional District Rural Directors
 From: Marli Bodhi, Planning Technician
 Date: August 29, 2016
 Re: Land Referral File No. 7409861

This referral is for a Crown Grant application for extensive agriculture purposes. The application area partially overlaps unsurveyed crown land in the vicinity of District Lot 4745 together with Part of District Lot 4745, Range 5, Coast District. The application area is located 0.86 kilometers north of the Village of Fort St. James and is adjacent to the Fort St. James Community Forest and Murray Ridge Ski Area. The application area is approximately 73.95 ha. in size.

Location Map



The intent of this application is for the purpose of forage production. Operations may include the removal of the merchantable timber and other vegetation from the application area. The land is currently vacant and not zoned. The application area has a partial overlap with a requested Forest Licence to Cut (A94430) and a Silviculture Obligation (Lic #A88104). The application area will be bound to the applicant's property, legally described as Lot A, DL 1624, Range 5 Coast District Plan 12787.

Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7409861.

Rural Directors – All/Directors/Majority

Reviewed by:

Jason Llewellyn
Director of Planning

Written by:

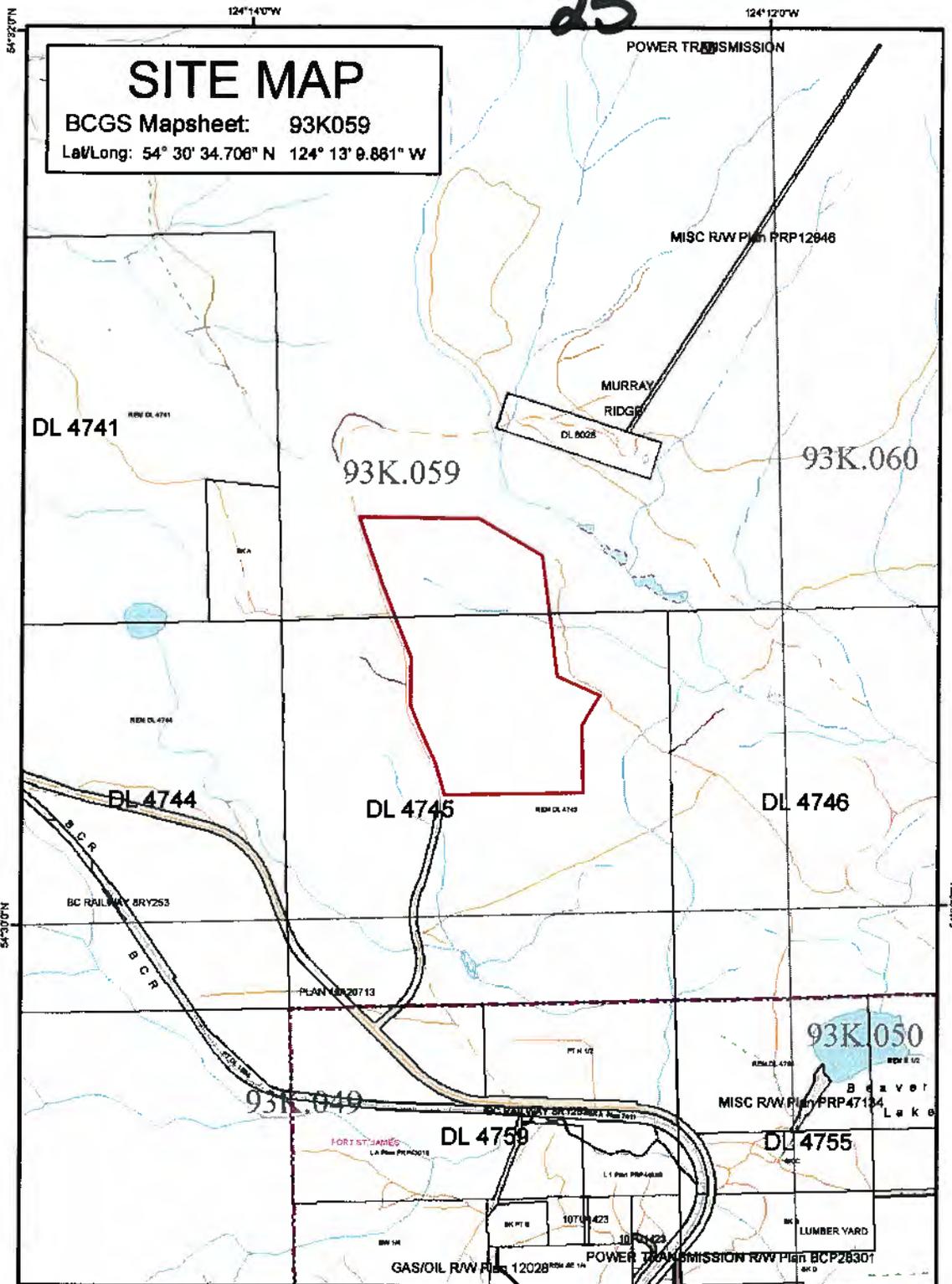
M. Bodhi

Marli Bodhi
Planning Technician



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 7409861**

Electoral Area:	C
Applicant:	Blue Jay Farms Ltd.
Existing Land Use:	Vacant, Forested
Zoning:	N/A
Plan Designation:	Partially Resource (RE) designation in the Fort St. James Rural OCP Bylaw No. 1579, 2010
Proposed Use Comply With Zoning:	N/A
Agricultural Land Reserve:	Outside the ALR
