

# **PUBLIC DOCUMENTS**

Temporary Use Permit B-01-24

Application



# Application Form


## Temporary Use Permit

Applicants are advised to consult with Planning Staff before submitting an application.

- 1. APPLICANT** If you are an agent applying on behalf of the property owner, fill out the applicant and property owner sections. If you are the property owner and the applicant only fill out the applicant section.

**Applicant:**

Name Frank Narga General Manager (BLCF)

Signature 

Mailing Address: 153 Francios Lake Dr  
PO Box 788  
Burns Lake BC V0S-1E0

Phone:


(Home) 


(Cell) 

E-mail: 

**Property Owner(s):**

Name(s) BURNS LAKE COMMUNITY FOREST LTD

Signature(s) 

Mailing Address: 

Phone:

(Home) 

(Cell) 

E-mail: 

## 2. AGENT AUTHORIZATION

If the applicant is not the sole registered owner of the subject property, ALL owners of the subject property must sign the application below, or provide a signed letter, authorizing the applicant to act as agent on their behalf in regard to the application.

As owner(s) of the land described in this application, I/we authorize (please print) \_\_\_\_\_  
to act as Applicant, and as our agent in regard to this application.

_____ Owner Name (print)	_____ Signature	_____ Date
_____ Owner Name (print)	_____ Signature	_____ Date
_____ Owner Name (print)	_____ Signature	_____ Date

## 3. PROPERTY INFORMATION

Legal Description(s) of the land which is the subject of this Application (subject property):

P1D 014-942-861

Civic Address (House No., Street Name):

Size of Property: ~160 ha. (Hectares/Acres)

### Existing Land Use:

(Describe the uses that currently occur on the land under application. List each building and the use of that building.)

H1 & H2.

The property is currently used as per zoning.  
There is a lease agreement with Burns Lake Air Soft Association to use a portion of said lands for recreation use of air soft.



## 4. PROPOSED TEMPORARY USE

### Reason for Application:

Describe the proposed temporary use in detail, including the following:

- The length of time the use is expected to occur
- The activities proposed to occur on the property.
- Any buildings or structures proposed on the property.

Please also discuss why you consider the proposed development to be appropriate for the land under application.

If more space is needed use page 4 or attach separate pages to the application, or a letter if necessary.

A small portion of the property is currently being used under a lease agreement for airsoft. The present owner to maturity in 2027. The temporary application will support proper zoning for the activity at this time.

We are looking to support the temporary zoning to support the airsoft activity.

## 5. APPLICATION FEES

An application fee as set out in Schedule A to the Regional District of Bulkley-Nechako Development Procedures Bylaw No. 1898, 2020 must accompany this application. An application is not considered complete and cannot be processed until the required application fee and information has been received by the Regional District.

Fees can be paid by cheques, interact debit card, or cash.

- Cheques should be made to the Regional District of Bulkley-Nechako and delivered to the attention of the Planning Department by mail to Box 820, Burns Lake, BC, V0J 1E0; or at the RDBN office, 37 3rd Ave, Burns Lake, BC.
- Interact debit card or cash payments can be made at the RDBN office, 37 3<sup>rd</sup> Avenue, Burns Lake, BC.

The following fee is required:

☒ Temporary Use Permit \$700

\*Please note that the fee for an application to legalize an existing bylaw contravention is increased by an additional 50%.

## 6. SIGN NOTIFICATION REQUIREMENTS

Certain applications require that a sign be posted on the property to advise the community of the application. The sign can be provided by the property owner, or it can be rented from the Regional District of Bulkley-Nechako office (37-3rd Ave, Burns Lake) for a fee of \$25 plus a security deposit of \$75. The \$100 fee and deposit can be included with your application fee.

Do you wish to pay the signage fee now?

☒ Yes

☐ No

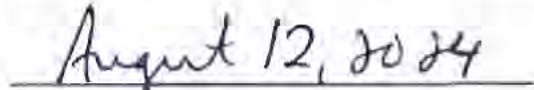
## 7. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

Personal information requested on this form is collected under the *Freedom of Information and Protection of Privacy Act* section 26(c) and will be used for the purpose of processing your application. Any information relating to the use and development of the land provided to the RDBN for consideration and in support of the application may be made available for review by any member of the public. If you have any questions about the collection and use of this information, please contact the RDBN Information and Privacy Coordinator at 1-800-320-3339.

## 8. DECLARATION

I, the undersigned, hereby declare that the attached information, provided with respect to this application is a true statement of facts, and authorize RDBN staff to conduct site inspections of the subject property for the purpose of confirming information submitted as part of this application, and for the purpose of processing this application.

  
Owner/Agent Signature

  
Date

**\*To ensure your application is complete and that all items have been included with your application, see page 3 of the Temporary Use Permit brochure for the application checklist.**



# Burns Lake Airsoft Association

## Field and Structures

The Burns Lake Airsoft game field is located just off Highland Drive/Wallace Road, on PID 012-599-202. The Magee connector trail does appear to pass through the area, just to the east of where the access road veers northward. We're not entirely sure about its location, as we're having trouble finding GPS coordinates for its exact path.

The main access route to the property is an old logging road that connects to Highland Drive, off of Wallace Road, which leads to Babine Lake Road. The property line is roughly 260 meters from the pavement, and it is approximately 750 meters from the pavement to the safety zone (aka "MASH"). The road enters the property on the western border and continues just over half way through before exiting on the northern edge. However, 150 meters east of the safety zone there is a gap in the road where a large culvert was removed, sometime in the early to mid 2000's. Some local off roaders have roughed out a trail just north of the missing culvert, but it is quite narrow. Past the gap the road leads up to the Waste Transfer Station, but it has to cross private property before meeting up with Babine Lake Road.





## The Game Field

The primary game field is an approximately 5.5 acre (170m by 130m) area just north of the access road. There are tentative plans to possibly extend this area or create a new game field just to the east of the existing one, but nothing serious yet. Earlier plans to create a game field on the southern end of the property were canceled when new bike trails were put in place.

There are some existing structures on the field, leftover from the previous paintball club. Most of these were built between 2013 and 2015, and come in a variety of sizes. In the pages below you can find brief descriptions of each of the structures, as well as a few pictures. If you would like more pictures or videos, we would be happy to share. We also have some high resolution drone footage of the entire game field.

The main structures of note are the B1/B2/G1 Forts, G2 Bridge Fort, Super Fort/Tank, Pegasus Bridge, and the Safety Zone (MASH).





## B1/B2/G1 Forts Fort

Dimensions: 8ft by 8ft

The most common fortification on our fields are these square, three walled forts. Built in 2013, they have a step up platforms to allow shooting over the wall, but otherwise no floor and no roof. Some improvements have been added in the years after construction, like flip up viewing slots and a mock jail cell door on B2 Fort. The B and G in the names refer to the color of tarp on the outside of the structure, which was added for identification purposes.



*Top: B1 Fort on the south east side of the field.*

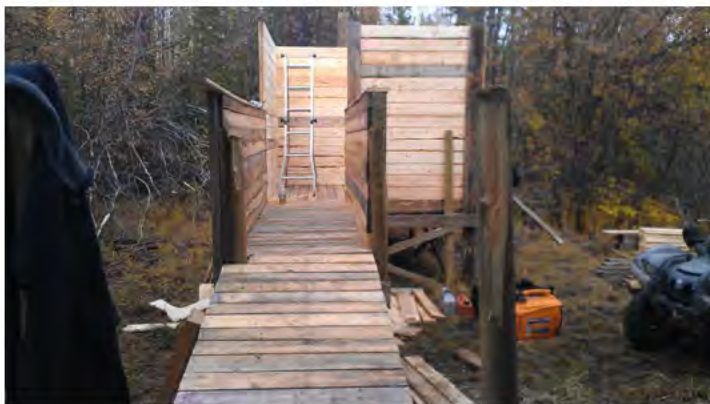
*Bottom: G1 fort on the south west side and B2 on the north east side*



## G2 Bridge Fort

Dimensions: The central enclosure is 8ft by 8ft. The elevated platform is about 30 feet long.

