



**Regional District of Bulkley-Nechako
Committee of the Whole
AGENDA
Thursday, April 10, 2025**

<u>PAGE NO.</u>		<u>ACTION</u>
	<u>First Nations Acknowledgement</u>	
	<u>AGENDA - April 10, 2025</u>	Approve
	<u>Supplementary Agenda</u>	Receive
	<u>MINUTES</u>	
3-13	Committee of the Whole Meeting Minutes - January 9, 2025	Approve
	<u>DELEGATIONS</u>	
	<u>RIO TINTO</u> Aman Parhar, Senior Advisor, Communities and Social Performance Re: Business Update	
	<u>DEVELOPMENT SERVICES</u>	
14-25	Jason Llewellyn , Director of Planning and Development - Draft Bylaw Enforcement Policy	Recommendation
	<u>ADMINISTRATION REPORT</u>	
26	Shari Janzen, Community Development Coordinator - Lakes District Fair Association - Letter of Support Request	Recommendation
27-30	Megan D'Arcy, Regional Agriculture Coordinator - Historic Farm Credit Canada Values Report 2025	Receive
31	Megan D'Arcy, Regional Agriculture Coordinator - Non-profit, Agriculture Organization Gathering	Receive

<u>PAGE NO.</u>	<u>ADMINISTRATION CORRESPONDENCE</u>	<u>ACTION</u>
32-34	CN - CN Right-of-Way Vegetation Management	Receive
35-36	Columbia Shuswap Regional District - Changes to the Community Works Fund Eligibility	Receive
37-39	Columbia Shuswap Regional District - Short Term Rental Challenges and Concerns	Receive

SUPPLEMENTARY AGENDA

NEW BUSINESS

IN-CAMERA

That this meeting be closed to the public pursuant to Section 90(1)(k) and 90(2)(d) of the *Community Charter* for the Board to deal with matters relating to solid waste.

ADJOURNMENT

REGIONAL DISTRICT OF BULKLEY-NECHAKO**COMMITTEE OF THE WHOLE MEETING****Thursday, January 9, 2025**

PRESENT:

Chair	Mark Parker
Directors	<p>Gladys Atrill Shane Brienen – via Zoom – arrived at 10:29 a.m., left at 12:08 p.m., returned from lunch at 12:56 p.m. Leroy Dekens Martin Elphee Judy Greenaway Clint Lambert Linda McGuire Shirley Moon Kevin Moutray Chris Newell Michael Riis-Christianson Stoney Stoltenberg Sarrah Storey – via Zoom – left at 10:49 a.m., returned at 10:50 a.m., left at 11:18 a.m., returned at 11:20 a.m. Henry Wiebe</p>
Staff	<p>Curtis Helgesen, Chief Administrative Officer Cheryl Anderson, Director of Corporate Services Nellie Davis, Manager of Strategic Initiatives and Rural Services – via Zoom and in-person Tori Hallman, First Nations Liaison, left at 12:08 p.m. John Illes, Chief Financial Officer Wendy Wainwright, Deputy Director of Corporate Services Scott Zayac, Director of Protective Services</p>
Others	<p>The Honourable Ravi Parmar, Minister of Forests – arrived at 10:55 a.m., left at 12:08 p.m. Greg Brown, Ministerial Advisor, Ministry of Forests – arrived at 10:26 a.m., left at 10:45 a.m., returned at 10:55 a.m., left at 12:08 p.m. Ryan Chapman, Deputy Fire Centre Manager, Northwest Fire Centre, Ministry of Forests – arrived at 10:55 a.m., left at 12:08 p.m. Tara Dunphy, Director Strategic Initiatives and Forest Landscape Planning, Skeena, Ministry of Forests – arrived at 10:55 a.m., left at 12:08 p.m. Neal Marincak, District Manager, Nadina Resource District, Ministry of Forests – arrived at 10:55 a.m., left at 12:08 p.m. Ian Meier, Acting Deputy Minister, Ministry of Forests – arrived at 10:55 a.m., left at 12:08 p.m.</p>

Others (cont'd) Janelle Paulson, Manager First Nations Relations, Ministry of Forest – arrived at 10:34 a.m., left at 12:08 p.m.
Cindy Shelford, Burns Lake – arrived at 10:28 a.m., left at 12:08 p.m.
Dalphena Snively, Electoral Area C (Fort St. James Rural)
Shawn Trottier, Resource Manager, Nadina District, Skeena Region, Ministry of Forests – arrived at 10:28 a.m., left at 12:08 p.m.

CALL TO ORDER

Chair Parker called the meeting to order at 10:02 a.m.

FIRST NATIONS ACKNOWLEDGEMENT

AGENDA

Moved by Director Moutray
Seconded by Director McGuire

C.W.2025-1-1

“That the Agenda of the Committee of the Whole meeting of January 9, 2025 be approved.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

MINUTES

Committee of the Whole
Minutes – November 7, 2024

Moved by Director Stoltenberg
Seconded by Director Elphee

C.W.2025-1-2

“That the Committee of the Whole Meeting Minutes of November 7, 2024 be approved.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

STAFF INTRODUCTION

Chair Parker introduced Tori Hallman, First Nations Liaison.