Access Highway:	Chalet Drive
Archaeological Site:	Not according to our mapping
Building Inspection:	Not within the Building Inspection Area
Fire Protection:	Inside the Rural Fire Protection Area
Other comments:	The Province should ensure that all license holders (the Fort St. James Community Forest and the Murray Ridge Ski Area) are consulted due to any conflicts of interest.



SITE MAP
 BCGS Mapsheet: 93K059
 Lat/Long: 54° 30' 34.706" N 124° 13' 0.881" W

DL 4741

93K.059

93K.060

DL 4744

DL 4745

DL 4746

93K.049

DL 4759

93K.050

DL 4755

File Number: 7409861
 Site # 1 of 1 - APPLICATION Area = 73.95 Ha.

TYPE: CROWN GRANT PURPOSE: AGRICULTURE
 SUBTYPE: DIRECT SALE SUBPURPOSE: EXTENSIVE
 LOCATION: Fort St James (Omineca) ORTHOPHOTO YEAR: N/A

Produced by
 Ministry of Forests, Lands &
 Natural Resource Operations
 Northern Service Centre
 FrontCounterBC
 Date: August 9, 2018

Scale: 1:20,000
 * if printed on 8.5X14 page
 Projection: BC Albers
 Datum: NAD 83
 Meters
 0 250 500 750



Legend

- Open Land Appointments
- Primary Survey Parcel
- Subdivision
- Municipality
- Surveyed Rights of Way
- Surveyed Road R/W
- Gas/Oil R/W District Lot
- Power Transmission R/W
- Gas/Oil R/W
- Telecom R/W District Lot
- Miscellaneous R/W
- Transportation Corridors
- Highway
- Railway
- Surveyed Road R/W
- Protected Area
- Protected Park
- Protected Area
- OIC Ecological Reserve
- Recreation Area
- Base Mapping Features (20K)
- River or Stream
- River or Stream - Dry
- Lake
- Reservoir - Detrital
- Glacier/field
- Contour - 20m Interval
- Contour - 10m Interval
- Transportation - Lines (20K)
- Artificial Road
- Forest Border Road
- Road Permit
- Trail
- Full Line

All measurements are approximate.