This structure uses the same general 8x8 box fort design as the B1/B2/G1 style forts, but it's on an elevated platform that crosses a marshy area. G2 was in use up to 2023, but the central platform has recently begun to sag. It is now off limits until we decide if it can be repaired, though removal and replacement appears to be more likely. There is also a small wooden footbridge just south of G2 Bridge Fort.



*G2 Fort during construction, fall 2013.*



## Super Tank/Fort

Dimensions: Roughly 16ft long by 8ft wide by 8ft tall

A large rectangular structure built sometime in 2014. It has small doors and windows on all sides, allowing players to peek out. The circular enclosure on top was accessible by a short set of stairs, and designed to rotate. However it fell apart and was removed. Due to a lack of safety railing, the top is currently off limits until we can decide on a way to make it safe to use.





## Pegasus Bridge

Dimensions: Base platform ~15ft square. The upper section is about 10ft square with ramps leading up and down.

The largest multi-story structure on the field, Pegasus Bridge was built as a key point of interest for the game field. It's less of a bridge and more of a large platform with an upper elevated area. It also has four ramps, two on either side on the north or south sides of the structure. It is solidly built, but the decking on the lower part of the structure is starting to degrade and needs to be replaced. The original ramps were very steep and were tripping hazards. Newer, longer ramps with a gentler slope were installed in 2020/2021.



*Pegasus Bridge under construction, approximately summer 2013*





*Installation of a longer replacement ramp on the north east side, summer 2020*





*Upper floor of the structure looking northward, sometime in the early 2020s*



*Looking west, sometime in 2019*





*Drone footage, 2023*



## The Safety Zone (aka “MASH”)

Dimensions: 30ft by 30ft

Our main safety area is a 30ft square deck with some 6x6 uprights sticking out of it. Built in 2014, the original builders intended to put a roof on it but never managed to complete the project. While the deck has served us well for a decade, the boards are starting to rot and break, creating safety concerns. We’ve patched up all the major problems for the time being, but the structure needs either some upgrades or a replacement.



*Soon after construction in 2014*



*Later in spring 2015*





*Drone footage, 2023*



**From:** [REDACTED]  
**To:** [Danielle Patterson](#)  
**Subject:** Fwd: Fwd: RDBN TUP B-01-24 - questions for the Burns Lake Airsoft Association application  
**Date:** October 28, 2024 11:36:50 AM  
**Attachments:** [License of Occupation 2023 \(Signed\).pdf](#)  
[Certificate of Change of Name \(BLAA\).pdf](#)  
[Certificate of Incorporation \(BLPA\).pdf](#)

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[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good Morning Danielle, Here are the answers to your questions, Let me know if you need anything else

**First set of questions:**

1. Can you send me a copy of the Agreement between Comfor and the Burns Lake Airsoft Society?

*Please see attached "License of Occupation 2023 (Signed)".*

2. I understand due to the typical equipment used, airsoft is not played in the winter here. What months does your club want to operate on the property?

*Actually airsoft can be played in the winter, it's mostly whether the access road is passable and if players are interested. Funnily enough, there's usually plenty of interest in playing during winter earlier in the year, but right around October/November when it gets cold it always seems to fade.*

3. When was the Burns Lake Airsoft Association founded?

*2018. We were originally named the Burns Lake Paintball Association, but changed names in 2021 to reflect the new focus of airsoft over paintball.*

4. Is it a Society? If so, can you provide a copy of the Society's certificate?

*Yes. Society Number [REDACTED], incorporated August 23rd, 2018. I've attached a copy of the original 2018 Certificate of Incorporation (BLPA) and the updated 2021 Certificate of Change of Name (BLAA)*

5. I understand from my co-worker Rowan that most of the structures/props were built by the old paintball club. Do you know how long ago that club disbanded/used the site?

*The original Burns Lake Paintball Association (no relation, they were a different society number*

*and different directors) was Incorporated in 2012, which is when they signed their original lease with ComFor. Due to a lack of paperwork that society ceased to exist sometime in 2014/2015. A lot of the previous club's assets and the running of games was dumped on a few people that tried to run it as best they could, but it was a few years before we got everything sorted out and properly stood up a new society. Thankfully once we got all the paperwork squared away, ComFor was nice enough to let us take over the lease from the previous society.*

6. If you receive your Temporary Use Permit, how will you ensure players do not leave the area set aside for game play?

*At this time we're only using about 5.5 acres of the property as a game play field, so a relatively small part of the property. The field edges are marked with flagging tape, and everyone is instructed not to go out of bounds during the pre game safety briefing, which is done at the beginning of every game day. So far all the players have been following the rules, save for one enthusiastic person who accidentally crawled under the border without seeing the flagging tape, but was quickly corrected by a nearby referee. For the future if we expand more, we hope to put up more flagging tape and a larger map of the area at the safety zone so we can point out no-go areas and boundaries.*

7. I understand you have a camper on the property. What is it used for?

*It's not used for anything. A director of the previous paintball club left it there as some sort of storage/landmark, but that person left Burns Lake nearly ten years ago and didn't take it with him. It's falling apart, the windows are broken, and it's full of rat droppings and piss. We'd very much like to have it removed for disposal, but we're not quite sure what to do with it or where to take it.*

8. Games:

- a. Approximately how many times a year does the club play/want to play in the next 3-6 years (including warmups or drills)?

*At peek we were playing nearly every weekend. Due to a lack of volunteers we'd down to around every 2-3 weeks. The season usually starts in May and ends in October, weather dependant. so call it it roughly between 10-20 games per year, maybe more if we start doing more special events. (We only managed 9 this year due to being shut down a few weeks around August over the high temperatures making it dangerous to play.).*

- b. What days of the week do you typically play/ want to play in the next 3-6 years? (all? Weekends? Some weekdays?)

*Sundays or Saturdays typically. Sometimes during the week, in summer when the days are longer. We have done the occasional night game, but not lately. There is a chance we might do some again in the future, though.*

- c. What hours do you typically play/ want to play in the next 3-6 years? (please note if the

hours change by month/season)

*Usually between 10:00 am and 2-3:00 pm. Sometimes longer if it's a special event. The game time usually stays consistent throughout the year. Aside from infrequent night games, or evening summer games, I don't expect the times to change much in the next few years.*

- d. Anticipated maximum number of players at any given time?

*We never really know, to be honest. We've had days as small as 3 and days as big as 30+. It is all down to the whim of when people feel like playing. We try not to play during other major events in the community, but it's getting harder to find weekends that don't match up with some other type of event. Average days are usually around 8-12, but we hope to see that number grow as people learn about us*

9. Special Events:

- a. Approximately how many special events does your club host/ want to host in the next 3-6 years?

*Possibly 1-2 per year. We usually try to do a big opening day start-of-the-season game. We also try to do something big the weekend after the Fall Fair in mid September. We have done Halloween special events in the past, but not lately and not sure if we're going to in the near future. This could change if we were to actively start working on holding larger scale events, but that probably won't be happening immediately.*

- b. What days of the week do you typically host/ want to host special events in the next 3-6 years? (all? Weekends? Some weekdays?)

*It would most likely be on weekends supplanting regular game days, as that is when most of our volunteers are available. Not ruling out week days, but it's harder to find people to help during weekdays.*

- c. What hours do you typically host/ want to host special events in the next 3-6 years? (please note if the hours change by month/season)

*I expect they would replace regular game days, so 10:00 am and 2-3:00 pm or perhaps earlier/later. There's the possibility of having some in the evening hours during the summer or early fall.*

- d. My coworker Rowan's notes said 50-person max for events. Is that correct?

*We could host more than 50 people, but we would need additional referees and safety equipment for large events of that scale.*

10. Other Miscellaneous questions

- a. My coworker Rowan said you use a generator for "workdays" (building/maintenance days). Did I understand Rowan accurately?

*There is no permanent generator on the field. We bring one up to power tools and equipment during building and maintenance, but it is just temporary and is*



*removed when the work is done. I suppose if we were to do night games again we might make use of a generator to power lighting systems. While it's unlikely, I'd say it isn't impossible. Then again with the prevalence of battery banks, it would probably be easier and simpler just to use those to power lights.*

- b. I understand you have some longer-term interest in camping (not in the next 3-6 years). Is this accurate? Please note, reviewing camping considerations is much more in-depth. If you want to ask for camping now, I may not be able to get my staff report done in time but if your permit is approving by the Board and camping interests you before 3-6 years is expired, you could apply to amend your permit to add camping done.