OATH OF OFFICE

Cheryl Anderson, Director of Corporate Services administered the Oath of Office to Dalphena Snively, Alternate Director, Electoral Area C (Fort St. James Rural).

ADMINISTRATION REPORTS

Travel Authorization (RBA)

Moved by Director Stoltenberg
Seconded by Director Greenaway

C.W.2025-1-3

“That the Committee recommend the Board authorize the reimbursement of expenses in the amount of \$2,860 for Director Atrill’s attendance at the celebration of life for past Premier Horgan.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS (CONT'D)

Local Service Area Contract -Burns Lake and District Rebroadcasting Moved by Director Riis-Christianson
Seconded by Director Greenaway

C.W.2025-1-4 "That the Committee recommend to the Board to authorize the Chair and CAO to enter into the Local Service Area Contract with the Burns Lake and District Rebroadcasting Society."

(All/Directors/Majority) CARRIED UNANIMOUSLY

Discussion took place regarding staff conducting a survey to determine resident use of the rebroadcast of television channels and radio channels in the region.

2024 Wildfire Season Summary Moved by Director Stoltenberg
Seconded by Director Dekens

C.W.2025-1-5 "That the Committee receive the Emergency Services Manager's 2024 Wildfire Season Summary memorandum."

(All/Directors/Majority) CARRIED UNANIMOUSLY

Discussion took place regarding the issuing of Alerts and Orders and the rescinding of the Alerts and Orders over weekends. Staff have had discussions with BC Wildfire Services regarding the process.

Growing Opportunities Newsletter – Issue 23 Moved by Director Stoltenberg
Seconded by Director Lambert

C.W.2025-1-6 "That the Committee receive the Regional Agriculture Coordinator's memorandum."

(All/Directors/Majority) CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

Regional District of Kootenay Boundary – Cooperative Community Wildfire Response (CCWR) Program Moved by Director Stoltenberg
Seconded by Director Lambert

C.W.2025-1-7 "That the Committee receive the correspondence from the Regional District of Kootenay Boundary regarding Cooperative Community Wildfire Response (CCWR) Program."

(All/Directors/Majority) CARRIED UNANIMOUSLY

PRESENTATION

Curtis Helgesen, Chief Administrative Officer/John Illes, Chief Financial Officer Re: 2025 Budget

CAO Helgesen provided an overview of the budget considerations and process.

- RDBN Budget Process
- 70-80 services that have individual budgets
 - o Major/minor services
 - Some services are mandated by province
 - Some services are named 'major' but are voluntary services on behalf of residents
 - o Voluntary services
 - Minor services
 - Residents want a service and pay for it
 - RDBN provides 60-70 services
- Assessments.

CAO Helgesen and CFO Illes provided a PowerPoint presentation.

Budget 2025

- Annual Budget
 - o Cost to deliver services plus the value of all assessed property in service area equals the mill rate
 - o Mill rate for every residential property in the RD is the same
- Budget submissions to province
 - o RDBN March 31
 - o Municipalities May 15
- Property Tax Notice
 - o RDBN in comparison to Regional District of Kitimat-Stikine, Cariboo Regional District, Regional District of Fraser-Fort George, Province of B.C., Capital Regional District
- Average Municipal Variable Rate Tax with Composition
- 2024 Average RD Tax as a portion of Average Total Taxes
- 2024 RDBN Taxes Requisitions as portion of Total
- Types of Service in the RDBN Budget
 - o Major Shared
 - o Major Rural
 - o Minor
- Major versus Minor
- Major Shared Services
- Composition of Major Shared Services
- Taxes per Avg House – Vanderhoof
- Major Services
- Composition of major Rural Services

PRESENTATION (CONT'D)

Curtis Helgesen, Chief Administrative Officer/John Illes, Chief Financial Officer Re: 2025 Budget (Cont'd)

Discussion took place regarding:

- Average hospital tax
- Provincial Comparative tax data
 - o Local Government Data Entry (LGDE) Program
 - Staff will forward information to RDBN Directors and member municipality finance departments.

Break at 10:55 a.m.

Reconvened at 11:00 a.m.

DELEGATION

MINISTER OF FORESTS – the Honourable Ravi Parmar Re: Forestry in the Region

Chair Parker welcomed the Honourable Ravi Parmar, Minister of Forests.

Minister Parmar introduced Ian Meier, Acting Deputy Minister, Greg Brown, Ministerial Advisor, Ryan Chapman, Deputy Fire Centre Manager, Northwest Fire Centre, Tara Dunphy, Director Strategic Initiatives and Forest Landscape Planning, Skeena, Neal Marincak, District Manager, Nadina Resource District, Janelle Paulson, Manager First Nations Relations, Shawn Trottier, Resource Manager, Nadina District, Skeena, Ministry of Forests.

