



1
REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA

Thursday, January 28, 2016

<u>PAGE NO.</u>	<u>ADMINISTRATION REPORT</u>	<u>ACTION</u>
2	Wendy Wainwright, Executive Assistant - Rural Directors Committee Meeting Recommendations – January 21, 2016	Recommendation (Page 2)

DEVELOPMENT SERVICES (All Directors)

3-7	Land Referral File No. 7409817 Jeffrey & Valerie Johnson Electoral Area 'F'	Recommendation (Page 4)
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Correspondence

8-15	Elaine and Randy Rogers Letter of support (ALR 1187) Electoral Area "A" <i>(Please see ALR Application Report pages 167-198 in January 28, 2016 agenda)</i>	Receive
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ELECTORAL AREA PLANNING (All Directors)

Correspondence

16	Hudson Bay Mountain Prairie Village Cabin Inventory (Preliminary) Electoral Area "A"	Receive
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17-31	DVP A-08-15 Gary and Stephanie Huxtable Letter of Support (DVP A-08-15) Electoral Area "A"	Receive
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32	Terri Dawson (for Dr. Wouter Morkel) Letter of Support (DVP A-08-15) Electoral Area "A"	Receive
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*(Please see DVP Report pages 271-279 in January 28, 2016
agenda for all Electoral Area correspondence above)*

NEW BUSINESS

ADJOURNMENT



REGIONAL DISTRICT OF BULKLEY-NECHAKO

MEMORANDUM

TO: Chairperson Miller and Board of Directors

FROM: Wendy Wainwright, Executive Assistant

DATE: January 27, 2016

SUBJECT: Rural Directors Committee Meeting Recommendations
– January 21, 2016

Following are recommendations from the January 21, 2016 Rural Directors Committee meeting for the Regional Board's consideration and approval.

Rural Directors Committee Meeting – January 21, 2016

Recommendation 1:

Re: Allocation Schedule for Rural Fire Protection Services Taxation Capacity

"That the Regional District of Bulkley-Nechako Board of Directors direct staff to provide an allocation schedule based on assessments for municipal and rural administration costs for Rural Fire Protection Services Taxation Capacity."

Recommendation 2:

Re: Nechako Valley Secondary School – Request for Grant in Aid – Electoral Area 'F' (Vanderhoof Rural)

"That the Regional District of Bulkley-Nechako Board of Directors authorize that the Nechako Valley Secondary School be given \$1,500 from Electoral Area "F" (Vanderhoof Rural) for costs associated with its 2016 Dry Grad Event."

Recommendation 3:

Re: Village of Granisle-Request for Grant in Aid-Electoral Area "G" (Houston Rural)

"That the Regional District of Bulkley-Nechako Board of Directors authorize that the Village of Granisle be given \$2,500 grant in aid monies from Electoral Area "G" (Houston Rural) for the Babine Lake Tourism Marketing & Branding Project."

RECOMMENDATION: (ALL/DIRECTORS/MAJORITY)

Recommendations 1 through 3 as written.

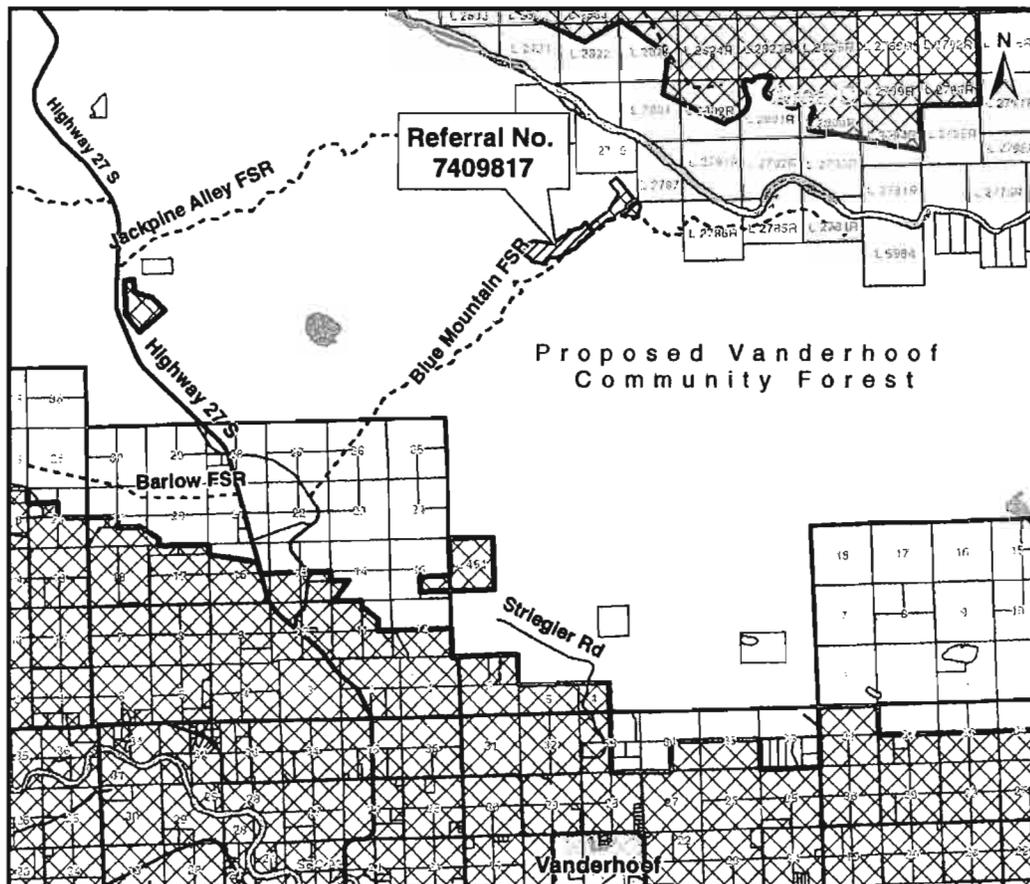


MEMORANDUM

To: Board of Directors
 From: Jennifer MacIntyre, Planner I
 Date: January 27, 2016
 Re: Land Referral File No. 7409817 (Johnson)

This application is regarding a Crown Grant to obtain additional land for extensive agriculture purposes. The subject property is located on unsurveyed Crown land, in the vicinity of Kec Creek, Range 5, Coast District, approximately 16 kilometres north of the District of Vanderhoof. The application area is approximately 81.89 ha in size. The application area is not zoned under "Regional District of Bulkley Nechako Zoning Bylaw No. 700, 1993."

The intent of this application is to provide additional arable land to the applicant's existing grazing lease. The applicant proposes to establish fencing, harvest merchantable timber, and clear the land for pasture.



The Crown Grant application area is currently forested and overlays the proposed Vanderhoof Community Forest. The Vanderhoof Community Forest Agreement (CFA) is in its application stage and L&M Lumber and the District of Vanderhoof are working on the area based tenure application with the Vanderhoof Natural Resource District Office.

The Crown Grant application is being processed by the Ministry of Forests, Lands and Natural Resources Operations (MFLNRO). They have referred the Crown Grant application to the Vanderhoof Resource District Office and they have indicated that they do not see an impact to the Community Forest application. MFLNRO staff indicates that they will be basing their final decision on the Crown Grant application based on their assessment of the highest and best land use for the land.

The Planning Department contacted L& M Lumber and the District of Vanderhoof regarding the Crown Grant application and they have expressed concern regarding the potential for conflict with their Community Forest application. Please see the attached letter from L&M Lumber Ltd.

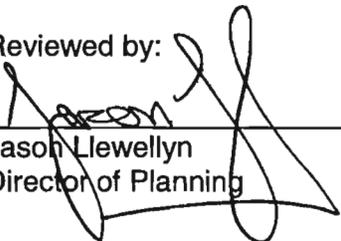
The Planning Department recommends that the Province not support the Crown Grant unless the concerns of the District of Vanderhoof are addressed.

Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7409817.