*It is something we have considered. Large scale multi day Airsoft/Paintball events will usually have players stay on the game field for the duration. I don't think we'll be ready for an event of that size in the next year, but it is something that we might be able to do in the next 2-5 years, funding and volunteers dependant, of course. General camping is also something we have considered, but there's a lot to look into there, and conversations that would need to be had with BL ComFor before we could move in that direction.*

# Draft Temporary Use Permit



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
TEMPORARY USE PERMIT NO. B-01-24**

ISSUED TO: Burns Lake Community Forest Ltd.  
153 Francois Lake Road, PO Box 788  
Burns Lake, BC V0J 1E0

WITH RESPECT TO THE FOLLOWING LANDS:

**400 Highland Drive, legally described as the Fractional South ½ of District Lot 4173, Range 5, Coast District; PID 012-594-202.**

1. This Temporary Use Permit authorizes the following temporary use:
  - 1.1. The operation of an airsoft park, which includes rentals of airsoft equipment; ongoing maintenance of the airsoft park; airsoft gameplay; and related airsoft functions such as tournaments and club appreciation days, in the area identified in Schedule A, which forms part of this permit, as the "Airsoft Park TUP Area". For the purposes of this permit, reference to "airsoft gameplay" includes related airsoft functions such as tournaments and club appreciation days.
2. The temporary use identified in Section 1 may occur only in substantial accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A.
3. The permit holder shall, as a condition of this permit:
  - a. Not construct any permanent structures on the subject property as part of the temporary use permit other than the following:
    - i. Structures permitted under General Provisions – Uses Permitted in All Zones Sections 3.0.1.1.g) and j) of Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020, and
    - ii. up to two pit privies.
  - b. Ensure all off-street parking is sited within the Airsoft TUP Area identified in Schedule A. No street parking for the airsoft park shall be permitted.
  - c. Operate the airsoft park between the months of April and November.
  - d. Limit the hours of operation of the airsoft park to 8:00 am to 10:00 pm, with no more than 20 airsoft gameplay days per year operating later than 7:00 pm.

- e. The number of persons participating in airsoft gameplay at any given shall not exceed 100 persons (excluding referees and first aid attendants).
  - f. No airsoft gameplay shall occur until toilet facilities are located within the Airsoft Park TUP area as follows:
    - i. One to 50 participants require at least one toilet, which may be a portable toilet or a pit privy that is constructed in accordance with Northern Health guidelines.
    - ii. 51 to 100 participants require at least two toilets, which may be portable toilets and/or pit privies that are constructed in accordance with Northern Health guidelines.
  - g. No airsoft gameplay shall occur until the existing pit privy is decommissioned according to Northern Health's guidelines and documentation is provided to the satisfaction of the Director of Planning or their designate.
  - h. No airsoft gameplay shall occur until the existing Open Air Structure used for a staging area (also known as the "MASH" structure) meets Regional District Building Bylaw No. 1634, 2012 requirements by demolishing, altering, or replacing the Structure.
  - i. The owner or their agent shall confirm with a Regional District Building Inspector that any airsoft gameplay props are exempt from requiring building permits prior to the replacement or installation of additional airsoft gameplay props.
4. This Permit authorizes the temporary use identified in Section 1 of this permit to occur only for a term of three years from the date of issuance of this permit.
- If a term or provision of this permit is contravened or not met, or if the Applicant or property owner suffers or permits any act or thing to be done in contravention of or in violation of any term or provision of this permit, or refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing prescribed or imposed or required by this permit the Applicant and / or property owner are in default of this permit, and the permit shall be void and of no use or effect.
5. As a term of this permit the owner of the land must remove all airsoft gameplay props and the existing camping vehicle from the land upon which the temporary use is occurring or has occurred within two months from the date of the expiration of this permit unless this permit is renewed by the Board.
6. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-



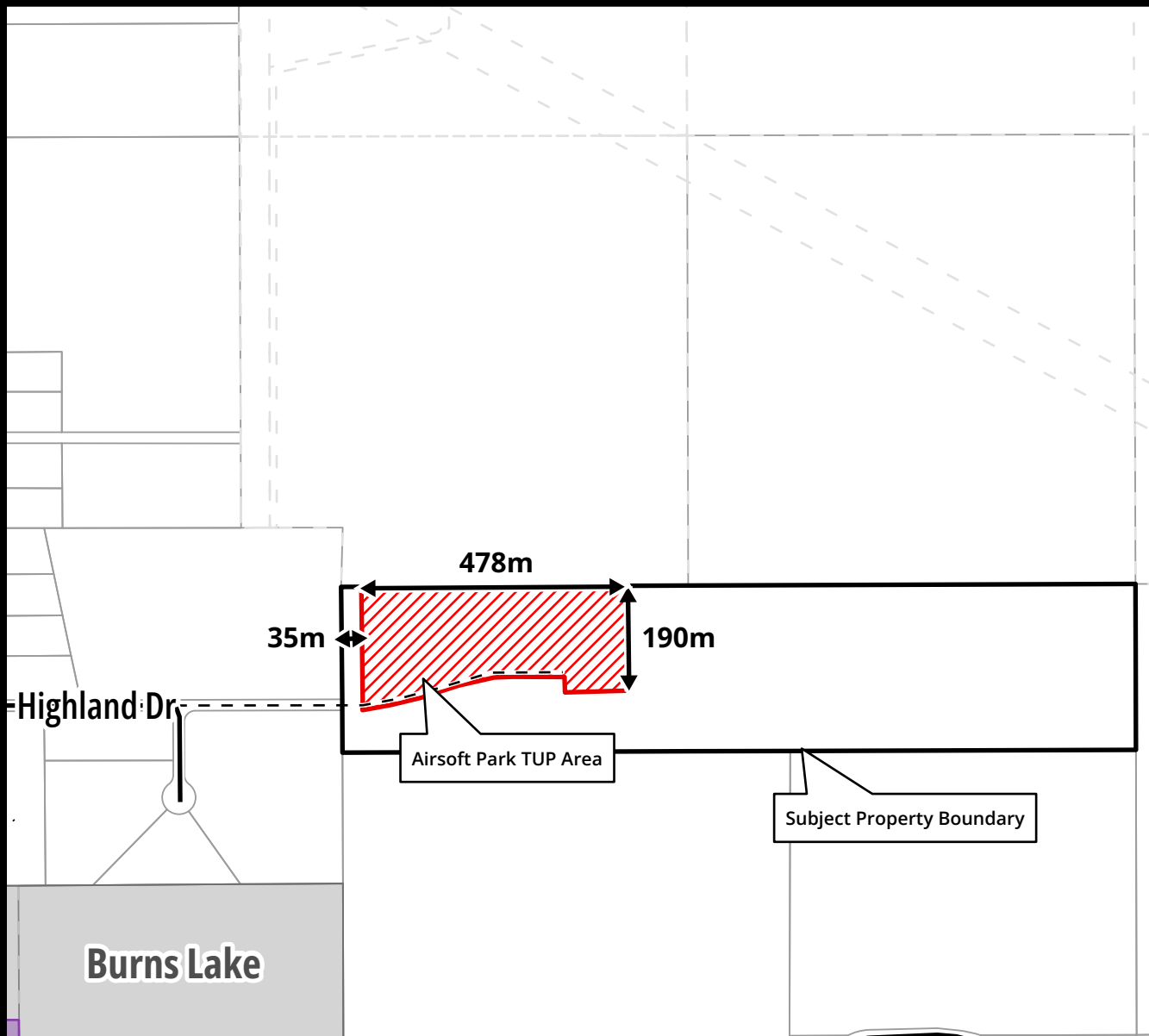
Nechako applicable thereto, except as specifically varied or supplemented by this permit.

AUTHORIZING RESOLUTION passed by the Regional Board on the \_\_\_\_\_ day  
of \_\_\_\_\_, 2024.