Minister Parmar commented:

- Requested the Forestry portfolio from Premier Eby
- Worked with Ravi Kahlon, current Minister of Housing and Municipal Affairs under Doug Donaldson, past Minister of Forests, Lands and Natural Resource Operations, and Rural Development
 - o Worked with communities with sawmill closures
- Experience coming to rural northwest and north central BC
- Sworn in by Premier Eby November 18th
 - o November 19th asked if would consider Minister of Forests portfolio
- Ministry of Forests key pillars
 - o Restoring confidence in the Ministry of Forests
 - o Standing up for workers and communities
 - o Honouring commitments as government
 - Declaration of Indigenous peoples
- Recently visited Prince George and Vanderhoof
 - Communities are hurting from sawmill closures
 - Met with United Steel workers Union representatives and others

DELEGATION (CONT'D)

MINISTER OF FORESTS – the Honourable Ravi Parmar Re: Forestry in the Region (Cont'd)

- Heard that the social license has been broken
- Work will be to restore confidence
- Stand up for workers and ensure communities are represented in discussions
- can only be done hand in hand with First Nations looking forward
- Will be meeting with Canfor
- Taking on a number of initiatives over next couple of weeks centered around what the next 100 years will look like
 - o want to lay a pathway collectively for successors to have a strong, sustainable, robust forestry sector
 - o Industry investment
 - o Spoke about Past Premier Horgan's recognition of northern B.C.
 - o Looking forward to continued engagement.

Discussion took place regarding:

- Houston/Granisle and area
 - o Resource based community
 - o Resource dollars provided to the province
 - o Industry closures over the past years including the recent loss of Houston's Canfor Sawmill
 - o Minister Parmar spoke of looking at opportunities
 - Discussions regarding local job creation and value added manufacturing with Mayor Brienen
 - Eye opener to tour the Canfor sawmill site
 - In the past largest producer in the world
 - Opportunities moving forward
 - BC Timber Sales review
 - Job creation and sustainability
 - While in Fraser Lake looked at commercial thinning
 - Sustainability practices – key
- Need for a pragmatic and realistic approach
- Resource Benefits Alliance
- Forestry and future of forestry are a way to support a good community
- Scientists in the community of Smithers
 - o Combine to build opportunities
 - o Smithers offers a "think tank" approach
- Education
 - o Focusing to ensure people believe and are committed to the region

DELEGATION (CONT'D)

MINISTER OF FORESTS – the Honourable Ravi Parmar Re: Forestry in the Region (Cont'd)

- Minister Parmar
 - o Difficult task as politicians building trust in the industry, sector and community
 - Social license – complex
 - o Outlook of Minister Parmar’s constituents in Langford on Forestry
 - o Old Growth on the coast vs. in northern B.C.
 - o Visited the Bulkley Valley Research Centre
- Fort St. James forestry sector
 - o Past challenges
 - o Significant number of logging trucks per day travelling through main street
 - o Value added projects in Fort St. James
 - Deadwood Innovation
 - Minister Parmar indicated he is looking forward to visiting
- Impacts to the Agriculture Sector with the sawmill closures due to the lack of shavings for bedding material
 - o A number of factors to consider
 - o Minister Parmar
 - Value added will be a top priority
 - Attending the BC Natural Resources Forum in Prince George next week
 - Past Provincial funding for value added innovation and the outcome of job creation
 - Huge focus from Ministry of Forests to continue to grow value added sector and get most value out of logs
 - Upcoming challenges in 2025
 - Softwood Lumber Agreement
 - o Forming an advisory committee with strong representatives
 - Tariffs
 - Attending meetings in Washington, DC USA February 12th
- Benefits of small sawmills to communities
- Agriculture sector dollars from the B.C. Auction Barn in Vanderhoof
 - o Critical necessity for shavings for Agriculture industry
 - Challenges for the Agriculture Sector to access shavings
 - o Utilizing cattle for fire mitigation
 - o Value of the Agriculture Sector to the Forestry Sector
 - o History of homesteading beginning with agriculture and leading to forestry
 - o Large number of farms/small businesses in the Vanderhoof area supporting the region
 - o Minister Parmar spoke of the opportunity to learn and will exchange contact information

DELEGATION (CONT'D)

MINISTER OF FORESTS - the Honourable Ravi Parmar Re: Forestry in the Region (Cont'd)