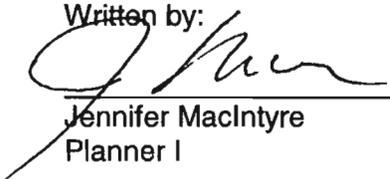
Electoral Area Planning – Directors/Majority

Reviewed by:



Jason Llewellyn
Director of Planning

Written by:



Jennifer MacIntyre
Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 7409817**

Electoral Area:	F
Applicants:	Jeffrey and Valerie Johnson
Existing Land Use:	Vacant, Forested
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:	Blue Mountain FSR
Archaeological Site:	None according to provincial mapping
Building Inspection:	Outside the building inspection area
Fire Protection:	Not within a Rural Fire Protection Area
Other comments:	The Province should not support the Crown Grant unless the concerns of the District of Vanderhoof are addressed.

6

124°20'W

124°00'W

SITE MAP

BCGS Mapsheet: 93K020

Lat/Long: 54° 11' 51.244" N 124° 1' 32.127" W

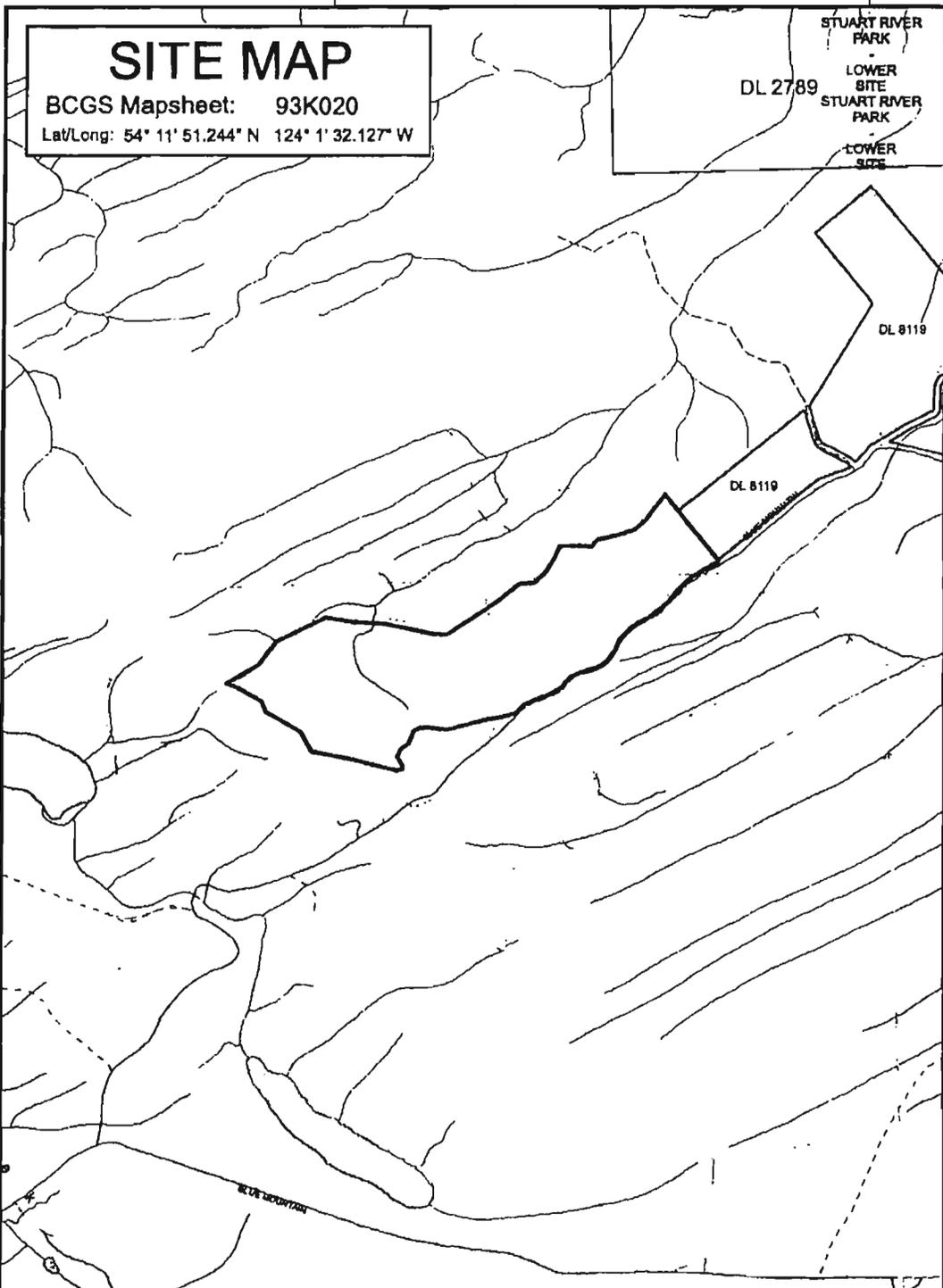
STUART RIVER PARK
DL 2789
LOWER SITE
STUART RIVER PARK
LOWER SITE

DL 8119

DL 8119

54°12'00"

54°12'00"



File Number: 7409817

Site # 1 of 1 - APPLICATION Area = 81.891 Ha.

TYPE: CROWN GRANT

PURPOSE: AGRICULTURE

SUBTYPE: DIRECT SALE

SUBPURPOSE: EXTENSIVE

LOCATION: Omineca

ORTHO PHOTO YEAR: N/A

Produced by
Ministry of Natural Resources Operations
Northern Service Centre
FrontCounter BC
Date: November 30, 2016

Scale: 1:20,000

* If printed on 8.5X14 page

Projection: BC Albers
Datum: NAD 83



Legend

- | | |
|--------------------------|------------------------------|
| Crown Land Application | Protected Areas |
| Primary Survey Parcel | Protected Park |
| Sub-Parcel | Protected Area |
| Municipality | OIC Ecological Reserve |
| Surveyed Rights of Way | Recreation Area |
| Surveyed Road R/W | Base Mapping Features (250) |
| OASD R/W District Lot | River or Stream |
| Power Transmission R/W | River or Stream - Dry |
| OASD R/W | Lake |
| Telecom R/W District Lot | Remnant - Deltaic |
| Microbusiness R/W | Character/Field |
| Transportation Corridors | Corridor - 20% Interval |
| Highway | Transportation - Lines (200) |
| Railway | Airfield |
| Surveyed Road R/W | Road |
| | Forest Service Road |
| | Road Parcel |
| | Trail |
| | Rail Line |

All measurements are approximate.

Jennifer MacIntyre

From: Trevor Joyce <Trevor.Joyce@nechako.com>
Sent: January-05-16 5:24 PM
To: Jennifer MacIntyre
Cc: David Watt
Subject: RE: application 7409817 7409818

Hi Jennifer,

Thanks for the update regarding these applications.

Regarding the District of Vanderhoof Community Forest, and L&M as managing partner, we are interested in collaborating with all stakeholders that may be impacted by this area based tenure. The District of Vanderhoof has worked very hard over the past two and a half years to now be into the final stage approval of their application for a Community Forest. Much involvement and negotiation has occurred between the Vanderhoof Natural Resource District, major licencees, and other stakeholders to find a suitable area.

Our concerns regarding application 7409817 include the following:

- The final Community Forest Agreement (CFA) area was established prior to application for 7409817;
- The District of Vanderhoof has located a suitable CFA area, free of private land and other tenure encumbrances;
- Extensive consultation has been completed regarding the proposed area for the DOV Community Forest, including First Nations participation, licensee discussions, involvement with other communities, and outreach such as advertizing and community meetings. Though there has been communication with Mr. Johnson, there were no applications submitted by him for consideration of the final CFA boundary. Any matters pertaining to land use and finalization of the CFA boundary are brought forward to the District of Vanderhoof, but final decisions are the discretion and responsibility of FLNRO, not the District of Vanderhoof; and,
- The CFA is area-based and a detailed timber supply analysis has been completed for this area. Economic considerations and assumptions, including timber and other resource valuations have been made using the existing area, and any change to the existing CFA boundary will need to be compensated for accordingly with a suitable replacement supply of timber and like resources.

As consequence of these concerns, the District of Vanderhoof supports the Province in disallowing application 7409818 from happening.