PERMIT ISSUED on the \_\_\_\_ day of \_\_\_\_\_, 2024.

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Corporate Administrator





# Referral Report



## REGIONAL DISTRICT OF BULKLEY-NECHAKO

### Planning Department Referral Report

**File No. TUP B-01-24**

Written by Danielle Patterson, Senior Planner

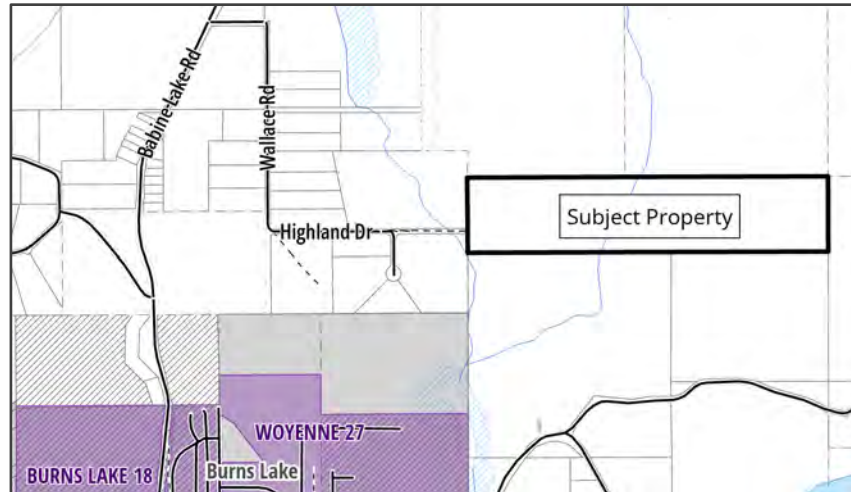
#### APPLICATION SUMMARY

<b>Name of Owner/Agent:</b>	Burns Lake Community Forest Ltd. (Comfor) Frank Varga, General Manager, Comfor
<b>Electoral Area:</b>	B (Burns Lake Rural)
<b>Subject Property:</b>	400 Highland Drive, legally described as the Fractional South ½ of District Lot 4173, Range 5, Coast District (PID 012-594-202).
<b>OCP Designation:</b>	Resource (RE) in the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan, Bylaw No. 1785, 2017 (the OCP)
<b>Zoning:</b>	Large Holdings Zone (H2) and Small Holdings Zone (H1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw).  <i>[Proposed TUP area is entirely within the H1 Zone.]</i>
<b>ALR Status:</b>	Not located within the ALR.
<b>Existing Land Use:</b>	Recreation / Forested
<b>Fire Protection Area:</b>	Burns Lake Fire Protection
<b>Building Inspection:</b>	Within Building Inspection
<b>Location:</b>	Approximately 250 metres northeast of the Village of Burns Lake and approximately 625 metres northeast of Woyenne 27 Reserve.  A recreation trail traverses through the subject property, approximately 250 metres east of the proposed TUP area.
<b>Property Size:</b>	Approximately 42.27 ha (~104.45 ac)
<b>Temporary Use Area:</b>	± 9.6 ha (23.7 ac)



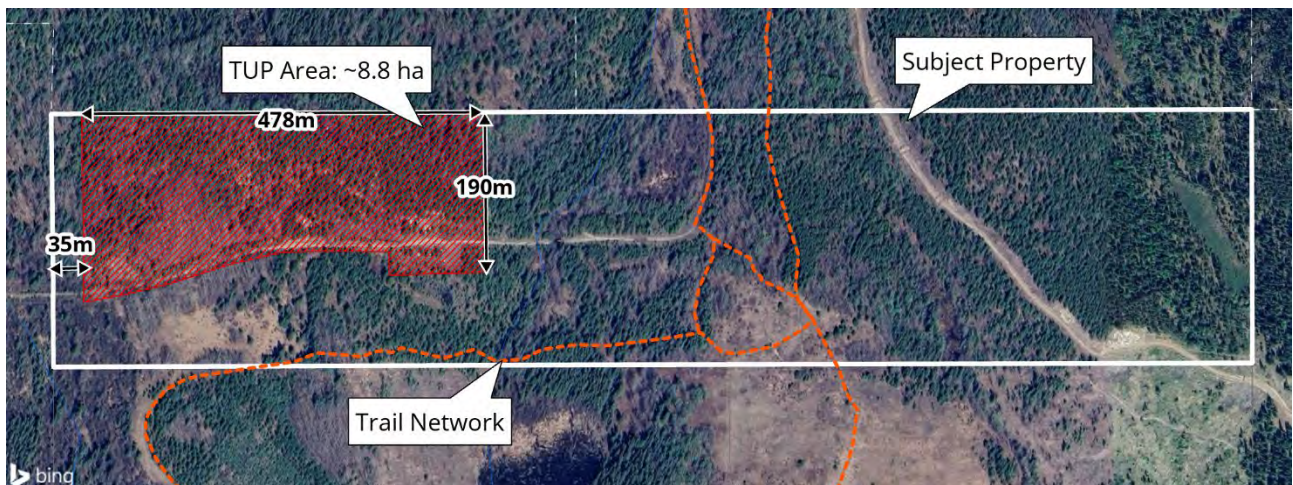
## Proposal:

Comfor is requesting a three-year Temporary Use Permit (TUP) to allow an Airsoft Park on an approximately 9.6 ha portion of the subject property, shown below in the TUP Area map. The TUP application proposes that the Airsoft Park would be operated by the Burns Lake Airsoft Association (Burns Lake Airsoft), has a Licence of Occupation (LoO) agreement with Comfor.



There has been a minor use of a portion of the subject property for airsoft gameplay, and previously paintball by Burns Lake Airsoft since 2018. Planning staff determined the informal use at a limited scale was accommodated by existing zoning; however, the future plans for Burns Lake Airsoft's use as outlined in the Recreation Contribution Grant application include a frequency and scale of use that constitutes a principal use of the property. The lands are zoned Small Holdings Zone (H1), which does not permit the operation of an Airsoft Park; therefore, a TUP is required.

## TUP Area Map



Burns Lake Airsoft requests the following as part of their Airsoft Park operations:

- up to forty game days per year between the months of April and November, including related functions, such as tournaments (typically two to three per year);
- a 100-person limit for game play, excluding referees;
- rental and storage (potentially) of gameplay equipment;

- club barbeques and firepits as part of special functions;
- mostly Saturday and Sunday operations but would like the option to have weekday gameplay, particularly in the summer;
- would like to remove an existing structure that does not have building permits used as a staging area safe from gameplay (referred to as a “MASH” by Burns Lake Airsoft) or replace this structure with an Open Air Shelter;
- would like to have the option of longer hours in the summer for evening gameplay and for functions such as tournaments but would typically want to have gameplay between 10:00 am and 3:00 pm;
- driveway use and a parking area for players (no off-site parking is proposed).

## **DISCUSSION**

### **Property details**

The existing airsoft playfield is accessed through an unpaved portion of the Highland Drive Right of Way (RoW), and a long dirt driveway. There is an unpaved parking area within the TUP area, which Burns Lake Airsoft states allows the group to meet the Airsoft Park game and special function/tournament parking needs, without the need for overflow parking onto Highland Drive.

A recreation trail traverses through the subject property, approximately 250 metres east of the proposed TUP area. Changes in ground elevation between the gameplay area and the trail act as a natural buffer between the uses. The property contains a driveway, a parking area, a MASH Open Air Structure, a backup MASH area; an outhouse, and a variety of built gameplay props (six main build and various small build).

The backup MASH area is an abandoned camper on the property. According to the Burns Lake Airsoft, this camper was used by the defunct Burns Lake Paintball Association (no affiliation with Burns Lake Airsoft). According to the applicant, the defunct Burns Lake Paintball Association built most of the site props between roughly 2013 and 2015.

The closest residence to the proposed Temporary Use area is approximately 300 metres away. Approximately 75 residences are within 1 km of the proposed TUP area.

### **Licence of Occupation**

The subject property is owned by Comfor which has a five-year LoC agreement with Burns Lake Airsoft for Burns Lake Airsoft to operate the subject property as an “Airsoft Park”. A highlight of the LoC terms is as follows.