- Ian Meier, Acting Deputy Minister
 - Ministry of Forests is working with Cattlemen's Associations to utilize sheep and goats forage to mitigate wildfires
 - Working closely with the Invasive Species Council
 - During wildfires working with the Ministry of Agriculture in relation to livestock bedding and fee
- Important to understand the connection and correlation between forestry and agriculture
 - Ranchers and farmers often also work in the logging industry
- Tara Dunphy, Director Strategic Initiatives and Forest Landscape Planning, Skeena, Ministry of Forests
 - Lakes Resiliency Project
 - Working group includes well versed local ranchers
 - Role of cattle to break up fire fuels/role for managing invasive plants
 - Remote Collar Pilot Project by the BC Cattlemen's Association
- Chinook Emergency Response Society (CERS)
 - Working with Ministry of Forests BC Wildfire Service to utilize forest service roads for livestock vegetation with the ability to utilize for fire guards
 - Opportunities for a variety of solutions
- Old Growth Management Areas (OGMAs) bordering communities and critical infrastructure
 - Dead fibre becomes a fire hazard
 - Local First Nations concerns
 - Three Nations Water System on the Southside of Francois Lake
 - Managing Old Growth Management Areas
- Electoral Area E (Francois/Ootsa Lake Rural)
 - 2nd most burnt area in the Province
- CERS proactive approach to fire response
 - Support from the Ministry is welcome
- Minister Parmar flew over Electoral Area E and will follow up
- Broken Social License
 - *Forest Act* and statues not working for small communities
- Optimism regarding Minister Parmar's comments
- Burns Lake Community Forest
 - Initially a pilot project
 - Largest community forest
 - Community forests provide stability for local communities
 - Minister Parmar noted they are looking to expand community forests
- Consideration for small outlying communities such as Granisle when decisions are being made for communities with sawmill closures such as Houston and Fraser Lake
 - Reliant on goods, supplies and services
- Importance of continued maintenance of Forest Service Roads (FSRs) that are utilized as secondary egress routes e.g. Granisle
 - Budget considerations can be challenging to maintain FSRs

DELEGATION (CONT'D)

MINISTER OF FORESTS – the Honourable Ravi Parmar Re: Forestry in the Region (Cont'd)

- Minister Parmar
 - o spoke of the importance of having infrastructure to bring people to communities
 - o the Honourable Brittany Anderson, Minister of State for Local Governments and Rural Communities has been tasked with visiting communities
 - Will be visiting following the BC Natural Resources Forum in Prince George, January 14-16, 2025
 - o Indirect job losses in communities when a sawmill closes
- Sawmill closures directly impact the available contractor equipment and operators in a communities to fight wildfires
- Importance of utilizing wildfire salvaged timber and fibre
- Chair Parker will provide a copy of the RDBN Strategic Plan
 - o Strategic Focus Area #1 is Relationships with First Nations
 - RDBN needs to be included when discussions are being held between the Province and First Nation communities
- Minister Parmar
 - o Investment in BC Wildfire
 - o Recognized the need to include communities and contractors
 - o Reconciliation
 - Meaningful conversations when everyone is in the same room.

Chair Parker thanked Minister Parmar and his team for attending the meeting.

Break for lunch at 12:08 p.m.

Reconvened at 12:50 p.m.

PRESENTATION (CONT'D)

Curtis Helgesen, Chief Administrative Officer/John Illes, Chief Financial Officer Re: 2025 Budget (Cont'd)

CAO Helgesen and CFO Illes continued the PowerPoint presentation.

- All RDBN major Services
 - o Tax based on a mill rate (rate per \$1,000 of assessed value).
- Some services
 - o Tax on the value of land and improvements
 - o Others just the value of improvements.
- BC Assessment values all property classes and provides updates each January.
- A few Minor Services
 - o Charge a parcel tax, or
 - o Flat rate per property in the service area.
- RDBN has 64 Minor Services in 2025
- Property Classes in the RDBN

PRESENTATION (CONT'D)

Curtis Helgesen, Chief Administrative Officer/John Illes, Chief Financial Officer Re: 2025 Budget (Cont'd)

- Regional District Multipliers
- Municipal Multipliers 2024
- Representative House Values in the RDBN
- 2024 Environmental Services Taxes
- Environmental Services Taxation
- Each Bylaw creates a "Service Area"
- Each jurisdiction billed so that each property of the same class (and value) will pay the same amount
- Next Steps.

Discussion continued:

- Tax collection disparity
- Determining the most equitable tax collection system
- Municipal requisitions for RDBN services they participate in
- Property zoning
 - o Residential Agricultural (ALR)
 - o Managed Forest Service Land – rarely used
- Weighted average taxes
- Crown owned infrastructure such as the BC Hydro's Transmission system expansion
 - o Grant in lieu of taxes
 - o Privately owned powerlines – contribute to taxation as a utility
- Multipliers and how municipalities determine multipliers
- Initiatives underway to reform the *Local Government Act* including taxation
 - o Potential impacts if Regional Districts could determine their own multipliers
- Environmental Services taxation and user pay
- Total requisition to be invoiced and percentage paid by residential class
- Non-market change roll comparison
 - o Summary by Regional District
 - o Summary by Electoral Area
- Environmental Services taxation and potential partnerships with First Nations for services
 - o Staff working with Indigenous Relations and Northern Affairs Canada.