Thank you,

Trevor

Trevor Joyce, RPF
Operations Superintendent, Planning and Silviculture
L&M Lumber Ltd./Nechako Lumber Company Ltd.
Office: (250) 567-4701
Direct: (250) 567-6127
Cell: (250) 640-0669



Northern Jewel Farm
 Elaine & Randy Rodgers
 20673 Kitsequecla Lk. Rd.
 Smithers, B.C.
 VOJ 2N1
 January 26, 2016

Attention:
 Regional District Bulkley Nechako
 Jason Liewellyn, Jennifer MacIntyre,
 Members of the Board of Directors.

Re: Application summary,
Application No. 1187 – Subdivision within the ALR
Subject Property : District lot 352, Range , coast district, Except Plan 6348, 9442,
And that part lying N & W of the south Boundary of Plan 1155

Location: 25 km northwest of the town of Smithers

We the applicants of this subdivision felt it necessary to clarify and inform the Board of Directors of certain aspects of this application.

Points of Clarification:

- Farming capabilities of this parcel as a whole:

This district lot 352 is bisected by Highway 16

Please refer to the application for

*Traffic reports

*Speed information

*History of Kitsequecla Loop Road, Kitsequecla Lake Road and Yellowhead TransCanada Highway

Provided to me by:

Sherrie Applegate

Sr. Development Approvals Tech.

Ministry of Transportation and Infrastructure, Bulkley Stikine

Please see attached:

-Information from the safe movement of Agricultural Equipment on Roadway
 Taken from the index for Farm Vehicles & Equipment and highway Traffic Act



Taken from:

Smithers Telkwa Rural Official Community plan – Page 18

Section 3-Objectives & Policies

3.1. Agricultural (AG) Designation

The Agricultural (AG) designation applies to those areas that are most suitable for agricultural activities. It is the intent of this designation to protect and preserve farm land and soil having agricultural capacity, and to facilitate the appropriate utilization of that land for agricultural purposes. In general the Agricultural (AG) designation follows the boundaries of the Agricultural Land Reserve (ALR).

3.1.1. Objectives

- (1) To protect and preserve farm land and soil having agricultural capabilities.
- (2) To encourage the expansion and full utilization of land for agricultural purposes.
- (3) To support the objectives of the Provincial Agricultural Land Commission.
- (4) To encourage a diversity of agriculture uses and opportunities, as well as innovative agricultural practices.

With the proposed subdivision of Lot 352 Proposed Lot 1 and proposed Lot 2, we meet all of the requirements of the:

Smithers Telkwa Rural Official Community plan – Page 18

Section 3-Objectives

3.1. Agricultural (AG) Designation



- Description of lands on Lot 2- That portion lying east of highway 16

Proposed lot 2 – 23ha - 56.83 acres

- Currently has a hay field of 5.3ha –(13 acres)

- Please note:

- Please note there is approximately 5ha (12 acres) that is undeveloped on proposed Lot 2

In total 10.3ha (25acres) approximately

- All areas have good growing potential for small scale agriculture development

-this growing area is encompassed by rich soil deposits, as well as Beavery Creek, Cow Creek ,a Seasonal Creek and the Bulkley River.

- It is bordered by the Bulkley River , Yellowhead Highway and ALR land on the south and north sides

Culvert under Highway 16 as described – 7 feet high x 5 feet wide

It is important to note:

-----In order to access this- you have to travel though the Haskap Field , a seasonal creek bed , and travel on the bank of the creek to get to the culvert from Lot 1

-----To access from Lot 2 you have to cross the seasonal creek bed to get to the culvert.

Information on Haskap:

Through hours of continual research and investigation:

The Haskap crop was planted in 2010, as an experiment of small scale agriculture.

-We secured a water licence for this experiment through Water management.

- We invested in certified plant stock, plastic mulch, equipment, an irrigation system, and elk fencing, as well as many, hours of physical labour.

- We planted 600 Haskap plants and 15 dwarf sour cherries - both developed by the University of Saskatchewan Fruit Program.

- We hand pick these berriesWe hire local people who love to pick berries

-They are individually fresh frozen and packaged ready for shipping (we have also explored the possibilities of processed product.)

- The Haskap plant life expectancy is 30 years

-Our last year's gross return was ████████ Yes that's correct on 2 acres.

-This is proof that small scale agriculture, with good agricultural practices is self sustaining.

**Intentions:**

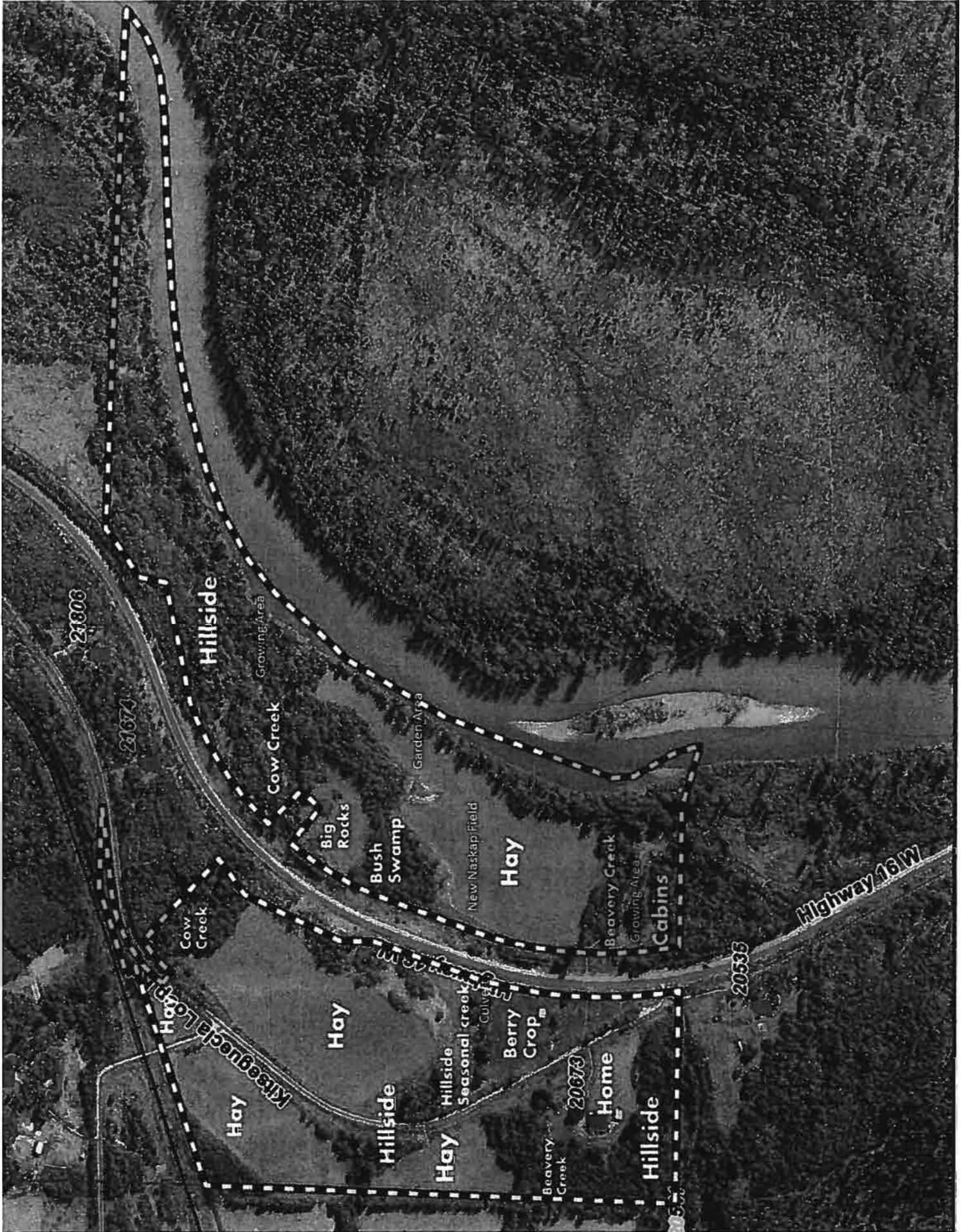
Proposed lot 1 would be sold to the neighbouring farmer. This fulfills needs for more hay land for the family farm and also has the benefit of the small scale farm income of the Haskap crop. It has its own water license from Beavery Creek.