- A 35-metre buffer is required between the Airsoft Park and lands outside of District Lot 4173. This requirement only affects the west parcel line of the subject property and is reflected in the requested TUP area.
- Burns Lake Airsoft is required to install a locked gate.



- Burns Lake Airsoft may charge Airsoft Park usage/rental fees to recoup costs.
- Burns Lake Airsoft must maintain \$2,000,000 insurance to the benefit of Comfor and \$1,000,000 wildfire insurance.
- Burns Lake Airsoft must maintain its good standing as an incorporated Society.
- Burns Lake Airsoft must annually provide Comfor statistics on property use.

### **Temporary Use Permits Explained**

A TUP allows a use not permitted by zoning to occur for up to three years, with the option for the applicant to request that the Board consider renewing the TUP for a maximum of three additional years. After the renewed TUP expires, the applicant can submit a new application to allow the use to continue.

The TUP must be in accordance with the policies identified in the OCP, which allows for the issuance of a Temporary Use Permit in the following circumstances:

*“(a) the proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;*

*(b) the environment would not be negatively affected by the proposed temporary use;*

*(c) the proposed temporary use will not have adverse effects on neighbouring land uses or property owners;*

*(d) the applicant has provided, for consideration as part of the application process, a decommissioning and reclamation plan, if the temporary use requires a significant amount of capital investment in a particular location, or otherwise results in the need for site reclamation.*

*(e) the need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.*

*(f) the proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).”*

### **Planning Department Comments**

#### **Building Inspection and Bylaw Enforcement**

This application was referred to the RDBN's Senior Building Inspector, who also attended the site visit for the subject property and reviewed the structures on site. Based on that evaluation, only the main MASH is considered a Structure. The other builds on the property are “props”, akin to “props” for mountain biking and similar activities.

The MASH structure requires a building permit and alterations and/or replacement to meet building standards. The Senior Building Inspector stated Burns Lake Airsoft has discussed building permit application requirements. An application has not been received to date.

The RDBN's Bylaw Enforcement Officer confirmed there are no records of complaints or issues with the subject property.

#### Recreation Contribution Grant Program application

During the 2024 Recreation Contribution Grant Program intake, Burns Lake Airsoft requested \$12,850 for play field upgrades and insurance costs. During the grant application review process, it was discovered that Burns Lake Airsoft's use of the subject property was not in compliance with land use regulations. Given this, on July 18, 2024 the Board passed a resolution that the Burns Lake Airsoft funding agreement not be entered into until the zoning bylaw compliance issues were resolved to the Board's satisfaction. As Comfor does not wish to change the zone of the property, they have applied for a Temporary Use Permit to bring the Airsoft Park use into compliance.

#### **Referral and Approval Process**

This application is being referred to Lake Babine Nation, the Village of Burns Lake, and the Electoral Area B Advisory Planning Commission (APC).

Notice of this application will be published in the Lakes District News informing the public of the time and location of the Board's consideration of the application, and their ability to provide input to the Board in writing. Property owners and tenants within 100 metres of the subject property will be sent a similar notice. A sign must be placed on the subject property at least 10 days before the Board considers the permit. Comments received from the public or referral agencies will be presented to the Board for consideration.

#### **ATTACHMENTS**

- Applicant submitted site plan
- Site visit photos







## Site Visit Photos

400 Highland Drive proposed Temporary Use Area for TUP B-01-24 (October 24, 2024)

**Photo #1:** MASH structure – built without building permits – front



**Photo #2:** MASH structure – built without building permits – rear





**Photo #3:** Sample of a site prop for playing airsoft – blockade



**Photo #4:** Sample of a site prop for playing airsoft – shaped like a small tank





**Photo #5:** View of access road from parking area



**Photo #6:** parking in forefront with parking in the background



# RDBN Board Report



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Danielle Patterson  
**Date:** December 12, 2024  
**Subject:** Temporary Use Permit B-01-24

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**RECOMMENDATION:****(all/directors/majority)**

That the Board approve the issuance of Temporary Use Permit B-01-24 to allow the operation of an airsoft park at 400 Highland Drive.

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**EXECUTIVE SUMMARY**

The proposed Temporary Use Permit (TUP) will allow the operation of an airsoft park on a 9.6 ha portion of the 42.27 ha property at 400 Highland Drive for a period of three years in accordance with the terms outlined in the TUP. The property has been informally used for airsoft and paintball for several years. The scale of use has increased to the point where a TUP is required to bring it into compliance with zoning. Comments received in response to the public notice will be presented to the Board in the supplemental agenda for consideration.

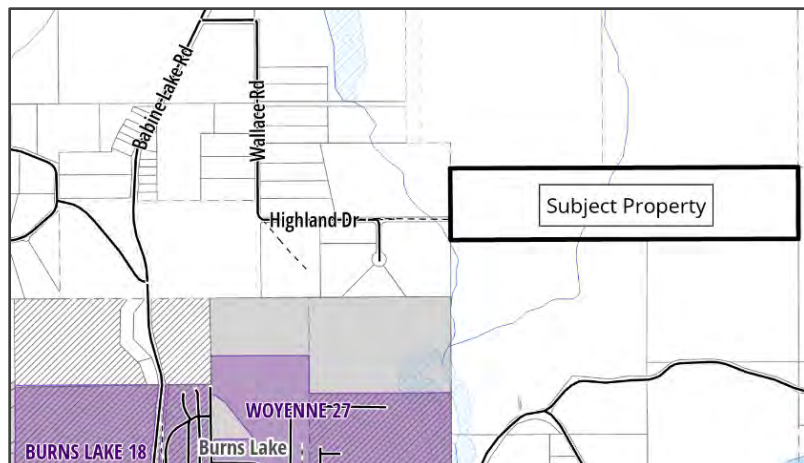
Planning staff do not anticipate any negative effects on the environment or negative affects on neighbouring land uses. The use is not anticipated to create high levels of traffic and would expand on recreational opportunities in the rural area. Given this, Planning staff recommend that TUP B-01-24 be approved, as presented.



## APPLICATION SUMMARY

<b>Name of Owner/Agent:</b>	Frank Varga, General Manager, Burns Lake Community Forest Ltd. (Comfor)
<b>Electoral Area:</b>	B (Burns Lake Rural)
<b>Subject Property:</b>	400 Highland Drive, legally described as the Fractional South ½ of District Lot 4173, Range 5, Coast District (PID 012-594-202).
<b>OCP Designation:</b>	Resource (RE) in the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan, Bylaw No. 1785, 2017 (the OCP)
<b>Zoning:</b>	Large Holdings Zone (H2) and Small Holdings Zone (H1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw).  <i>[Proposed TUP area is entirely within the H1 Zone.]</i>
<b>ALR Status:</b>	Not located within the ALR
<b>Existing Land Use:</b>	Recreation / forested / seasonal airsoft gameplay
<b>Fire Protection Area:</b>	Burns Lake Fire Protection
<b>Building Inspection:</b>	Within Building Inspection
<b>Location:</b>	Northeast of the Village of Burns Lake (approximately 250 metres) Woyenne 27 Reserve (approximately 625 metres).  A recreation trail traverses the subject property, approximately 250 metres east of the proposed TUP area.
<b>Property Size:</b>	Approximately 42.27 ha (~104.45 ac)
<b>Temporary Use Area:</b>	± 9.6 ha (23.7 ac)
<b>Proposal:</b>	

Comfor is requesting a three-year Temporary Use Permit (TUP) to allow an airsoft park on approximately 9.6 ha of the 42.27 ha subject property, shown below in the TUP Area map (See Attachments for application documents). The TUP application proposes that the airsoft park be operated by the Burns Lake Airsoft



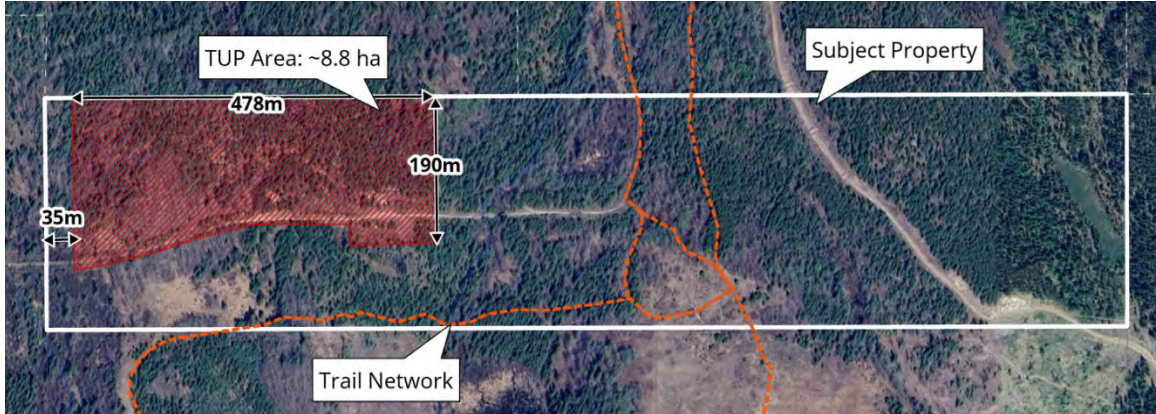
Association (Burns Lake Airsoft), as Burns Lake Airsoft has a Licence of Occupation (LoO) agreement with Comfor.