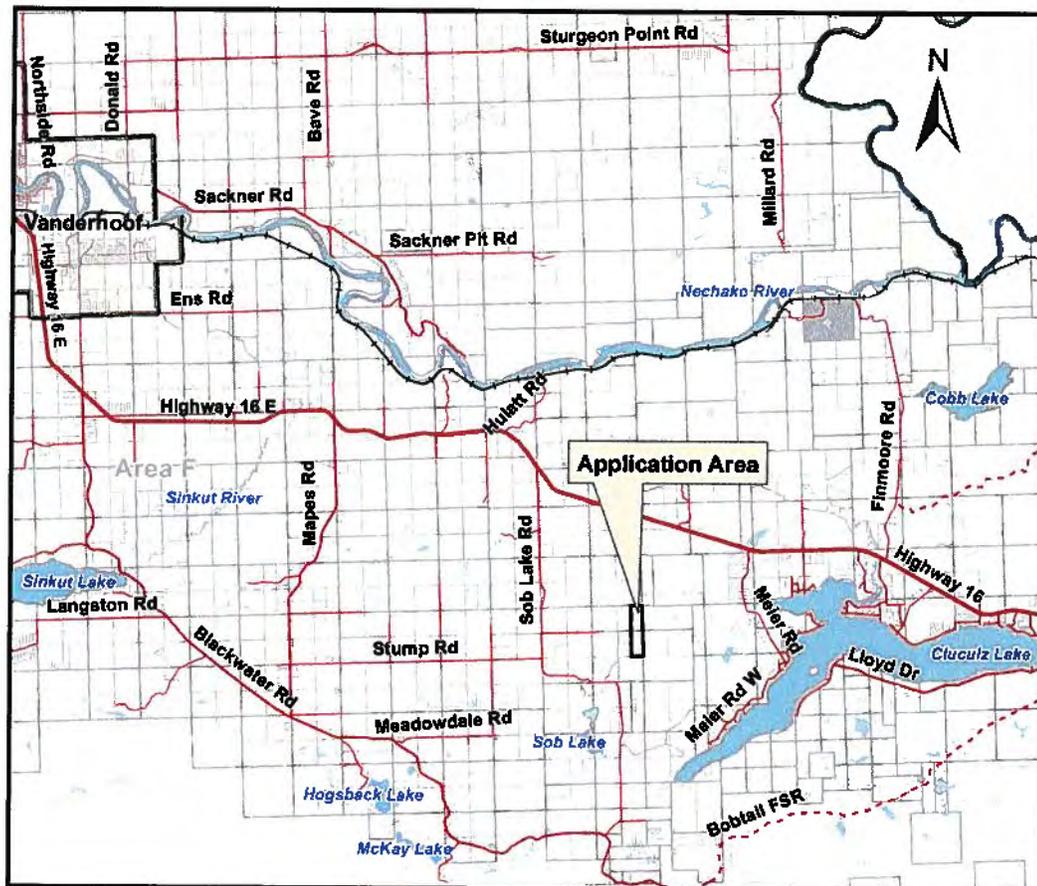


MEMORANDUM

To: Regional District Board
 From: Marli Bodhi, Planning Technician
 Date: August 29, 2016
 Re: Land Referral File No. 7409863 (Ophus)

This referral is regarding a Crown Grant for agriculture. The subject property is located on crown land, legally described as Part of District Lot 1098 and Part of District Lot 1171, Cariboo District. The application area is 65.2 ha in size and is approximately 18 kilometres southeast of the District of Vanderhoof.

Location Map



This application is for the purpose of continuing to develop and extend the applicants' current farm holdings. The land is proposed to be used for grazing and crop production. The

land is to be cleaned in the Spring of 2017. The application area is partially within the Nechako Provincial Forest and will need to be removed at completion of the Crown Grant.

The applicants own the land to the east of the application area.

It is noted that the application area is in the Agricultural Land Reserve.

The application area is zoned Agricultural (Ag1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.

Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application No. 7409863.

Development Services – All/Directors/Majority

Reviewed by:

Jason Lewellyn
Director of Planning

Written by:

M. Bodhi

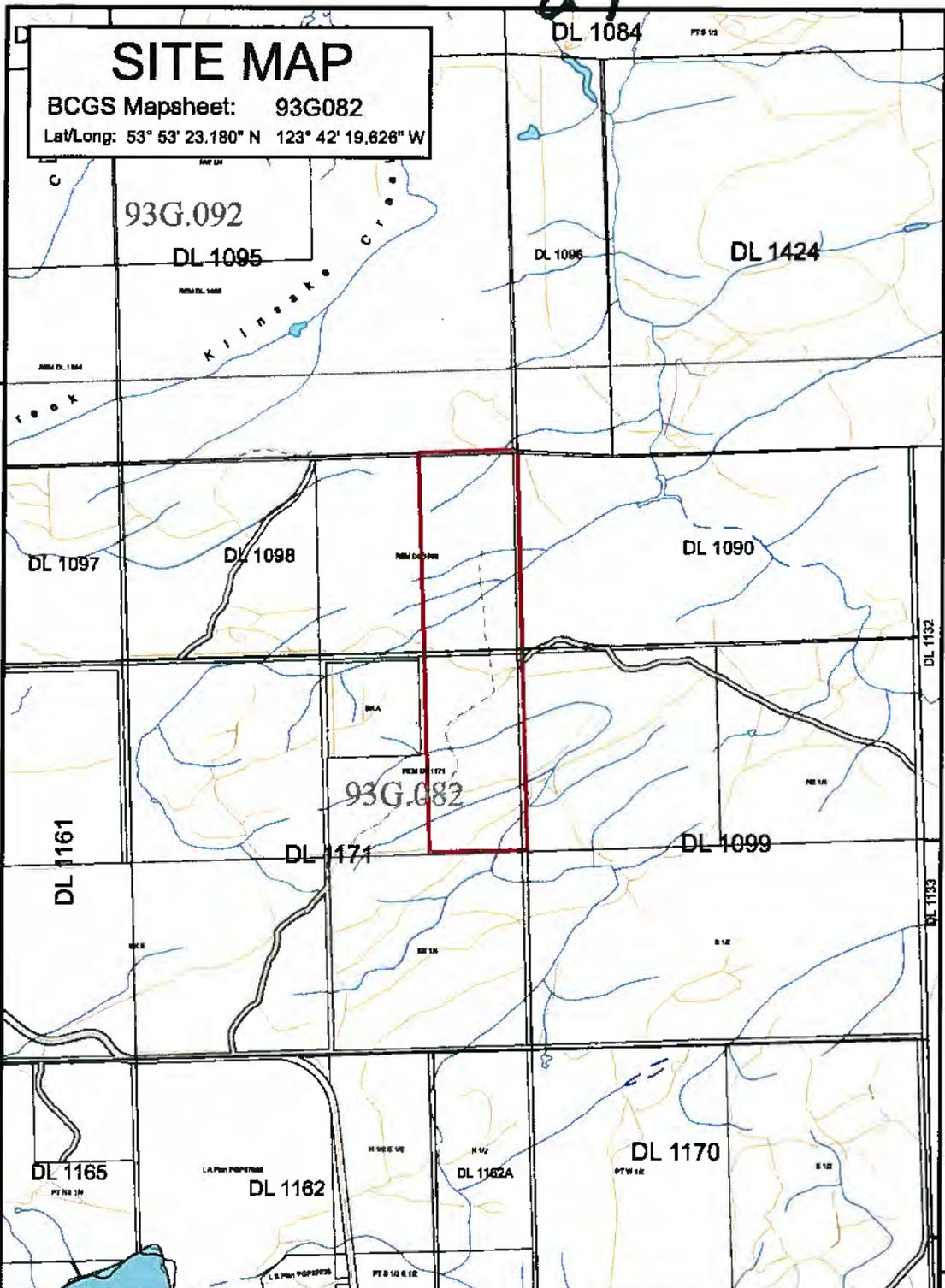
Marli Bodhi
Planning Technician



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL No. 7409863**

Electoral Area:	F
Applicant:	Darrell Ophus and Rosanne Ophus
Existing Land Use:	Vacant, Forested
Zoning:	Agricultural (Ag1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
Plan Designation	Agriculture (AG) under Vanderhoof Rural OCP
Proposed Use Comply With Zoning:	Yes
If not, why?	
Agricultural Land Reserve:	In the ALR
Access Highway:	N/A
Archaeological Site:	Not according to our mapping
Building Inspection:	Outside the building inspection area
Fire Protection:	Outside Rural Fire Protection Area
Other comments:	None

29
123° 42'



File Number: 7409863

Site # 1 of 1 - APPLICATION Area = 65.2 Ha.

TYPE: CROWN GRANT PURPOSE: AGRICULTURE

SUBTYPE: DIRECT SALE SUBPURPOSE: EXTENSIVE

LOCATION: W of Clucutz Lake ORTHOPHOTO YEAR: N/A

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Ministry of Forests, Lands &
Natural Resource Operations
Northern Services Centre
Fin/Courtesy/C
Date: August 16, 2018