ADMINISTRATION REPORT (CONT'D)

2025 Completed Assessment Moved by Director Stoltenberg

Roll and Requisition Impacts Seconded by Director Elphee

C.W.2025-1-8

"That staff bring back a budget that captures the non-market changes from the 2024 Completed Assessment and that, in addition, provides an inflation allowance of 3.0%."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION REPORT (CONT'D)

Discussion took place regarding:

- Inflation allowance of 3.0%
- Canadian inflation rate – January 1 – November 30, 2024
- Impacts of inflation rates to salaries
- Determining future pressures from sawmill closures
- Northwest B.C. Funding Agreement
- Awaiting release of the Consumer Price Index
- Market price indicator
- Staff will bring forward additional information during budget discussions in March 2025.

2025 Minor Service Budgets Moved by Director Riis-Christianson
 Seconded by Director McGuire

C.W.2025-1-9 "That the Committee receive the Chief Financial Officer's 2025 Minor Service Budgets memorandum."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director Stoltenberg
 Seconded by Director Wiebe

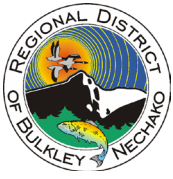
C.W.2025-1-10 "That the meeting be adjourned at 2:10 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of
 Corporate Services



Regional District of Bulkley-Nechako Committee of the Whole

To: Chair and Committee
From: Jason Llewellyn, Director of Planning and Development
Date: April 10, 2025
Subject: **Draft Bylaw Enforcement Policy**

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

That the Committee provide staff with comment regarding the attached draft Bylaw Enforcement Policy.

DISCUSSION

A draft bylaw enforcement policy is attached to this report for the Committee's consideration. This is an opportunity for the Committee to comment on the draft policy prior to formal consideration of the Policy at the Board's April 24, 2025 meeting.

This policy is a comprehensive guide for RDBN staff regarding the manner in which bylaw enforcement is undertaken in the RDBN. The policy deals with the receipt and investigation of bylaw complaints, the enforcement of bylaw infractions, and staff's engagement and information sharing with the public.

The intent is a bylaw enforcement process which is impartial, fair, efficient, reasonable, and predictable. The policy takes a progressive approach which recognizes that enforcement action is discretionary and complaint driven, and that a certain level of tolerance is necessary given the size of the region, the low density of development, community character, and the RDBN's limited bylaw enforcement capacity.

Section 39 of the draft policy has been included to allow the Committee to consider whether any Electoral Areas should not have the option of bylaw enforcement using Bylaw Notices. If no Electoral Areas are identified by the Committee, this section will be removed and the policy renumbered.

ATTACHMENTS:

Draft Bylaw Enforcement Policy



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW ENFORCEMENT POLICY

Approved: "date"

POLICY STATEMENT

1. This policy establishes the procedures and practices by which the Regional District of Bulkley-Nechako (RDBN) undertakes bylaw enforcement in the RDBN's electoral areas. This policy provides direction to staff, Board members, and the public regarding the following:
 - a. the RDBN's guiding principles for bylaw enforcement
 - b. how enforcement action may be initiated
 - c. the investigation and enforcement process
 - d. public communication regarding bylaw enforcement issues

2. The Chief Administrative Officer may waive this policy or authorize an exemption on a case-by-case basis.

DEFINITIONS

3. The following definitions apply to this policy:
 - a. "Complainant" means the person making a complaint regarding a potential bylaw infraction
 - b. "Alleged Offender" means a person who is under investigation for causing a bylaw infraction and / or the owner of a property on which a potential bylaw infraction may have occurred

BYLAW ENFORCEMENT OFFICERS

4. Bylaw Enforcement Officers for the RDBN include the persons employed in the following positions: Director of Planning and Development, Deputy Director of Planning and Development, Director of Environmental Services, Bylaw Enforcement Officer, Senior Building Inspector, Building Inspector, Planning and Parks Coordinator, Senior Planner, Planner, and any other person acting in an official capacity on behalf of the Regional District for the purpose of enforcing one or more of its bylaws. The

following positions are authorized to perform the following bylaw enforcement duties:

- a. Director of Planning / Deputy Director of Planning
 - i. All bylaw enforcement activities including the issuance of Bylaw Notices
 - ii. Reporting to the Board on bylaw enforcement issues
- b. Bylaw Enforcement Officer Position
 - i. All bylaw enforcement activities including the issuance of Bylaw Notices
 - ii. Reporting to the Board on bylaw enforcement issues
- c. Director of Environmental Services
 - i. All bylaw enforcement activities related to Environmental Services Department operations including the issuance of Bylaw Notices
- d. Senior Building Inspector / Building Inspector
 - i. Investigation of compliance to bylaws adopted under the authority of Part 9 of the *Local Government Act*
 - ii. Issuance of written warnings regarding bylaw compliance to alleged offenders
 - iii. Issuance of a Stop Work Order or Do Not Occupy Notice pursuant to the Building Bylaw
- e. Planning and Parks Coordinator
 - i. Investigation of compliance to bylaws adopted under the authority of Part 14 of the *Local Government Act* and the Parks and Trails service
 - ii. Issuance of written warnings regarding bylaw compliance to alleged offenders
- f. Senior Planner / Planner
 - i. Investigation of compliance to bylaws adopted under the authority of Part 14 of the *Local Government Act*
 - ii. Issuance of written warnings regarding bylaw compliance to alleged offenders