#### Recreation Contribution Grant Program application

During the 2024 Recreation Contribution Grant Program intake, Burns Lake Airsoft requested \$12,850 for play field upgrades and insurance costs. During the grant application review process, it was discovered that the airsoft use of the subject property was not in compliance with the Zoning Bylaw. Given this, on July 18, 2024 the Board passed a resolution that the Burns Lake Airsoft funding agreement not be entered into until the zoning Bylaw compliance issues were resolved to the Board's satisfaction. As Comfor, the property owner, does not wish to change the zone of the property, they have applied for a TUP to bring the airsoft park use into compliance.

The land has been used for airsoft and paintball gameplay since 2018. Planning staff informed the previous users the informal use of the land for paintball was accommodated by existing zoning; however, Burns Lake Airsoft's plans outlined in their Recreation Contribution Grant application include a scale of use and frequency that constitutes a principal use of the subject property. The proposed airsoft park area is zoned Small Holdings Zone (H1), which does not permit the operation of an airsoft park; therefore, a TUP is required.

#### **TUP Area**



Burns Lake Airsoft requests the following as part of their airsoft park operations:

- operations between April and November;
- hours of operation from 8:00 am to 10:00 pm, with no more than 20 airsoft gameplay days per year operating later than 7:00 pm;
- a 100-person limit for airsoft gameplay (excluding referees and first aid attendants);
- removal, alteration, or replacement of an existing staging shelter with an Open Air Shelter or 100 m<sup>2</sup>;

- club appreciation days, such as barbeques and firepits as part of special functions (typically two to three per year);
- rental and storage of gameplay equipment; and
- on-site parking (no off-site parking is proposed).

Burns Lake Airsoft has stated they intend to replace their existing staging shelter with an Open Air Shelter that is under 100 m<sup>2</sup>. They may also construct a storage structure under 55 m<sup>2</sup>. Planning staff have discussed these structures with the applicant and Burns Lake Airsoft and are satisfied that they do not constitute significant capital investment as the structures can comply with the Zoning Bylaw and be repurposed by Comfor when the TUP lapses.

## **DISCUSSION**

### **Property details**

The existing airsoft playfield is accessed through an unpaved portion of the Highland Drive Right of Way (RoW). There is an unpaved parking area within the TUP area, which Burns Lake Airsoft states allows the group to meet the airsoft park gameplay and special function/tournament parking needs without the need for overflow parking onto Highland Drive.

A recreation trail traverses the subject property, approximately 250 metres east of the proposed TUP area. Changes in ground elevation between the airsoft park area and the trail act as a natural buffer between the uses.

The property contains a driveway, a parking area, a staging shelter, a backup staging area, an outhouse, and gameplay props (six main structures and various smaller structures – see Attachments for photos). The existing outhouse is not constructed in a sufficient manner to remain in use and requires decommissioning.

The closest residence to the proposed TUP area is approximately 300 metres away. Approximately 75 residences are within one km of the proposed TUP area.

### **Licence of Occupation**

The subject property is owned by Comfor which has a five-year LoC agreement with Burns Lake Airsoft for Burns Lake Airsoft to operate the subject property as an “airsoft park”. Highlights from the LoC terms are as follows.

- A 35-metre buffer is required between the airsoft park and lands to the west of District Lot 4173, which is reflected in the requested TUP area.
- Burns Lake Airsoft may charge airsoft park usage/rental fees to recoup costs.
- Burns Lake Airsoft must maintain \$2,000,000 insurance to the benefit of Comfor and \$1,000,000 wildfire insurance.



- Burns Lake Airsoft must maintain its good standing as an incorporated Society.
- Burns Lake Airsoft must provide Comfor annual statistics on property use.

### **Temporary Use Permits Explained**

A TUP allows a use not permitted by zoning to occur for up to three years, with the option for the applicant to request that the Board consider renewing the TUP for a maximum of three additional years. After the renewed TUP expires, the applicant may submit a new application to allow the use to continue.

The TUP must be in accordance with the policies identified in the OCP which allows for the issuance of a Temporary Use Permit in the following circumstances:

*“(a) the proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;*

*(b) the environment would not be negatively affected by the proposed temporary use;*

*(c) the proposed temporary use will not have adverse effects on neighbouring land uses or property owners;*

*(d) the applicant has provided, for consideration as part of the application process, a decommissioning and reclamation plan, if the temporary use requires a significant amount of capital investment in a particular location, or otherwise results in the need for site reclamation.*

*(e) the need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.*

*(f) the proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).”*

### **Planning Department Comments**

This application was referred to the RDBN's Senior Building Inspector, who also attended the site visit for the subject property and reviewed the structures on site. The proposed alteration or replacement of the staging shelter requires a building permit. The other structures on the property are considered “props” akin to “props” for mountain biking and similar activities.

Planning staff do not anticipate any negative effects to the environment or adverse affects to neighbouring land uses from the proposed airsoft park if parking is restricted to off-road parking and updated toilet facilities are provided. Further, the level of airsoft gameplay is not anticipated to create high levels of traffic and would expand on recreational opportunities in the rural area. Given this, Planning staff recommend that TUP B-01-24 be approved, as presented.

**REFERRALS**

This application was referred to Lake Babine Nation, the Village of Burns Lake, and the Electoral Area B Advisory Planning Commission (APC). At their November 26, 2024 meeting, the APC passed a unanimous motion recommending the Board approve the TUP. The minutes for the APC meeting were not available as of the writing of this report. No referral responses were received from Lake Babine Nation or the Village of Burns Lake at the time of the writing of this report.

**PUBLIC NOTICE**

Notice of this application was published in the December 4, 2024 edition of the Lakes District News informing the public of the time and location of the Board's consideration of the application, and their ability to provide input to the Board in writing.

Notices were hand delivered to property owners and tenants within 100 metres of the subject property due to the Canada Post strike. As the subject property is accessed via an undeveloped RoW, a sign has been placed at the nearby intersection of Highland Drive and Highland Place, near the beginning of the undeveloped RoW.

Comments received from the public or referral agencies will be presented to the Board for consideration.

**ATTACHMENTS**

- TUP B-01-24 permit
- [Applicant submission \(link\)](#)
- Site visit photos



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
TEMPORARY USE PERMIT NO. B-01-24**

ISSUED TO: Burns Lake Community Forest Ltd.  
153 Francois Lake Road, PO Box 788  
Burns Lake, BC V0J 1E0

WITH RESPECT TO THE FOLLOWING LANDS:

**400 Highland Drive, legally described as the Fractional South ½ of  
District Lot 4173, Range 5, Coast District; PID 012-594-202.**

1. This Temporary Use Permit authorizes the following temporary use:
  - 1.1. The operation of an airsoft park, which includes rentals of airsoft equipment; ongoing maintenance of the airsoft park; airsoft gameplay; and related airsoft functions such as tournaments and club appreciation days, in the area identified in Schedule A, which forms part of this permit, as the "Airsoft Park TUP Area". For the purposes of this permit, reference to "airsoft gameplay" includes related airsoft functions such as tournaments and club appreciation days.
2. The temporary use identified in Section 1 may occur only in substantial accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A.
3. The permit holder shall, as a condition of this permit:
  - a. Not construct any permanent structures on the subject property as part of the temporary use permit other than the following:
    - i. Structures permitted under General Provisions – Uses Permitted in All Zones Sections 3.0.1.1.g) and j) of Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020, and
    - ii. up to two pit privies.
  - b. Ensure all off-street parking is sited within the Airsoft TUP Area identified in Schedule A. No street parking for the airsoft park shall be permitted.
  - c. Operate the airsoft park between the months of April and November.
  - d. Limit the hours of operation of the airsoft park to 8:00 am to 10:00 pm, with no more than 20 airsoft gameplay days per year operating later than 7:00 pm.