Scale: 1:20,000
* If printed on 8.5X14 page

Projection: BC Albers
Datum: NAD 83

Meters
0 200 400 750

Legend

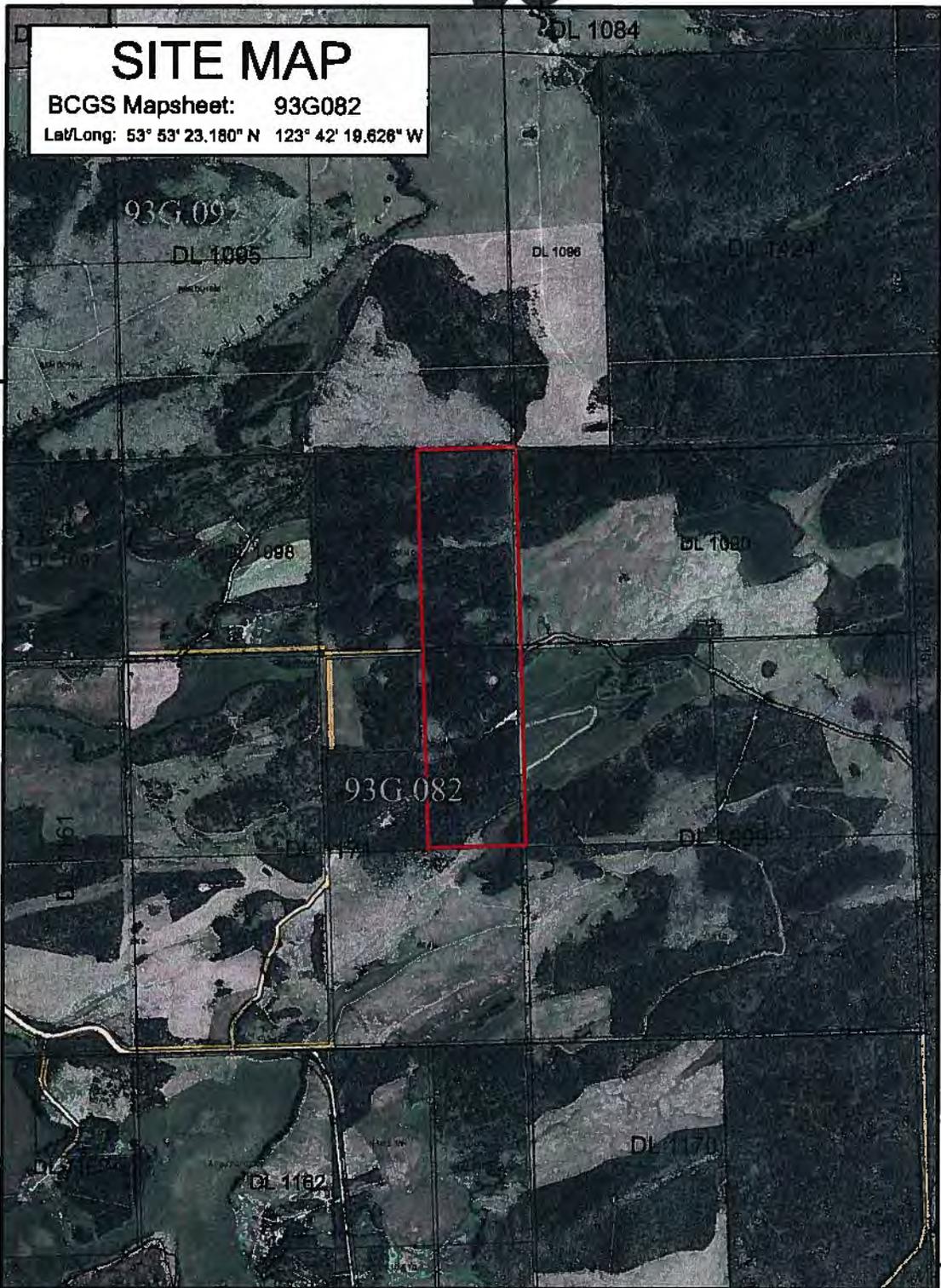
Crown Land Application	Protected Area
Primary Survey Parcel	Provincial Park
Subdivision	Protected Area
Municipality	OIC (Coastal) Reserve
Surveyed Right of Way	Recreation Area
Municipal Road R/W	Base Mapping Features (B/M)
Gas/Oil R/W District Lot	River or Stream
Power Transmission R/W	River or Stream - Dry
Gas/Oil R/W	Lake
Telecom R/W District Lot	Reserve - Deltaic
Miscellaneous R/W	Glacier/Icefield
Transportation Corridors	Centre - 20m Interval
Highway	Transportation - Lines (B/M)
Railway	Airfield
Municipal Road R/W	Road
	Forest Service Road
	Flood Plain
	Trail
	Well Line

All measurements are approximate.



SITE MAP

BCGS Mapsheet: 93G082
Lat/Long: 53° 53' 23.180" N 123° 42' 19.626" W



File Number: 7409863

Site # 1 of 1 - APPLICATION Area = 65.2 Ha.