BYLAW ENFORCEMENT GUIDING PRINCIPLES

5. The RDBN takes a progressive bylaw enforcement approach with a focus on achieving voluntary compliance through education and public awareness.
6. The RDBN has no duty to investigate complaints regarding potential bylaw infractions or take enforcement action to enforce bylaws. Given the size of the region, the low density of development, and the RDBN's limited bylaw enforcement capacity bylaw enforcement is discretionary.

7. Bylaw Enforcement Officers have the discretion to exercise judgement in determining when, where, and how to apply the RDBN's limited bylaw enforcement resources. This discretion is to be exercised in general compliance with this policy and in a manner which is impartial, fair, efficient, reasonable, and predictable.
8. The following factors will be considered by the Bylaw Enforcement Officers when setting enforcement priorities and making decisions regarding enforcement.
 - a. The impact to public safety
 - b. The impact to the environment
 - c. The impact to resident quality of life
 - d. The community standards
 - e. The potential for permanent change to the built or natural environment
 - f. The Alleged Offender's history of non-compliance
 - g. The scale of the infraction
 - h. The duration of the infraction
 - i. The available enforcement resources and associated enforcement costs
 - j. The probability of successful enforcement
 - k. Any general directives from the RDBN Board

COMPLAINTS

9. The RDBN bylaw enforcement process relies primarily on public complaints to identify bylaw infractions. However, a bylaw enforcement investigation may be initiated based on the following:
 - a. Direction from the RDBN Board of Directors or Chief Administrative Officer
 - b. A complaint from a member of the public
 - c. A complaint from a member of staff that has Bylaw Enforcement Officer responsibilities
 - d. A complaint from a Board member
 - e. A complaint from a third party such as a First Nation, municipality, RCMP, utility, or Provincial Ministry
10. All complaints must be provided in writing by letter or e-mail. Staff may use a bylaw enforcement complaint form to facilitate the complaint receipt process.

Bylaw Infraction Complaints from the Public

11. Complaints from a member of the public may not be accepted if the complainant refuses to provide their name, address, and telephone number.
12. An anonymous complaint may be acted upon at the discretion of a Bylaw Enforcement Officer if the bylaw infraction is a priority enforcement situation.
13. Complaints from a member of the public may not be accepted if the complainant does not provide a clear description of the location of the infraction and a description of the infraction.
14. A Bylaw Enforcement Officer will respond to a complainant to acknowledge receipt of a complaint. However, staff will not proactively update a complainant regarding the status of an investigation or enforcement action. General information regarding the active or inactive status of an enforcement situation, and reasons enforcement activity is not being pursued, may be shared when requested by a complainant.

Bylaw Infraction Complaints from Staff

15. Complaints can be made by any staff that have Bylaw Enforcement Officer responsibilities at their discretion based on consideration of the priority enforcement factors; however, there is no requirement that a staff member shall make a complaint if a bylaw infraction is observed.
16. A staff person processing a development application under Part 9 or 14 of the Local Government Act may initiate an investigation if a potential bylaw infraction is identified as part of the development application process.

Bylaw Infraction Complaints from a Board Member

17. Complaints can be made by any Board member to the Chief Administrative Officer, Director of Planning and Development, or Deputy Director of Planning and Development at their discretion based on consideration of the priority enforcement factors; however, there is no requirement that a Board member shall make a complaint if a bylaw infraction is observed.
18. Complaints from a Board member should not be made on behalf of an anonymous member of the public. Where a Board member is making a complaint on behalf of a member of the public the Board member should obtain that persons consent to

release their name and address to staff, and the complaint shall be treated as a complaint from a member of the public.

Bylaw Infraction Complaints from a Third Party

19. A complaint from a third party such as a First Nation, municipality, RCMP, utility, or Provincial Ministry must be made on behalf of that organization.
20. Where a member of that organization is making a complaint on their own behalf or on behalf of a member of the public that person's name and address should be provided (if their consent has been obtained), and the complaint shall be treated as a complaint from a member of the public.

Frivolous, Vexatious and Repeat Complaints

21. Complaints made for vexatious or retaliatory purposes may not be acted upon at the discretion of the Bylaw Enforcement Officer based on their evaluation of the situation including consideration of the priority enforcement factors.
22. Frivolous or repeat complaints may not be acted upon at the discretion of the Bylaw Enforcement Officer based on their evaluation of the situation including consideration of the priority enforcement factors and the results of previous investigations.