- e. The number of persons participating in airsoft gameplay at any given shall not exceed 100 persons (excluding referees and first aid attendants).
  - f. No airsoft gameplay shall occur until toilet facilities are located within the Airsoft Park TUP area as follows:
    - i. One to 50 participants require at least one toilet, which may be a portable toilet or a pit privy that is constructed in accordance with Northern Health guidelines.
    - ii. 51 to 100 participants require at least two toilets, which may be portable toilets and/or pit privies that are constructed in accordance with Northern Health guidelines.
  - g. No airsoft gameplay shall occur until the existing pit privy is decommissioned according to Northern Health's guidelines and documentation is provided to the satisfaction of the Director of Planning or their designate.
  - h. No airsoft gameplay shall occur until the existing Open Air Structure used for a staging area (also known as the "MASH" structure) meets Regional District Building Bylaw No. 1634, 2012 requirements by demolishing, altering, or replacing the Structure.
  - i. The owner or their agent shall confirm with a Regional District Building Inspector that any airsoft gameplay props are exempt from requiring building permits prior to the replacement or installation of additional airsoft gameplay props.
4. This Permit authorizes the temporary use identified in Section 1 of this permit to occur only for a term of three years from the date of issuance of this permit.
- If a term or provision of this permit is contravened or not met, or if the Applicant or property owner suffers or permits any act or thing to be done in contravention of or in violation of any term or provision of this permit, or refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing prescribed or imposed or required by this permit the Applicant and / or property owner are in default of this permit, and the permit shall be void and of no use or effect.
5. As a term of this permit the owner of the land must remove all airsoft gameplay props and the existing camping vehicle from the land upon which the temporary use is occurring or has occurred within two months from the date of the expiration of this permit unless this permit is renewed by the Board.
6. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-

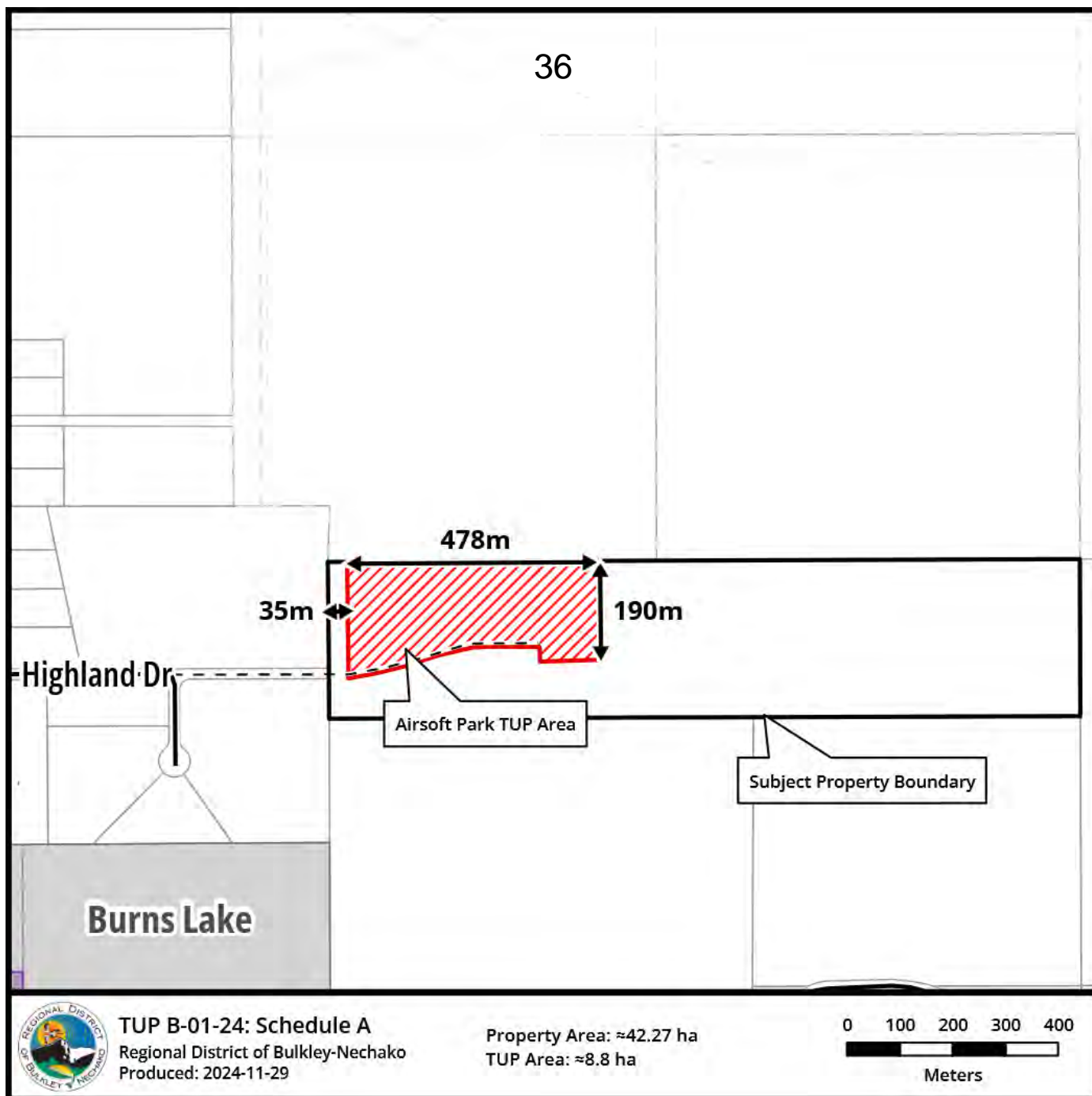
Nechako applicable thereto, except as specifically varied or supplemented by this permit.

AUTHORIZING RESOLUTION passed by the Regional Board on the \_\_\_\_\_ day  
of \_\_\_\_\_, 2024.

PERMIT ISSUED on the \_\_\_\_ day of \_\_\_\_\_, 2024.

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Corporate Administrator





**Site Visit Photos**

400 Highland Drive proposed Temporary Use Area for TUP B-01-24 (October 24, 2024)

**Photo #1:** MASH structure – built without building permits – front



**Photo #2:** MASH structure – built without building permits – rear





**Photo #3:** Sample of a site prop for playing airsoft – blockade



**Photo #4:** Sample of a site prop for playing airsoft – shaped like a small tank





**Photo #5:** View of access road from parking area



**Photo #6:** parking in forefront with parking in the background





# Newspaper Advertisement

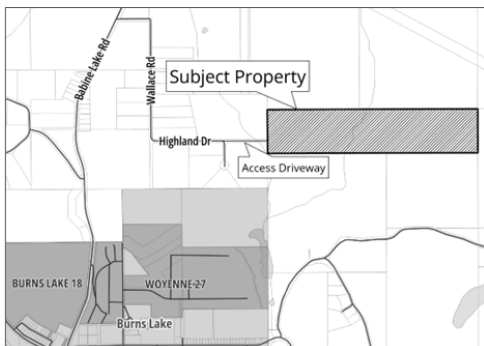


## Notice of Application for Temporary Use Permit

Notice is hereby given that the Board of Directors of the Regional District of Bulkley-Nechako (the Board) will be considering the issuance of a Temporary Use Permit (TUP) at a meeting to be held during business hours on Thursday, December 12, 2024 in the Regional District of Bulkley-Nechako Board Room, 37 3rd Avenue, Burns Lake, BC. Pursuant to Section 493 of the Local Government Act, the RDBN Board may allow temporary uses for a period of three years or less, renewable for up to another three years, through the issuance of a TUP by Board resolution.

