



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**RURAL DIRECTORS COMMITTEE  
SUPPLEMENTARY AGENDA**

**Thursday, October 8, 2015**

<b><u>PAGE NO.</u></b>	<b><u>DEVELOPMENT SERVICES</u></b>	<b><u>ACTION</u></b>
<b>2-4</b>	<b>Land Referral File No. 6407832 Ellen Hansen Electoral Area "A"</b>	<b>Recommendation (Page 3)</b>
<b>5-7</b>	<b>Land Referral File No. 6408870 Tanya Belsham Electoral Area "A"</b>	<b>Recommendation (Page 6)</b>
<b>8-10</b>	<b>Recreation Referral File REC6457 Historic Yukon Telegraph Trail Electoral Area "A"</b>	<b>Recommendation (Page 9)</b>

**NEW BUSINESS**

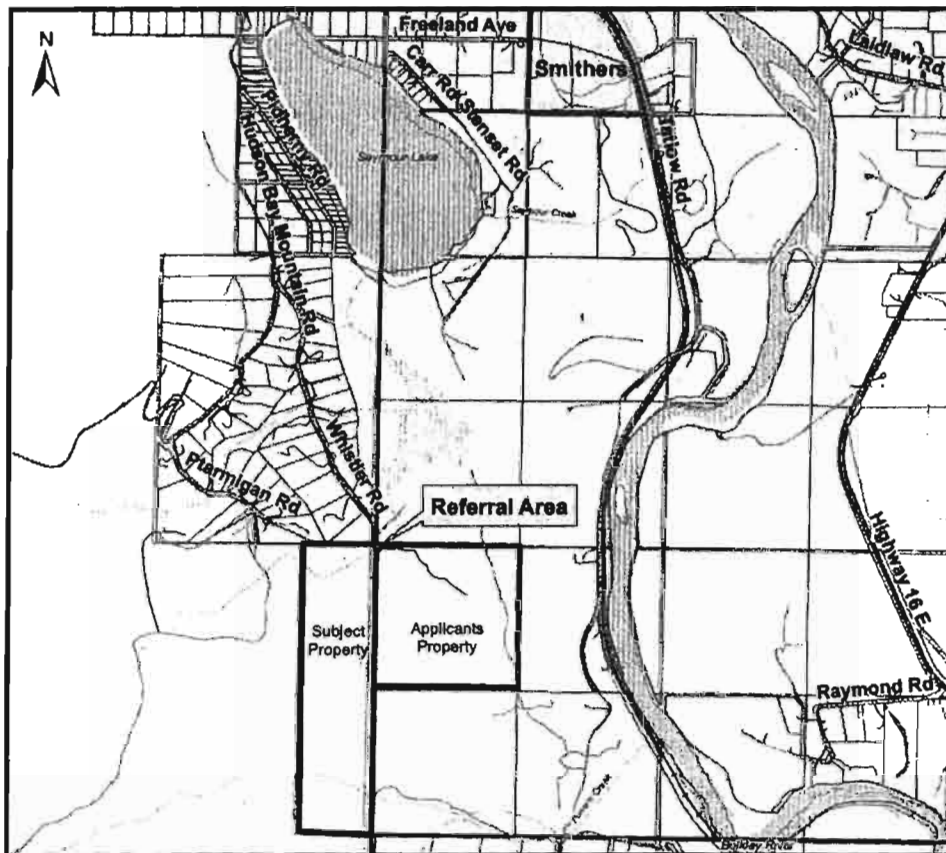
**ADJOURNMENT**



## MEMORANDUM

To: Rural Directors  
 From: Jennifer MacIntyre, Planner I  
 Date: October 6, 2015  
 Re: Land Referral File No. 6407832 (Hansen)

This crown land application is regarding a Licence of Occupation for a Transportation Roadway. The subject property is legally described as District Lot 5452, Range 5, Coast District, located at the end of Whistler Road, 2.7 km south of Smithers. The application area is 20x40 m or 800 m<sup>2</sup> in size. The intent of this application is to provide legal access to the adjacent private property by allocating a licence of occupation up to 30 years for a driveway.