We know that Haskap will grow in this environment. The potential for economic development for this berry in the Regional district of Bulkley Nechako would be a very beneficial: Providing diversity, - self sustainability, -innovation, - employment and a great productivity of proposed Lot 2.

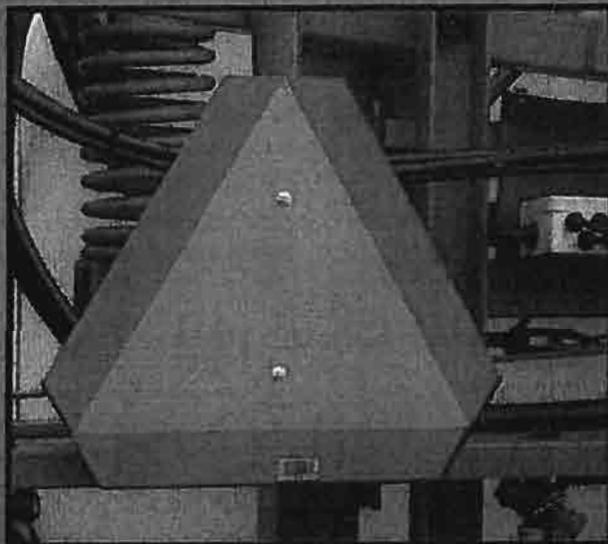
Our proposed intentions for Lot 2 are to clear and develop un-cleared lands. Plant a Haskap field of approx 3.5ha (8.6 acres) We also plan to develop other marketable crops for small scale agriculture to help support the sustainability, until the maturity of the Haskap crop. This area proposed Lot 2 is perfect for this purpose as it has good soil deposits, good drainage and we already have an irrigation water license from the Bulkley River. Please see the attached map for information as to the location of intentions.

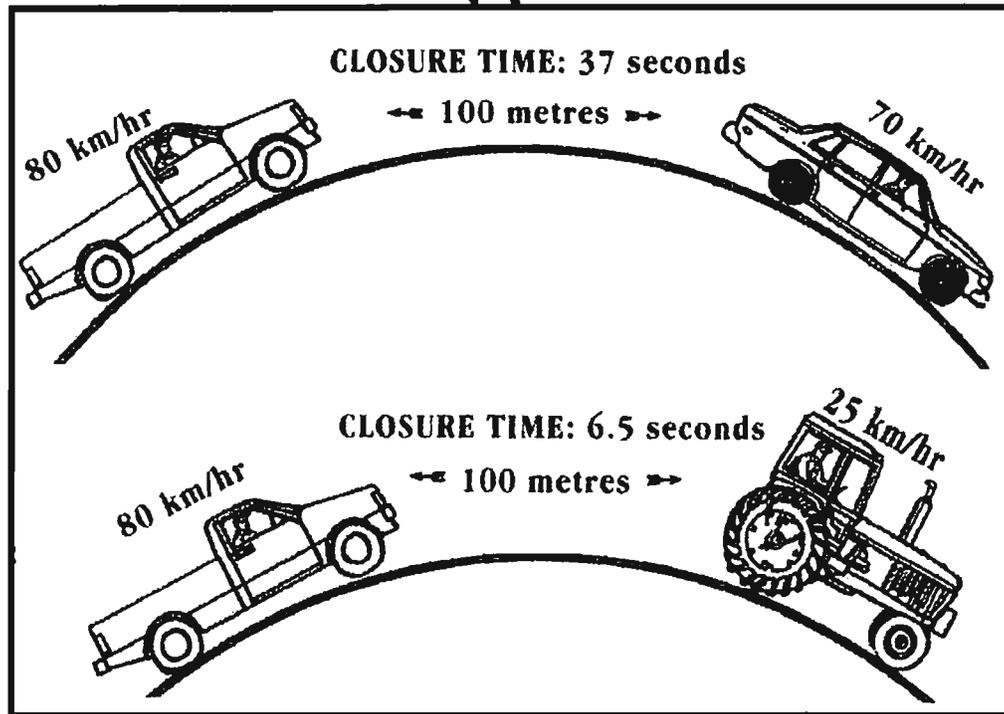
Thankyou for the opportunity to explain our intentions for our request for subdivision.

Elaine Rodgers & Randy Rodgers

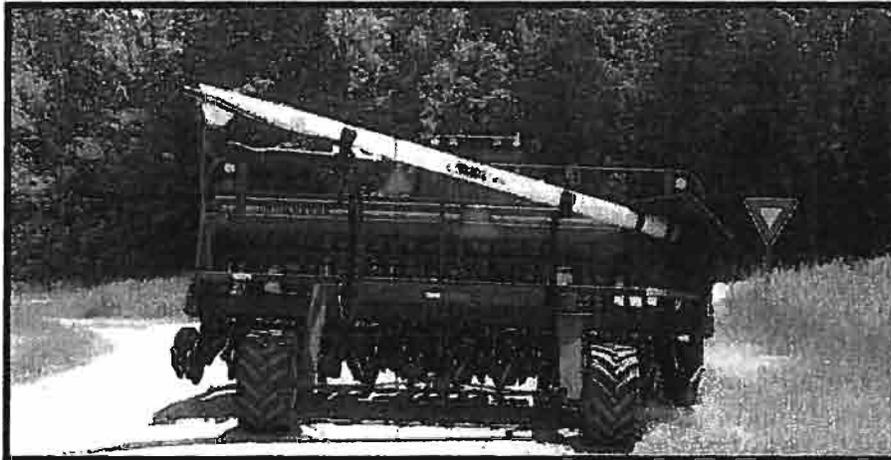


The Safe Movement of AGRICULTURAL EQUIPMENT ON THE ROADWAY





The diagram above shows the difference in reaction times for approaching another motor vehicle and approaching slow moving farm equipment. With slow moving equipment, the reaction time is so small that quick decisions must be made to avoid a rear end collision.



Equipment that is too wide to fit safely into one lane sometimes edges over the centre line. In some cases where this has happened, approaching traffic has clipped the machinery or hit it head on. Marking wide equipment with reflective tape, flags etc can help to make you more visible.



Poor visibility because of hills, corners, blind spots, also contribute to motorists not seeing the equipment when pulling out into the roadway or while approaching it. Some farm equipment that has been working the fields all day may also have dirt, mud or other debris covering lights and signals or reducing visibility for the operator. Do a walk around and clean all lights and markers before travel. Some rural railway crossings have poor visibility and caution should be used, stopping and making sure the way is clear before crossing.



Visibility at dawn and dusk may also become a factor in roadway accidents. Although most new equipment is fitted with adequate lighting and reflective tape, many older pieces of equipment do not meet the standards for lighting and visibility under the Highway Traffic Act which requires at least one red light to the rear.

Hudson Bay Mountain Prairie Village

Cabin Inventory (preliminary)

Using a combination of BC Assessment Authority data, and RDBN Building Permit data Planning Department staff were able to get a snapshot of the existing cabins in the Hudson Bay Mountain Prairie Village (Cabin Colony).

There are a total of 121 lots in the Prairie Village. There are 13 vacant and 108 developed lots.

The floor area of the smallest cabin is 192 square feet and largest is 2706 square feet.