The purpose of the TUP is to allow the operation of an airsoft park for airsoft gameplay and special functions on the subject property at 400 Highland Drive in accordance with the terms outlined in the TUP. The subject property is legally described as the Fractional South ½ of District Lot 4173, Range 5, Coast District (PID 012-594-202). It is northeast of the Village of Burns Lake (~250 metres) and Woyenne 27 Reserve (~625 metres), as shown on the location map.

All persons who deem their interests to be affected by this application may submit written submissions in person at the RDBN Office at 37 3rd Avenue, Burns Lake, BC or by e-mail to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). Written submissions must be received by the RDBN no later than 4:30 pm on Tuesday, December 10, 2024 to ensure consideration by the Board.



A copy of the proposed TUP and additional information may be inspected at the RDBN office at 37 3rd Avenue, Burns Lake, between the hours of 8:30 am - 4:30 pm from Friday, November 29, 2024 to Thursday, December 12, 2024 (excluding weekends and statutory holidays) and online at [www.rdbn.bc.ca/departments/planning/public-meetings](http://www.rdbn.bc.ca/departments/planning/public-meetings). You may also call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll free at 1-800-320-3339.



## Intro

A World of Opportunities Within Our Region

Page - Government organisation

37 3rd Avenue, Burns Lake, BC, Canada, British Columbia

(250) 692-3195

[rdbn.bc.ca](http://rdbn.bc.ca)

## Photos

[See All Photos](#)



Posted 2024 Nov29



Regional District of Bulkley-Nechako

59m

### NOTICE OF CONSIDERATION

TUP B-01-24: the Board of Directors will consider the issuance of the Temporary Use Permit (TUP) for up to three years for the property at 400 Highland Drive, legally described as the Fractional South 1/2 of District Lot 4173, Range 5, Coast District.

Purpose: the purpose of TUP B-01-24 is to allow the operation of an airsoft park for airsoft gameplay and special functions.

Next Steps: The RDBN Board of Directors will consider the issuance of the TUP on Thursday, December 12, 2024 during regular business hours. Written submissions from persons who deem their interests will be affected will be until 4:30 pm on Tuesday, December 10, 2024.

For full details, visit our website at [www.rdbn.bc.ca/departments/planning/public-meetings](http://www.rdbn.bc.ca/departments/planning/public-meetings)

Comments on this post are turned off as Facebook comments are not considered part of the official public record.



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

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Location Map

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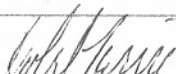
[WWW.RDBN.BC.CA](http://WWW.RDBN.BC.CA) | 1-250-692-3195  
[INFO@RDBN.BC.CA](mailto:INFO@RDBN.BC.CA) | 1-800-320-3339  
37 3RD AVE., PO BOX 820 BURNS LAKE, BC V0J 1E0



# Referral Responses

(last updated December 4, 2024)

## Advisory Planning Commission Meeting Minutes

Electoral Area B	Meeting Date: Nov 26, 2024 7:00 pm	Meeting Location: RDBN Office
<b>Attendance</b>		
<u>APC Members</u>		
<input checked="" type="checkbox"/> Marvin Strimbold		
<input checked="" type="checkbox"/> Ed Martens		
<input checked="" type="checkbox"/> Robert Currie		
<input checked="" type="checkbox"/> Lynn Synotte		
<input type="checkbox"/> Valerie Anderson (regrets)		
<input type="checkbox"/> Corrine George (regrets)		
<input type="checkbox"/> Bob Saul		
<input type="checkbox"/> Daniella Oake (regrets)		
<u>Electoral Area Director</u>		
<input type="checkbox"/> Director Michael Riis-Christianson		
<input checked="" type="checkbox"/> Alternate Director Doug Bysouth		
<u>Other Attendees</u>		
<input checked="" type="checkbox"/> Michael Jacques, Burns Lake Airsoft Association, applicant representative		
<input checked="" type="checkbox"/> Danielle Patterson, Senior Planner (note-taker)		
Chairperson: Lynn Synotte		Acting Secretary: Robert Currie
Call to Order: 7:01 pm		
<b>Agenda items</b>		
<ul style="list-style-type: none"><li>- Round of introductions.</li><li>- Robert Currie volunteered to be Acting Secretary. Danielle Patterson to take notes.</li><li>- TUP B-01-24 (Comfor)<ul style="list-style-type: none"><li>o D. Patterson provided a general summary of the applicant's proposal.</li><li>o APC members discussed proposal and the importance of recreational opportunities in rural Burns Lake. Discussion of TUP versus rezoning, investment in structures for the Burns Lake Airsoft Association, nearby amenities, proximity to mountain biking and walking trails, and outhouse requirements.</li><li>o Michael Jacques stated they have typically 6-30 players with approximately 40-50 unique users last year. They are exploring options to purchase 1 to 2 portable toilets and have them serviced locally.</li><li>o Marvin Strimbold motioned to recommend the TUP be approved. Seconded by R. Currie. Unanimous vote in favour.</li></ul></li></ul>		
Meeting Adjourned: 7:31 pm		Secretary Signature 

**From:** [RDBN Planning](#)  
**To:** [Danielle Patterson](#)  
**Subject:** FW: Temporary Use Permit application B-01-24  
**Date:** December 4, 2024 2:29:12 PM

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**From:** Sheryl Worthing <[sworthing@burnslake.ca](mailto:sworthing@burnslake.ca)>  
**Sent:** December 4, 2024 2:27 PM  
**To:** RDBN Planning <[planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca)>  
**Subject:** Temporary Use Permit application B-01-24

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Please be advised the Village of Burns Lake has no issues with the Temporary Use Permit application for the property located at 400 Highland Drive.

Thank you,  
Sheryl

**Sheryl Worthing**

Chief Administrative Officer

**P** 250-692-7587 **C** 250-692-6416

[sworthing@burnslake.ca](mailto:sworthing@burnslake.ca) | [burnslake.ca](https://burnslake.ca)

15-3rd Avenue, PO Box 570  
Burns Lake, BC V0J 1E0

[BURNS LAKE](#) | Carve [your path.](#)



# Public Submissions

(last updated December 6, 2024)

**From:** [RDBN Planning](#)  
**To:** [Danielle Patterson](#)  
**Subject:** FW: TUP 400 Highland Drive  
**Date:** December 6, 2024 3:28:58 PM

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-----Original Message-----

From: Kristy Bjarnason [REDACTED]  
Sent: Thursday, December 5, 2024 8:44 AM  
To: RDBN Planning <[planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca)>  
Subject: TUP 400 Highland Drive

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

Good morning,

I wanted to write a letter regarding the application for the temporary use permit for 400 Highland Drive Burns Lake for the purposes of an Airsoft park for gameplay and special functions.

I am a resident in the Village of Burns Lake and am strongly in favour of issuing this TUP as I feel the Airsoft club and park provide a unique and exciting activity to the local community as well as those who come to the area for games and events.

The club members work hard to ensure the game and park are safe, inclusive and enjoyable for all who come out, and they are active in the community by participating in events setting up booths to promote the game, demonstrating safe game play, and providing an opportunity for new and former players to learn safety and try out the equipment. They also lend their support to events like the fall fair and western days to provide evening and overnight security, or manning ticket booths.

They are a dedicated group who have worked hard to promote the game, enhance the safety and enjoyment for those who go out to play (or watch from a safe and supervised distance), and I feel that the club and park are an asset to the community and region. I hope to see the TUP approved, and to see the club's visions for the park come to fruition to continue to provide another fantastic recreation activity, and opportunity for social and physical health for people to participate in, as well as contributing to tourism and economic development by providing another reason to visit the lakes district and surrounding areas.

Thank you for taking the time to read this letter of support, and I hope to see the club be successful in all their endeavours.

Sincerely  
Kristy Bjarnason  
Burns Lake