TYPE: CROWN GRANT

PURPOSE: AGRICULTURE

SUBTYPE: DIRECT SALE

SUBPURPOSE: EXTENSIVE

LOCATION: W of Clucutz Lake

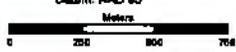
ORTHO PHOTO YEAR: 2012

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Northern Service Centre
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Date: August 18, 2016

Scale: 1:20,000

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Projection: BC Alberta
Datum: NAD 83



Legend

- | | |
|--------------------------|-------------------------------------|
| Crown Land Application | Protected Areas |
| Primary Survey Parcel | Provincial Park |
| Subdivision | Protected Area |
| Municipality | CNE Ecological Reserve |
| Surveyed Rights of Way | Recreation Area |
| Surveyed Road RW | Base Mapping Features (BMF) |
| 66/60 RW District Lot | River or Stream |
| Power Transmission RW | River or Stream - Dry |
| 66/60 RW | Lake |
| Telecom RW District Lot | Reservoir - Delineate |
| Miscellaneous RW | Open/landfill |
| Transportation Corridors | Corridor - 50m Interval |
| Highway | Transportation - Lines (200) |
| Railway | Airfield |
| Surveyed Road RW | Road |
| | Forest Service Road |
| | Road Parcel |
| | Trail |
| | Rail Line |

All measurements are approximate.



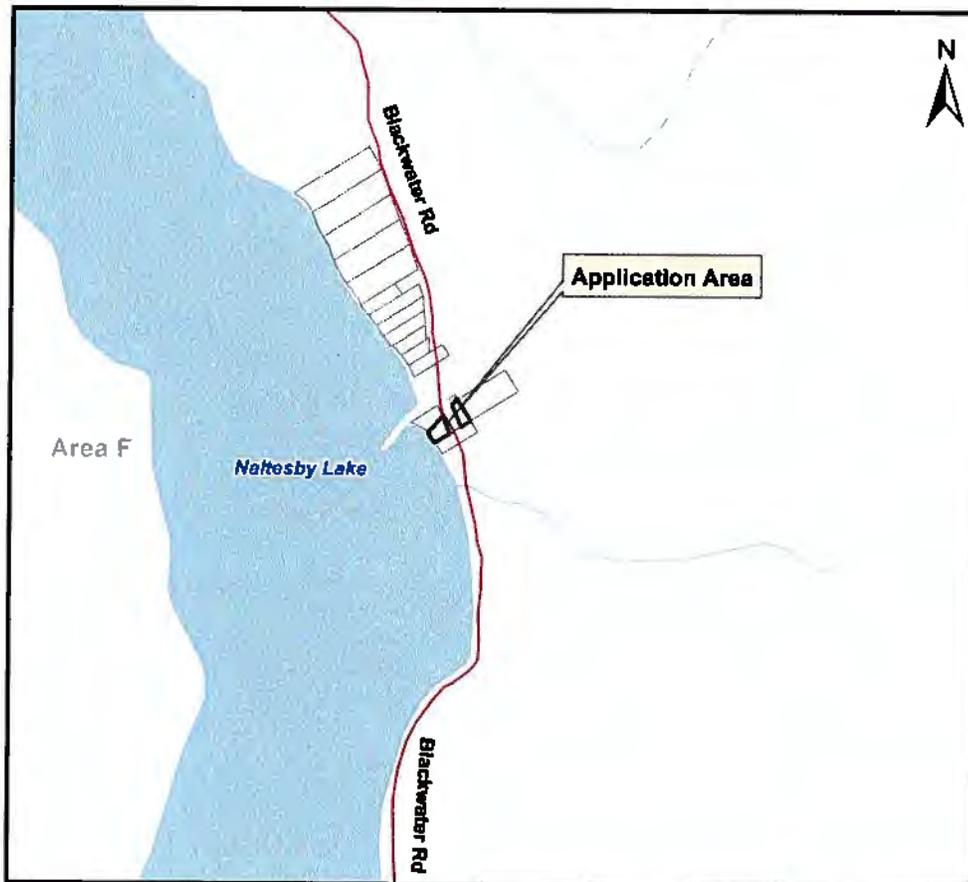
MEMORANDUM

To: Board of Directors
From: Marli Bodhi, Planning Technician
Date: August 8, 2016
Re: Land Referral File No. 0258220 (Henderson)

This referral is regarding an assignment of a recreational lease and then a Crown Grant to obtain land for recreational residential purposes.