The applicant owns the adjacent property at 5183 Whistler Road. In order to build a residence the property needs suitable access. However, the property is currently landlocked and bordered by three large ALR parcels; two with access from Tatlow Road, and one has no legal access. Access from Whistler Road is currently being used and is the

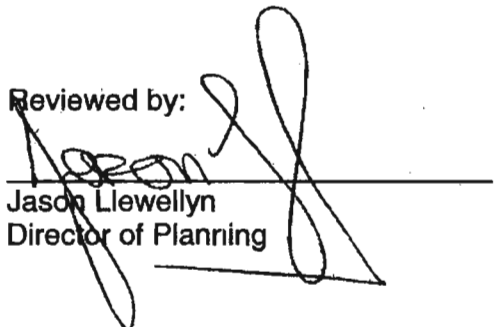
most direct route to the property. There is an existing driveway which was built by the previous owner. Upgrades to the existing driveway and culvert would be needed to meet safety standards.

**Recommendation**

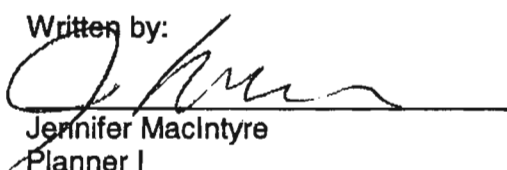
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 6407832.

*Rural Directors – All/Directors/Majority*

Reviewed by:

  
\_\_\_\_\_  
Jason Llewellyn  
Director of Planning

Written by:

  
\_\_\_\_\_  
Jennifer MacIntyre  
Planner I

**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 6407832**

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**Electoral Area:** A

**Applicant:** Ellen Hansen

**Existing Land Use:** Vacant, Forested

**Zoning:** RR1

**Plan Designation** None

**Proposed Use Comply With Zoning:** Yes

**If not, why?**

**Agricultural Land Reserve:** Not in the ALR

**Access Highway:** Whistler Road

**Archaeological Site:** None according to provincial mapping

**Building Inspection:** Not within the building inspection area

**Fire Protection:** Not within a Rural Fire Protection Area

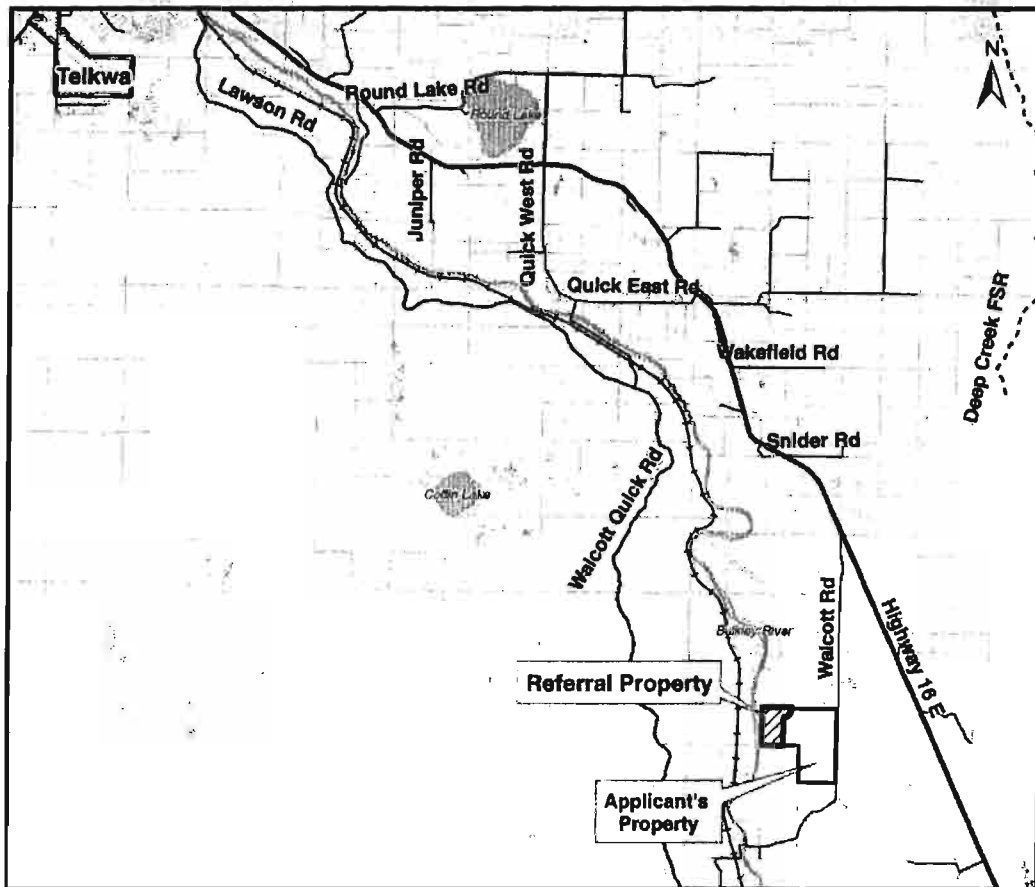
**Other comments:** None



## MEMORANDUM

To: Rural Directors  
 From: Jennifer MacIntyre, Planner I  
 Date: October 7, 2015  
 Re: Land Referral File No. 6408870 (Belsham)

This application is regarding a Crown Grant to obtain additional land for extensive agriculture purposes. The subject property is legally described as Remainder of the South ½ Section 5, Township 9, Range 5, Coast District, located near Wolcott Road 20 km south east of the Village of Telkwa. The property is approximately 39.96 ha (98.74 acres) in size.



The applicant has owned the adjacent property for thirty years. The intent of this application is to provide additional arable land to their existing Beef Cattle ranch, which will allow the applicant to expand their herd. The land is currently vacant and forested.

The application area is zoned Ag1 in the Regional District of Bulkley Nechako Zoning Bylaw No. 700, 1993. It is noted that any new parcels created to accommodate the Crown Grant

should comply with the minimum parcel area requirement of the Ag1 zone, which is 16 ha (39.5 acres). The property is designated Agriculture (AG) in the Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014.

The application area is located in the Agricultural Land Reserve (ALR). The Province is advised to consult with the Agricultural Land Commission regarding the proposed crown grant.

**Recommendation**

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 6408870.

*Rural Directors – All/Directors/Majority*

Reviewed by:

  
\_\_\_\_\_  
Jason Llewellyn  
Director of Planning

Written by:

  
\_\_\_\_\_  
Jennifer MacIntyre  
Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 6408870**

**Electoral Area:** A

**Applicant:** Tanya Belsham

**Existing Land Use:** Vacant, Forested

**Zoning:** Ag1

**Rural Designation:** Ag

**Proposed Use Comply With Zoning:** Yes, the proposed agricultural use of the subject property is permitted within the Ag1 zone

**If not, why?**

**Agricultural Land Reserve:** In the ALR

**Access Highway:** Wolcott Road

**Archaeological Site:** None according to provincial mapping

**Building Inspection:** Within the building inspection area

**Fire Protection:** Not within a Rural Fire Protection Area

**Other comments:** It is noted that any new parcels created to accommodate the crown grant should comply with the minimum parcel area requirement of the Ag1 zone.

As the application area is located in the ALR, the Province is advised to consult with the Agricultural Land Commission regarding the proposed crown grant.