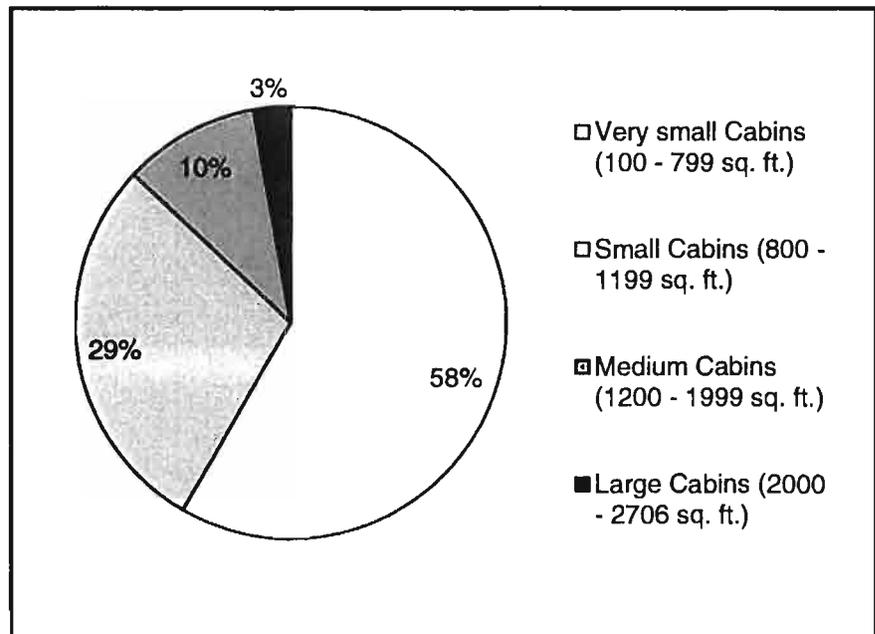
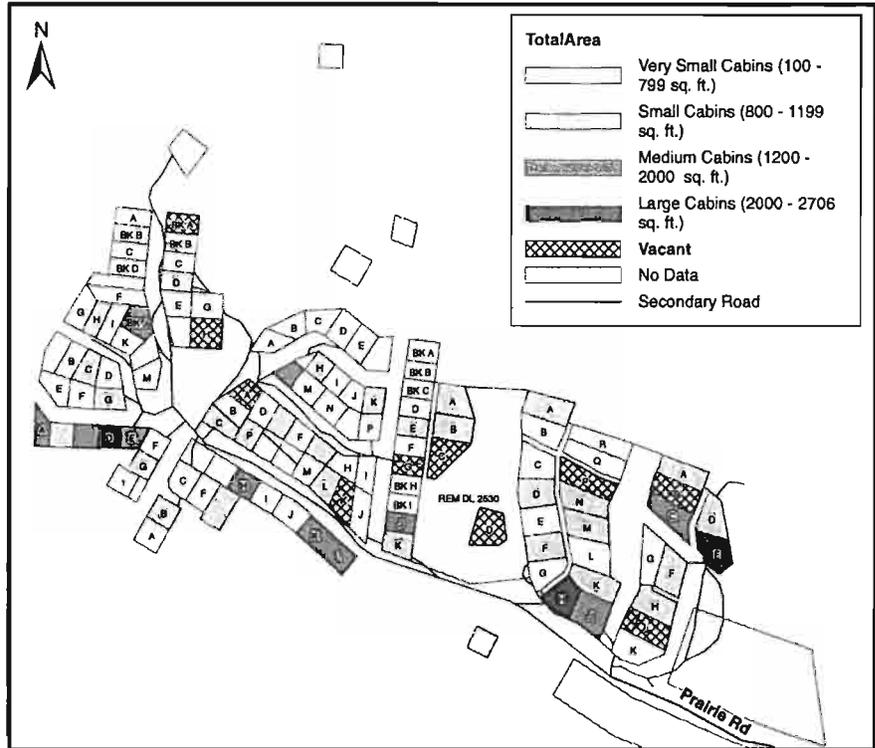
There are:

- 63 very small cabins
- 31 small cabins
- 11 medium cabins
- 3 large cabins

The average floor area for a cabin in the Prairie Village is 801 square feet.

It is possible that there are illegally constructed cabins that are not known to the RDBN or the BC Assessment Authority, and are not captured in this inventory.

The three seasonal dwellings on record that are over 2000 square feet in total floor area are shown on the table below.



Address	Total Floor Area	Year Built
305 Prairie Road	2260	2010
129 Prairie Road	2304	2013
140 Prairie Road	2706	1992

Development Variance Application A-08-15

Supplemental Letter

Regional District Bulkley-Nechako
Box 820
Burns Lake, BC
V0J 1E0

Attn: Board Members

First off I would like to thank the board members for taking the time to read through all the documents that have been provided with this variance application. I know there is a lot of content however I urge you to read through everything to understand the entire situation allowing you to make an educated final decision. We want you to firmly understand that the decision you make at the board meeting on Thursday January 28th will affect our families 15 year dream and savings plan to build a cabin that will meet the needs of our expanding family. To date we have over \$150,000.00 invested in our new addition with the concrete, plumbing, electrical, septic, site work, labour, framing, timbers, structural engineered panels and engineering.

Huxtable Family History on Hudson Bay Mountain

I started skiing on Hudson Bay Mountain, when I was eight years old, when my family moved to the valley. My parents purchased a ski cabin in 1976 that my father and I built an addition to, as well as building another cabin in 1980. Spending winters skiing and living the cabin life, was my childhood. I joined the Smithers Ski Club at age 9 and progressed through the program to a national level, until the age of 18 when I changed career paths, and started my electrical training. I continued my passion for skiing by coaching the Smithers Alpine Ski Team for a total of 4 years. By 2002 our family was well on its way as all three children had been born. Although, my parents had sold our family cabin, my wife and children continued to go up the ski hill, and all my children were skiing well, by the age of three. Owning a cabin on the hill, and giving our children a similar childhood to what I felt fortunate to experience, became our long-term goal and we were able to save enough money to finally purchase a cabin in 2006. As our children grew, it was apparent that they were as passionate about skiing as I was and I was asked to be and eagerly accepted the role of president of the Smithers Ski Club. A role I feel honoured to have held for the past eight years. In my term as president, I have helped to increase the enrollment to be the largest in the Northern Zone, taking the program from 40 kids to 127 this season. I helped put Smithers & Hudson Bay Mountain on the map, by convincing Alpine Canada to award our hill an opportunity to host this year's and last year's Canadian National Championship Ski Cross Finals, and impressed Alpine Canada to the point that our Club was voted as Race Organization Committee of the year as well as event of the year. In short, our ties to the hill, to skiing, to the community and to the cabin colony run deep. It is from this 40 year history of involvement and participation in the cabin colony community and Hudson Bay

13

Mountain that I feel that my facts and opinions expressed below should hold some merit in basing your final decision.

Responses to the Planning Departments Report & Recommendations

After reading the report several times it seems clear that the report has conveniently left out some important details & information as well as expressed “opinions” without facts or evidence being provided. The following is to provide the missing information and to provide evidence that contradict the “opinions” that have been expressed in the report.

In response to - Illegal Construction

- I contacted Jason Berlin on August 18th with the thought of starting a build the following summer of 2016. A week later the builder I was working with had a project cancelled and wanted to know if he could start on the cabin ASAP. I told him at that time that we could probably do the footings & foundations and get them insulated and heated for the winter. I also told him I was too busy with business to work on a building permit until later in November or December. From April through to mid-November BV Electric had over 110 electricians working on projects throughout BC and I had very little time for anything else. They started digging footings one week later. I understood from the information from Jason Berlin that we were limited to GFA and adding onto our existing cabin might not be approved. I instructed the builder to allow separation between the two buildings in case we could not attach them and possibly had to remove the old structure. We used a set of footing & foundation drawings from an existing cabin on the hill that had been constructed in the last 10 years under an approved building permit.
- It should be noted that with our cabin location and with the knowledge of the other cabin on the hill being built that we were aware we would eventually have a visit from the building inspector. I instructed our builder to contact me as soon as this occurred.
- On September 17th Jason Berlin placed a stop work order on the building. I called him immediately to explain that we were doing the concrete work and getting it insulated and heated for the winter and that we were going to continue to work on the building until it was to that point. He acknowledged that that was what he expected to hear from me but that he could not approve or condone it. I also asked about penalties related to continuing and he explained the bylaw and penalties. I stated that we would continue and would pay any associated penalties. I also explained why we had started without a permit and that once things slowed down in November/December I would apply for a permit. I also stated that at this time we were unsure of what we would do with the old cabin and that it might have to come down.
- On November 26th I arranged a meeting with Jason Berlin to discuss options for our build and to let him know that business had slowed down and I was prepared to start working towards an approved building permit. This was the third time in the process that I contacted Jason to discuss the build and let him once again know that I planned to get a permit once I had time available from our busy work schedule.