INVESTIGATIONS

23. Upon acceptance of a complaint an investigation will be initiated by a Bylaw Enforcement Officer. This investigation may include among other things a site visit, taking pictures, a conversation with the complainant, and a conversation with the alleged offender.
24. When conducting a site visit to investigate compliance to a bylaw the following procedure shall be followed (subject to compliance with the authority provided in the applicable bylaw).
 - a. Private property may be inspected from a public space or adjacent property at any time without notice to the property owner or occupant.
 - b. Private property may be entered at any reasonable time without advance notice if necessary to investigate a potential bylaw infraction. Upon entering a property, the Bylaw Enforcement Officer will proceed directly to any dwelling on the

property, or other building which may be occupied, to inform any occupant of the property of their presence and to request an inspection. The Bylaw Enforcement Officer should leave the property if requested.

- c. A drone may be used to investigate compliance to a bylaw or document a bylaw infraction provided that the property owner has been provided with notice at least 2 days in advance of the drones use.
 - d. Where the inspection requires entry into a building which is not open to the public the Bylaw Enforcement Officer shall endeavor to obtain consent to enter.
25. A Bylaw Enforcement Officer may end an investigation if the preliminary review shows that:
- a. There is no apparent bylaw infraction.
 - b. The complaint is vexatious, retaliatory, or frivolous.
 - c. The infraction is not significant, is not an enforcement priority, and spending resources on enforcement is not in the best interest of the RDBN.
26. Where a complaint is received regarding an issue which does not have the potential to be an infraction of an RDBN bylaw the Bylaw Enforcement Officer may investigate that complaint, at their discretion, to determine if it is appropriate to forward that complaint on to another agency. In this situation the investigation should not involve the entering of private property.
27. Prior to initiation of any enforcement action the Bylaw Enforcement Officer should confirm that a bylaw infraction has occurred with the Director of the Department responsible for the bylaw in question.

ENFORCEMENT

28. Should an investigation confirm that a bylaw infraction may have occurred, or continues to occur, and further enforcement action is required a Bylaw Enforcement Officer shall take the following progressive enforcement steps:
- a. Step 1: verbal education and request for compliance
 - b. Step 2: written warning and Stop work Orders
 - c. Step 3: Bylaw Notice
 - d. Step 4: Board directed action

Step 1: Verbal Education and Requests for Compliance

29. The first step in the enforcement process is to attempt to make contact with the alleged offender to explain the bylaw requirements, request compliance, or identify an acceptable path towards compliance. The Bylaw Enforcement Officer has discretion regarding the time spent at step 1 attempting to gain compliance where the bylaw infraction is not an enforcement priority.
30. Where the bylaw infraction is not an enforcement priority, and escalation to step 3 or 4 is unlikely given the nature of the infraction the enforcement process may be ended at step 1, and the situation may be monitored.

Step 2: Written Warnings and Stop Work Orders

31. The second step in the enforcement process is to provide the alleged offender with a letter detailing the bylaw infraction and explaining the remedy requested. The issuance of a Stop Work Order or Do Not Occupy Notice pursuant to the Building Bylaw is considered a step 2 enforcement action.
32. The Bylaw Enforcement Officer has discretion regarding the time spent at step 2 and the number of letters sent based on the level of enforcement priority given to the infraction.
33. Where the bylaw infraction is not enough of an enforcement priority to proceed to step 3 or 4 the enforcement process may be ended at step 2, and the situation may be monitored.
34. A written warning, Stop Work Order or Do Not Occupy Notice may be issued upon confirmation of a bylaw infraction without first proceeding through step 1 where appropriate. Examples of where this may be appropriate are:
 - a. An alleged offender cannot be contacted verbally
 - b. The alleged offender has a history of non-compliance with bylaws
 - c. The bylaw infraction is a high enforcement priority and there is a negative impact that may continue or worsen if the infraction continues
 - d. Issuance of a Stop Work Order or Do Not Occupy Notice

Step 3: Bylaw Notice

35. The third step in the enforcement process is to provide the alleged offender with a Bylaw Notice where an infraction has been confirmed and as authorized under the RDBN's Bylaw Notice Enforcement Bylaw.
36. A Bylaw Notice may be issued immediately upon confirmation of a bylaw infraction without first proceeding through steps 1 and 2. Examples of where this may be appropriate are:
 - a. The bylaw infraction is occurring at an RDBN facility such as a park, trail, or transfer station
 - b. The bylaw infraction is committed by a person with a history of non-compliance with bylaws, or by a person who knows or ought to have known that their actions contravene a bylaw.
 - c. The bylaw infraction is a high enforcement priority and there is a notable negative impact that may continue or worsen if the infraction continues
37. Where a bylaw infraction is a high enforcement priority and there is a negative impact that may continue or worsen if the infraction continues the Bylaw Enforcement Officer may issue a ticket each day over multiple days.
38. The registration of a notice on title under section 57 of the *Community Charter* is not a bylaw enforcement action subject to this policy.
39. No Bylaw Notices are to be issued in Electoral Areas ____, and ____ without prior direction from the RDBN Board.