The subject property, legally described as Block B, District Lot 12464, Cariboo District, is located at 61463 Blackwater Road, approximately 48 kilometres southeast of the District of Vanderhoof. The application area is approximately 0.279 hectares in size.

Location Map



The intent of this application is for the assignment of the recreational lease to a new individual and then a Crown Grant to purchase the land for residential purposes. Operations may include the removal of merchantable timber and other vegetation from the application area. There is a one-story recreational home on the property.

The application area is not zoned under Regional District of Bulkley Nechako Zoning Bylaw No. 700, 1993 and is accessed by Blackwater Road.

In situations such as this, where the parcel is relatively small, achieving appropriate on-site sewage disposal may be challenging, and a more expensive Type 2 or 3 system, or a pump and haul system, may be required. As there is an existing dwelling on the property, it is recommended that the Province ensure that any sewage disposal system on the property was installed, and is being operated, in accordance with provincial regulations, prior to the sale of the property.

Recommendation

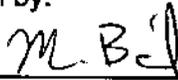
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 0258220.

Rural Directors – All/Directors/Majority

Reviewed by:

Jason Llewellyn
Director of Planning

Written by:



Marli Bodhi
Planning Technician



REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 0258220

Electoral Area:	F
Applicant:	Rodger Joseph and Marianne Pauline Henderson
Existing Land Use:	Seasonal, Residential
Zoning:	Not zoned under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
Plan Designation	N/A
Proposed Use Comply With Zoning:	N/A
If not, why?	
Agricultural Land Reserve:	Outside the ALR
Access Highway:	Blackwater Road
Archaeological Site:	None according to provincial mapping
Building Inspection:	Outside the Building Inspection Area
Fire Protection:	Outside the Rural Fire Protection Area
Other comments:	That the Ministry of Forests, Lands and Natural Resource Operations ensure that the sewage disposal system on the property is installed and operated in accordance with provincial regulations, prior to the sale of the property.

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Our File: 0258220

August 25, 2016

Rodger & Mariann Henderson
3147 Wallace Cres
Prince George BC V2K 3V4

Dear Mr. & Mrs. Henderson:

Re: Assignment of Lease No. 705773

Enclosed herewith is the original Lease No. 705773, along with a copy of the executed Assignment/Assumption agreement dated July 28, 2016, endorsed as follows:

from: Charles Randall Spritt

to: Rodger Joseph Henderson & Mariann Pauline Henderson

The enclosed documents are **important**. Please file the documents in a safe keeping place as you will be required to produce them if transfer of the property is to be done again in the future.