In response to - Planning Department Comments

Area Character & Building Size Limitations

- There are currently several cabins that exist on the mountain that are larger than the proposal we have submitted and many that would not fit the bylaw. One of these cabins is large enough that they had 22 people over the Christmas holidays. Several of these cabins have been constructed in the last 10 years since permits were required. (see attached photos of existing cabins)
- The planning department has suggested that “the main reasons the R8 zones contains limitations on GFA is that there are concerns regarding the high density of outhouses in the area of shallow soils on top of bedrock”. This statement at one time was correct but since then health regulations have changed and every cabin is now required to have a contained pump and haul system in place. In addition the Ministry Of Health contracted Dayton & Knight in 1996 to do a complete ground water study and their findings were inconclusive. With these changes and with power now being available the cabin colony has changed. The bylaw that was originally introduced in 1993 due to health concerns due to outhouses has not changed to meet these new developments. This is a bylaw that has not changed in over 23 years.
- It should be noted that the Planning Department discussions with the Prairie Cabin Association (PCA) were initiated by me and that I brought forward the issue of the R8 bylaw to the PCA annual general meeting on December 26th. Based on this the PCA has formed a 5 member committee to put forward recommendations to the members. Once we have agreed upon recommendations we will formally submit this to the Planning Department for review. In initial discussions with the members of the committee and other cabin owners we are considering making the following recommendations. Allowing a maximum size of overall footprint of 900 to 1200 sq/ft with the bylaws existing height restrictions but not restricting the interior build of the cabin and allowing the owner to design the interior as they wish. This will eliminate the issue of GFA and make obtaining a building permit much more streamlined.

Subject Property Servicing

- We have designed and installed the largest grey water & black water system within the cabin colony at 3000 gallons of holding capacity. With our close proximity to Prairie Road we have the ability to pump and haul year round. This location is one of less than 6 locations on the hill that would have this capability. Only 1 of the other larger cabins shown in the attached photos have this ability.
- We have installed a concrete cistern under the front porch of the cabin that can hold approximately 2500 gallons of water. We went to this extra expense in order to create

more livable space in the cabin as most cabin owners install plastic cisterns inside the structure. These interior cisterns allow for the area to be considered “mechanical equipment” under the bylaw and are then deducted from the GFA. We have gone to considerable expense to eliminate these from the interior of the structure to allow for more liveable area and under the bylaw are now required to reduce the foot print of our structure to meet the bylaws GFA. Does this make any sense??

- While discussing GFA with the planning committee I came to understand that the GFA is measured from outside finished wall to outside finished wall. Not the interior usable space as I originally thought. With our design we have decided to make the building more energy efficient(as is the trend these days) and doing so went with 14” insulated walls on the bottom floor and 12” insulated walls on the top floor and ½ loft. By doing this we have essentially given up 154 sq/ft of usable floor space in our cabin. Where is the incentive in the current bylaw to be energy efficient? It seems clear that this bylaw is past its time and needs a full review.

Staff Recommendation

- Once again it needs to be expressed to the board that this structure is smaller than several existing structures (pictures attached). We feel that the staff recommendation that, “ The proposed variance is excessive and would allow a building well in excess of the size contemplated by zoning. The building would represent a change to the character of the area that many persons within the area many find negative” is an opinion of the regional district planning staff and not one generally felt by our friends and neighbours in the cabin community. The locals who spend the majority of their winter weekends and holidays on the hill were happy for our family, and excited to hear of our plans. We have talked with many cabin owners that support the idea of changing the bylaw and the ones that are on the fence or opposed to changing the bylaw have expressed concerns over increased taxes and cost to purchase cabins in the future, not due to “change to the character of the area” as expressed in the report. We have provided two letters of support from the adjacent property owners. These are the only properties that border ours.
- We were fully aware that a building permit was required and that there was a possibility that we would not be able to keep the existing structure. We explained on several occasions to the building inspector what our intentions were and that we would apply for the permit when we had time to get the application together. We also discussed the old cabin and that if required we were prepared to remove it if it did not meet the required bylaws or approved by variance.

Our Conclusions

We feel we may have gotten off on the wrong foot, in regards to starting the building process of our cabin, in our haste to fit in with our contractor’s plans and to beat the impending winter

weather. However, we also feel, we have been completely transparent with our building plans. We have come to understand that in the past, often after occupancy permits have been issued, compliant to the bylaw, that cabin owners will renovate their cabins to meet their original needs. This fact was acknowledged by the building inspector on our November 26th meeting. We felt this way of construction was not an option, and were hoping that by submitting our complete and final plans to the planning committee a variance could be granted. Especially considering there are many cabins on the hill, that exceed the bylaw and that are considerably larger than our proposal.

It seems to me from the tone of the report that the planning department would like to set a precedent and make an example of our case. However they have made some general statements in this report that they have provided no evidence to support. The building inspector stated on our November 26th meeting that they did not have an inventory of the existing cabins on the hill, so how can they make the statements that suggest that they know what is there. Without the knowledge of the existing sizes of the buildings there is no substantiated information to back it up.

The cabin community has been a huge part of our lives for over 40 years and we are just trying to build a cabin that will meet our needs into the future with our extended family of children, their spouses and our grandchildren. Please see the attached floor plans and computer generated conceptual drawings. If you compare these to the pictures of existing cabins I am sure you will agree that the proposed plans do not change the “character of the area that many others within the area may find negative”.

Gary & Stephanie Huxtable



Cabin # 1 – 44'X 28' foot print with 2 – ½ full floors. 3080 Sq/Ft



Cabin # 2 – 26'X 36' foot print – 2-3/4 full floors. 2574 sq/ft.



Cabin # 3 – 25'X 30" front addition 2 full floors. 32' X 18' back cabin 2-1/2 full floors. Total 2940 sq/ft. **This is identical to what we are proposing and the front addition was built in the last 8 years to an existing cabin.**



Cabin # 4 – 48'X24' foot print – 2 full floors – 2304 Sqft. Received occupancy in the last 2 years.