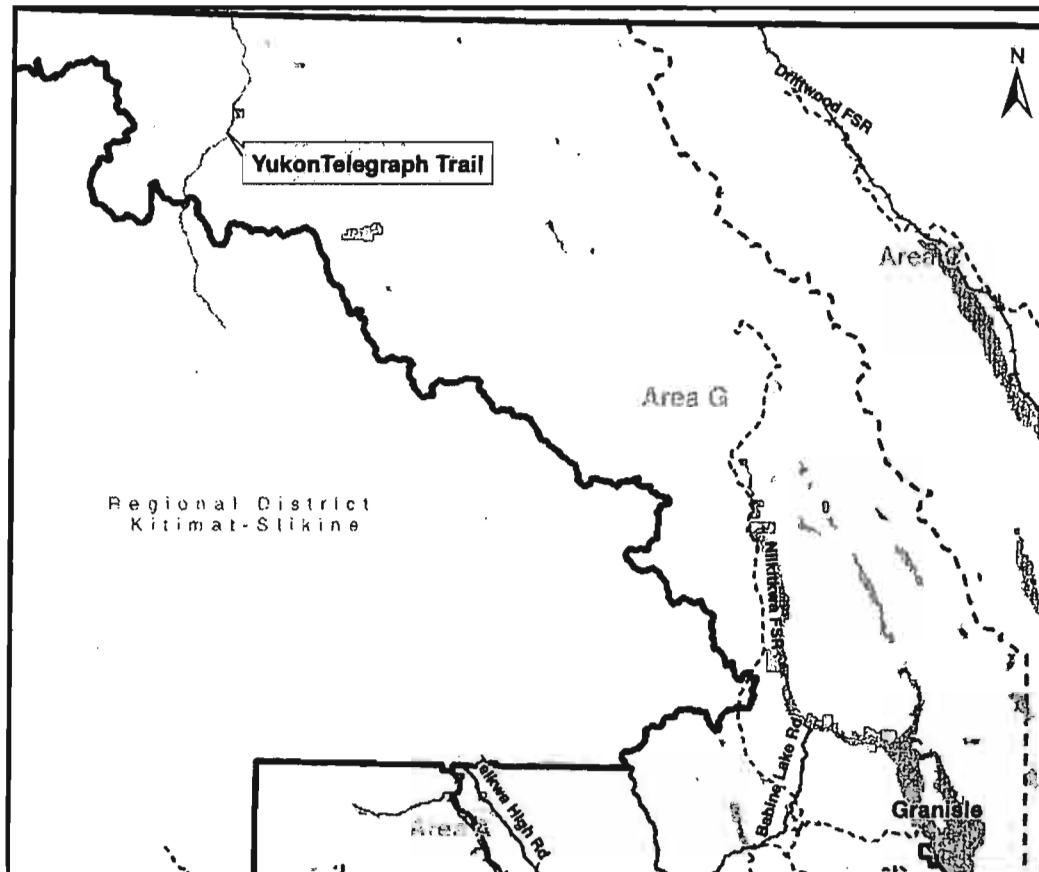


## MEMORANDUM

To: Rural Directors  
 From: Jennifer MacIntyre, Planner I  
 Date: October 6, 2015  
 Re: Recreation Referral File No. REC6457

This referral is regarding an application to legally establish a portion of the historic Yukon Telegraph Trail as a recreational trail under Section 56 and 57 of the *Forest and Range Practices Act*.

The trail extends through the Province from Ashcroft to Atlin. The telegraph trail was developed in the late 1800's and played an important role in opening up the area to European settlement. The trail, overgrown in places, contains the remains of telegraph cabins, wire and other artefacts related to the construction of the Dominion Telegraph Line. The telegraph trail may have potential tourism and recreation value. Many parts of the trail throughout the province have been developed as recreation amenities and tourism attractions. Regional District Kitimat-Stikine recognizes the trail as a heritage site.





According to our mapping, the total length of the trail through the Regional District of Bulkley-Nechako is approximately 32 km in length and is located in the most north-western section of Area G following the Skeena River.

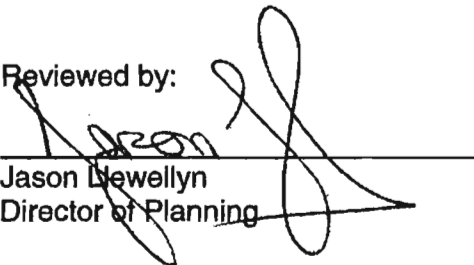
According to our mapping, the proposed trail route crosses through the community of Kuldo Indian Reserve. No road access is available to this proposed section. The area is not zoned.

**Recommendation**

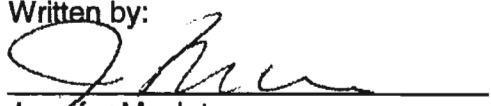
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application REC6457.

*Rural Directors – All/Directors/Majority*

Reviewed by:

  
\_\_\_\_\_  
Jason Dewellyn  
Director of Planning

Written by:

  
\_\_\_\_\_  
Jennifer MacIntyre  
Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT  
SHEET ON CROWN LAND REFERRAL REC6457**

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<b>Electoral Area:</b>	G
<b>Applicant:</b>	Recreation Sites and Trails BC
<b>Existing Land Use:</b>	Recreation
<b>Zoning:</b>	None
<b>Plan Designation:</b>	None
<b>Proposed Use Comply With Zoning:</b>	N/A
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	Not in the ALR
<b>Access Highway:</b>	None
<b>Archaeological Site:</b>	Not according to Provincial mapping
<b>Building Inspection:</b>	Outside building inspection area
<b>Fire Protection:</b>	Outside the Rural Fire Protection area
<b>Other comments:</b>	None