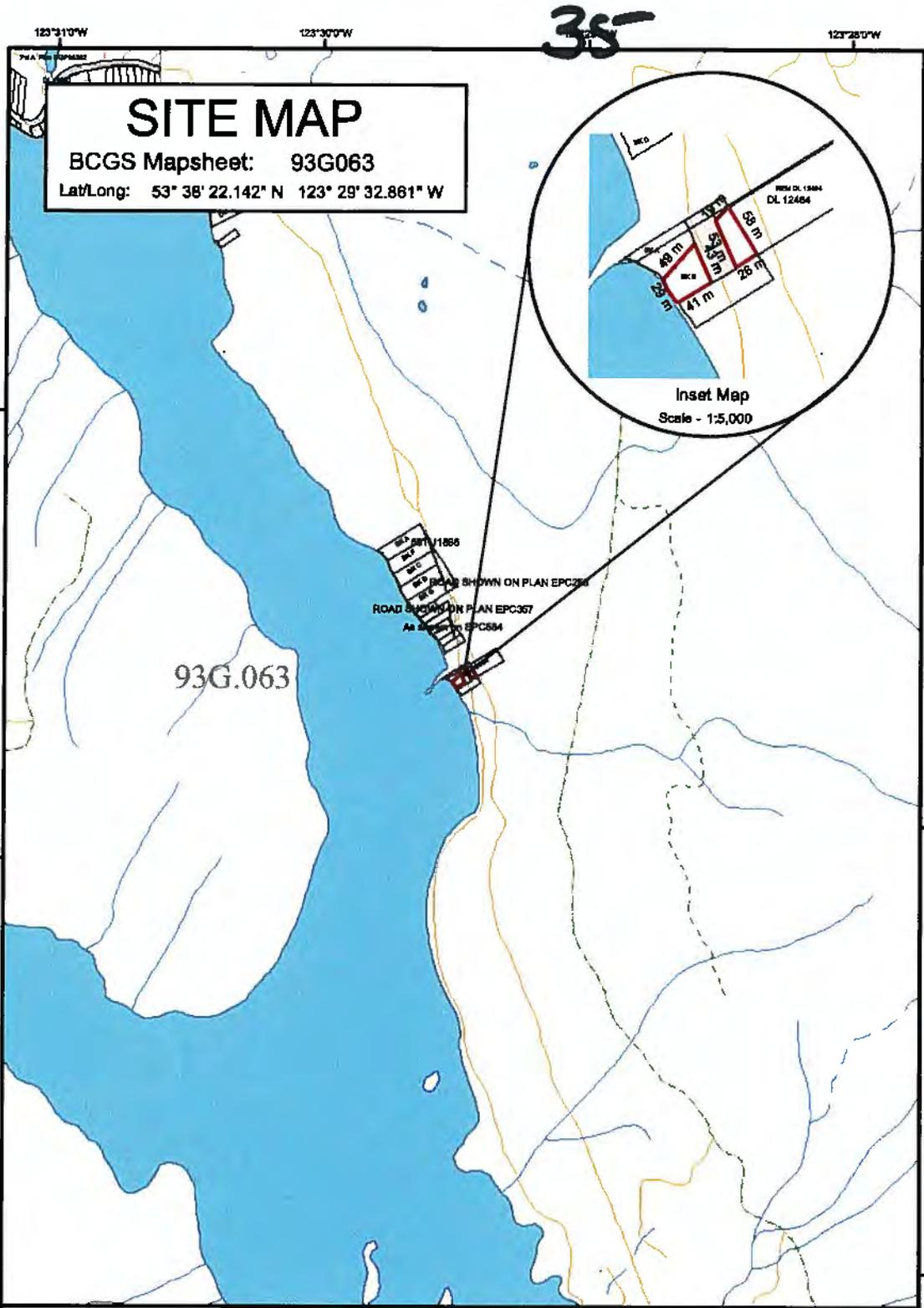
Should you have any further questions, please contact me at 778-693-3036 or should you wish to discuss this matter please phone for an appointment. Should you arrive at our office without an appointment we cannot guarantee that staff will be on hand to assist you and could result in you having to return at another time. Thank you for your co-operation in this matter.

Yours truly,

Evelyn DuBois
Authorizations Administrator

Enclosures

Pc: BC Assessment Authority, northern.bc@bcassessment.ca
Regional District of Bulkley-Nechako maria.sandberg@rdbn.bc.ca
MFLNRO, Forests.PrinceGeorgeDistrictOffice@gov.bc.ca
Charles Randall Spritt 1520 Woodside Blvd NW, Airdrie AB T4B 2G9, Assignor



File Number: 0258220

Site # 1 of 1 - APPLICATION Area = 0.279 Ha.

TYPE: CROWN GRANT PURPOSE: RESIDENTIAL
 SUBTYPE: DIRECT SALE SUBPURPOSE: RECREATIONAL RESIDENTIAL
 LOCATION: NALTESBY LAKE ORTHOPHOTO YEAR: N/A

Produced by
 Ministry of Tourism, Lands &
 Natural Resource Operations
 Northern Service Centre
 FrontCounterBC
 Date: July 11, 2018

Scale: 1:20,000
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Projection: BC Albers
 Datum: NAD 83

Legend

Crown Land Application	Protected Area
Primary Survey Parcel	Provincial Park
Subdivision	Protected Area
Municipality	OIC Ecological Reserve
Surveyed Right of Way	Recreation Area
Surveyed Road R/W	Flow Mapping Features (20%)
Gas/Oil R/W District Lot	River or Stream
Power Transmission R/W	River or Stream - Dry
Gas/Oil R/W	Lake
Telecom R/W District Lot	Reservoir - District
Miscellaneous R/W	Disposal/pond
Transportation Corridors	Contour - 20m Interval
Highway	Transportation - Lanes (20%)
Railway	Airfield
Surveyed Road R/W	Road
	Forest Service Road
	Road Permit
	Trail
	Rail Line

All measurements are approximate.