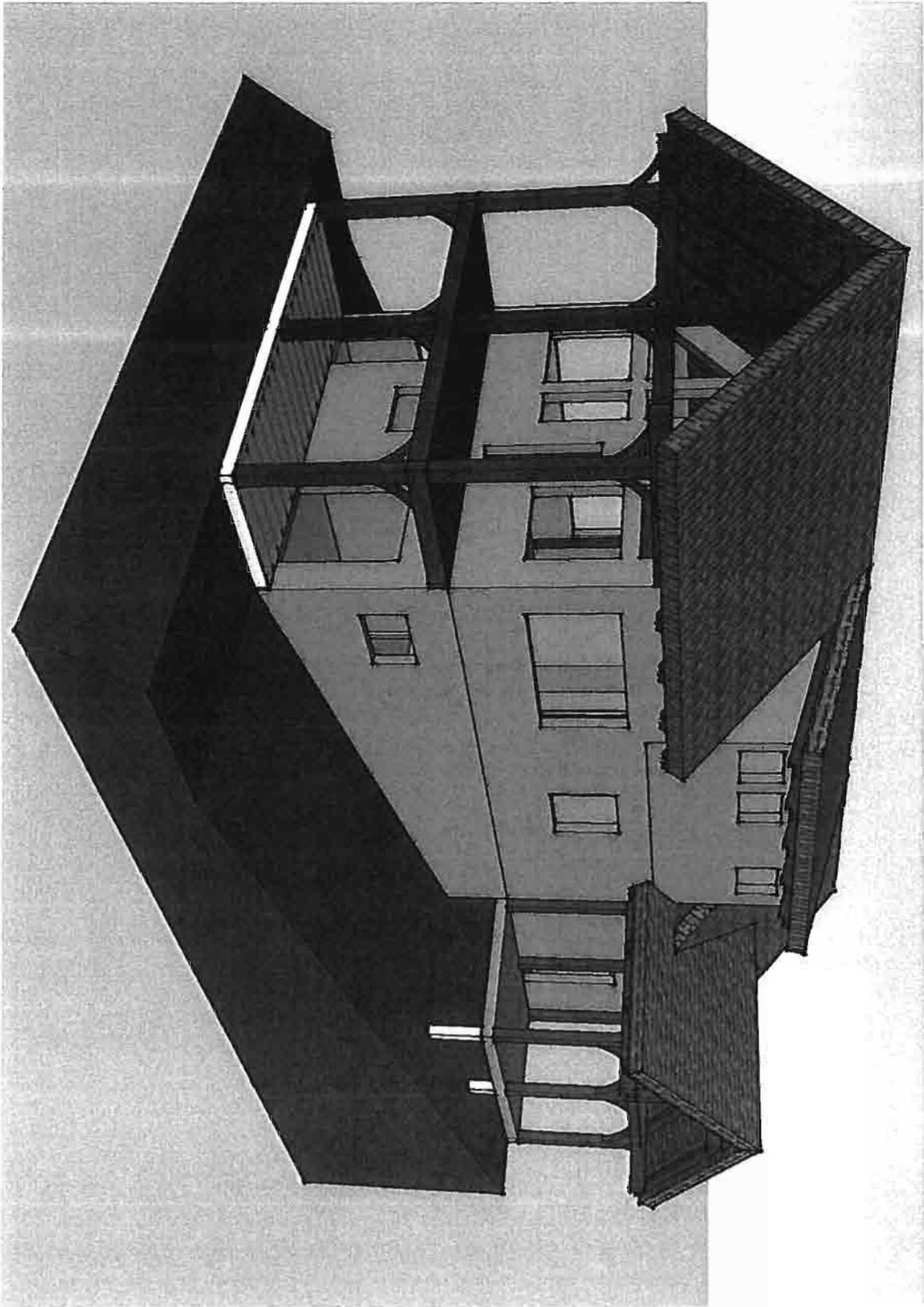
24



Cabin # 5 – Currently being constructed under permit. 24'X 32' foot print – 2-1/2 floors. 1920 sq/ft. This is a larger footprint then our addition but meets the bylaw. The front of our cabin will be the same as this design without the stairs to the deck.

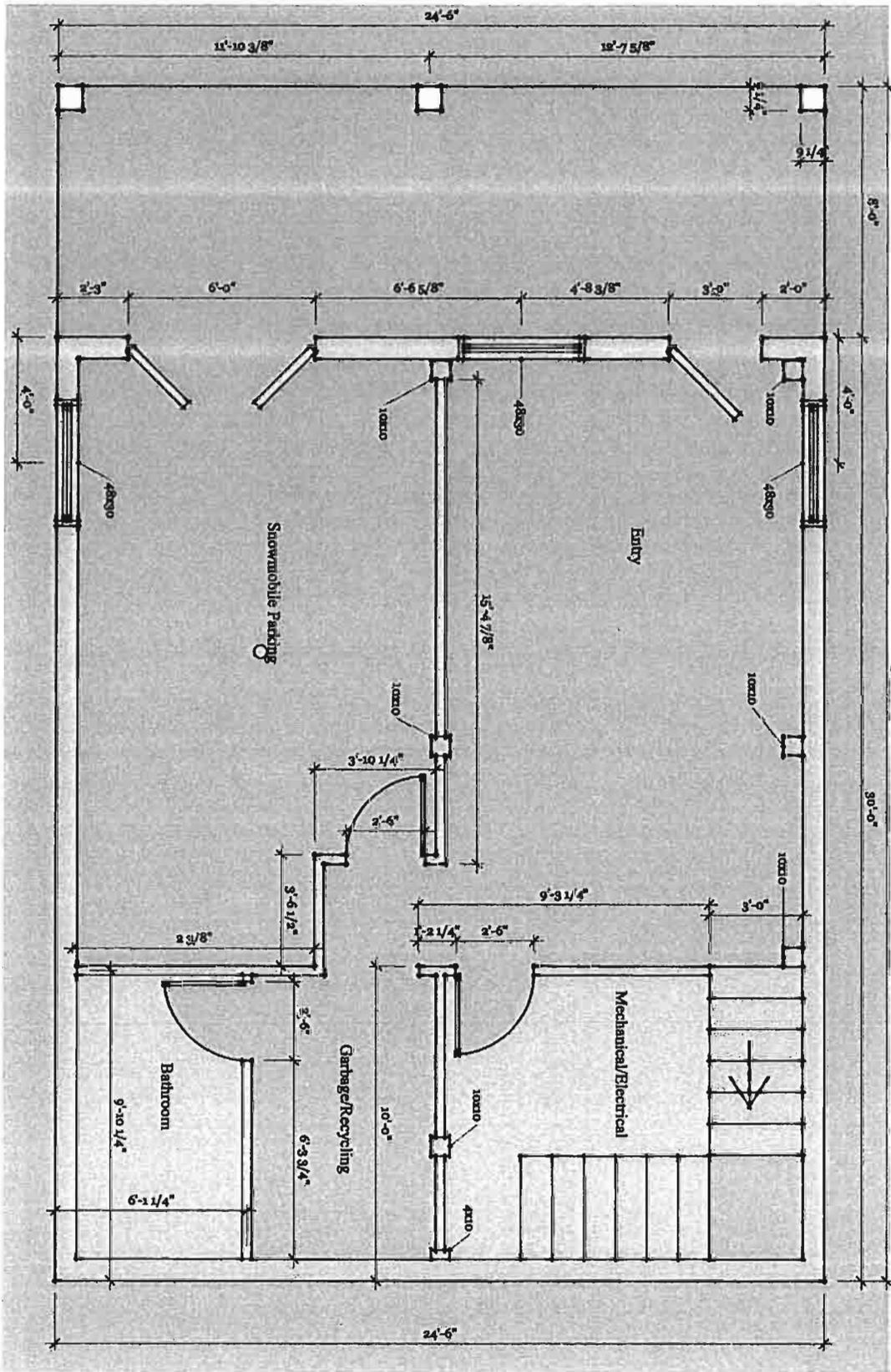


Cabin # 6 with our construction site in the background. Our cabin will be very close to the same size as this cabin when complete.

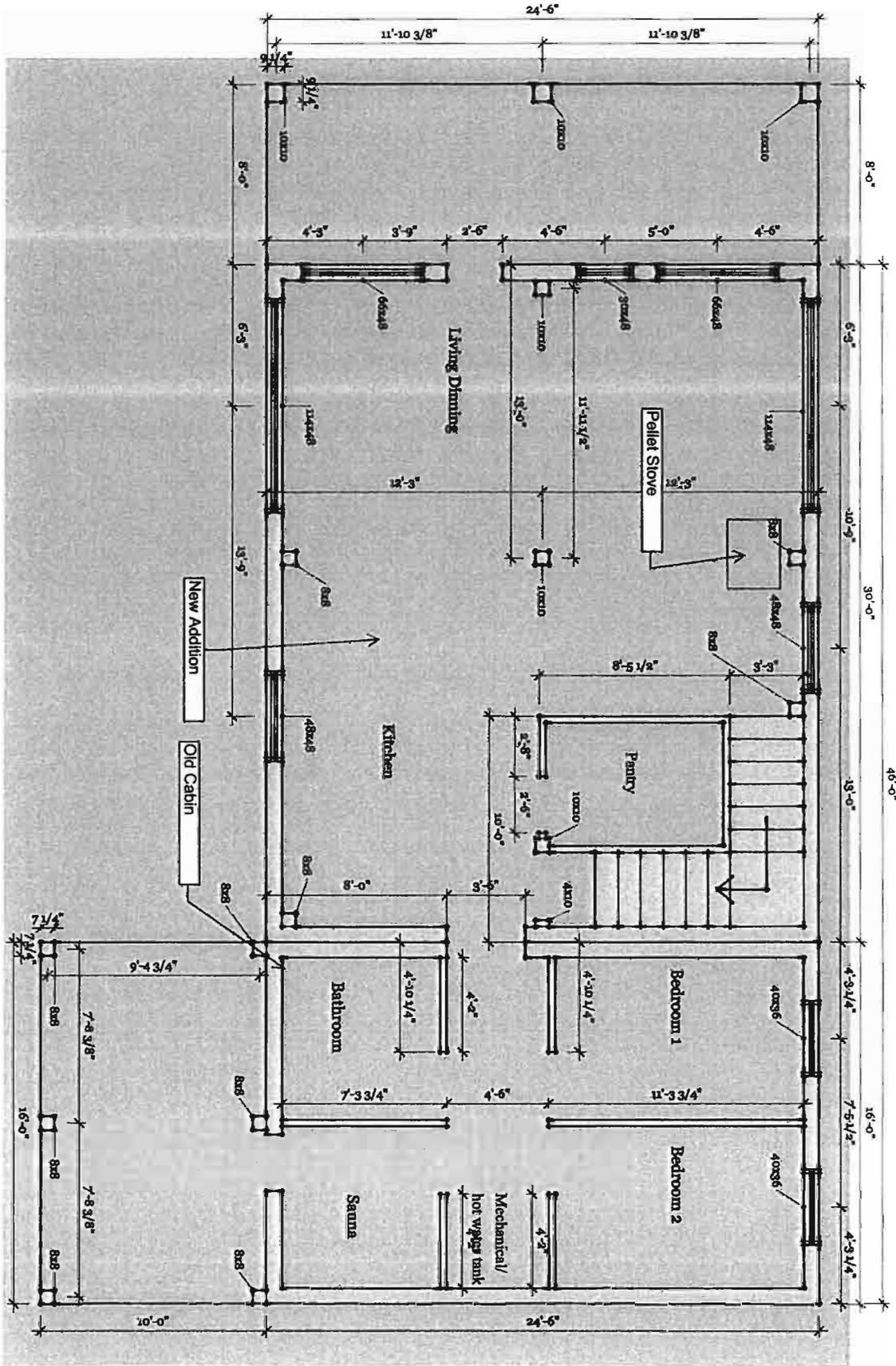


V 00	Huxtable Cabin 233 Hudson Bay Mountain rd Smithers BC	Title Page	REVISIONS																
	Huxtable Cabin	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 15%;">MM/DD/YY</th> <th style="width: 80%;">REMARKS</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">11/19/2015</td> <td>Revised Dimensions</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>	#	MM/DD/YY	REMARKS	1	11/19/2015	Revised Dimensions	2	-	-	3	-	-	4	-	-	5	-
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Huxtable Cabin
233 Hudson Bay Mountain rd
TimberFrame



A 02	Huxtable Cabin 233 Hudson Bay Mountain rd Smithers BC	Basement Floor Plan Huxtable Cabin	REVISIONS <table border="1"> <thead> <tr> <th>MM/DD/YY</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1 11/19/2015</td> <td>Revised Dimensions</td> </tr> <tr> <td>2 - / - / -</td> <td>-</td> </tr> <tr> <td>3 - / - / -</td> <td>-</td> </tr> <tr> <td>4 - / - / -</td> <td>-</td> </tr> <tr> <td>5 - / - / -</td> <td>-</td> </tr> </tbody> </table>	MM/DD/YY	REMARKS	1 11/19/2015	Revised Dimensions	2 - / - / -	-	3 - / - / -	-	4 - / - / -	-	5 - / - / -	-
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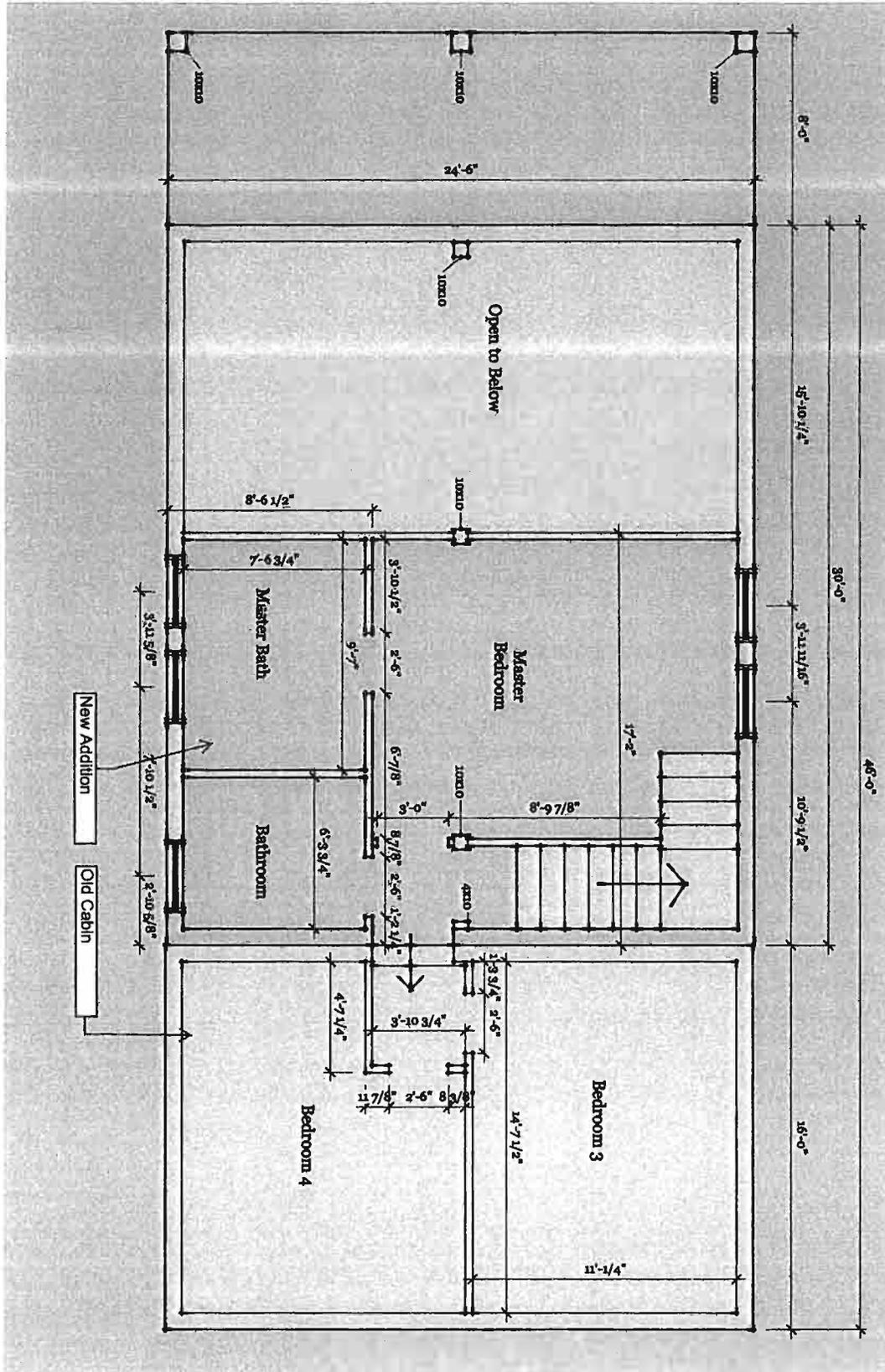


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Huxtable Cabin
233 Hudson Bay Mountain rd
Smithers BC

Main Floor Plan
Huxtable Cabin

REVISIONS	
MM/DD/YY	REMARKS
11/19/2015	Revised Dimensions
2	-
3	-
4	-
5	-



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Huxtable Cabin
233 Hudson Bay Mountain rd
Smithers BC

Loft Floor Plan
Huxtable Cabin

REVISIONS	
MM/DD/YY	REMARKS
1	11/19/2015 Revised Dimensions
2	-
3	-
4	-
5	-

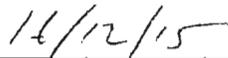
Terri Dawson
M.O.A. for Dr. F. J. Wouter Morkel
200-3848 3rd Avenue, Box 2347
Smithers, BC V0J2N0
ph: 250-847-2616 fx: 250-847-5714

Development Variance
Letter of Support

Wouter Morkel
Lot # 234 Hudson Bay Mountain Road
(250)

To whom it may concern,

I Wouter Morkel, registered owner of lot # 232 Hudson bay Mountain Road, support Gary & Stephanie Huxtable, registered owners of lot # 233, in their application for a development variance for an increase in "total gross living area" from the bylaw required maximum of 1184sq/ft.

	
_____	_____
Wouter Morkel	Date