Step 4: Board Directed Action

40. The Chief Administrative Officer or Director of Planning and Development may consider, at any time, recommending to the RDBN Board that the RDBN take the following enforcement actions:
 - a. An application for an injunction or court order requiring compliance with RDBN bylaws
 - b. Long form prosecution asking the court to find a person guilty of an offence under the Offence Act

- c. Remedial Action to address an unsafe condition or contravention of the Building Code or Building Bylaw
 - d. Direct action under the Unsightly Premises Bylaw.
41. Where court proceedings have been authorized by the Board staff shall proceed at their discretion in consultation with legal counsel. This discretion includes Chief Administrative Officer decisions regarding waiving of legal costs and agreeing to consent orders.
 42. To maintain impartiality members of the Board shall remain uninvolved in specific bylaw enforcement decisions until the matter is put before the Board for consideration. Board member inquiries relating to bylaw enforcement matters shall be directed to the Chief Administrative Officer, the Director of Planning and Development or the Deputy Director of Planning and Development.
 43. A Senior Building Inspector or Building Inspector may seek Board direction regarding enforcement action as part of the process to register a notice on title pursuant to Section 57 of the *Community Charter*.

CONFIDENTIALITY

44. Maintaining the confidentiality of members of the public making a complaint regarding a bylaw infraction helps to ensure that those persons are not subject to retaliatory action.
45. Subject to the *Freedom of Information and Protection of Privacy Act* and the provisions of this policy, the RDBN will not release to any alleged offender or member of the public the identity of a complainant who made their complaint as a member of the public, or personal information or other information which may help identify a complainant who made the complaint as a member of the public, except as required by law (see section 47).
46. The RDBN will release to any alleged offender or member of the public the name of a Bylaw Enforcement Officer or Board member who has made a complaint regarding a bylaw contravention.
47. Subject to the Freedom of Information and Protection of Privacy Act the response of an alleged offender and other information regarding their enforcement history shall not be disclosed to a complainant who is a member of the public. However, this

information may become publicly available should staff report to the Board on the issue, or should enforcement proceed to court or an adjudication hearing for a Bylaw Notice (see section 47).

48. The situations in which complainant information or an offender's enforcement history may be disclosed include:
 - a. If required by Court Order
 - b. If required under the *Freedom of Information and Protection of Privacy Act*
 - c. If required as part of the disclosure process in the event of a prosecution or civil proceedings
 - d. If the person to whom the personal information pertains consents to the disclosure
49. A complainant may be requested to sign an affidavit and / or be prepared to stand as a witness should enforcement action proceed to court or an adjudication hearing for a Bylaw Notice.
50. A Bylaw Enforcement Officer will only collect personal information that is necessary for the investigation, or the monitoring and enforcement of an alleged bylaw infraction.
51. If a request is made under the *Freedom of Information and Protection of Privacy Act*, for the disclosure of the identity of a complainant or for other personal information the RDBN will refuse disclosure under Section 15 of the *Act*, unless consent is obtained from the persons who supplied the information and who would otherwise be assured of confidentiality under this policy and provided that the complaint has not been publicly disclosed by the complainant. The RDBN may disclose the substance of a complaint with redactions made in accordance with the *Freedom of Information and Protection of Privacy Act*. The RDBN is also subject to orders issued by a court and by the Information and Privacy Commissioner under the *Freedom of Information and Protection of Privacy Act* and the RDBN may decide to not appeal an order for disclosure of the complainant's information.

SAFETY

52. Staff safety is a priority. A Bylaw Enforcement Officer should not undertake any site visit where they believe an unsafe condition may exist and may request the presence of a second Bylaw Enforcement Officer at their discretion.

53. If a Bylaw Enforcement Officer is threatened verbally or physically while administering bylaws the Bylaw Enforcement Officer may take the following actions:
- a. The Bylaw Enforcement Officer may refrain from verbal communication with the individual
 - b. The RDBN may be contacted and informed of the threat
 - c. Any required future site visits may be undertaken with an RCMP escort

ENFORCEMENT APPEALS

54. Discretionary decisions of a Bylaw Enforcement Officer may be appealed by members of the public to the Director of Planning and Development. An appeal must be made in writing by letter or email and must include a description of the situation, and the reasons for the appeal.
55. Appeals relating to Bylaw Notices are considered as outlined in the RDBN's Bylaw Notice Enforcement Bylaw. In those disputes the decisions of the screening officer and adjudicator are final.



Regional District of Bulkley-Nechako Committee of the Whole

To: Chair and Committee
From: Shari Janzen, Community Development Coordinator
Date: April 10, 2025
Subject: **Lakes District Fair Association – Letter of Support Request**

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

That the Committee recommend that the Board provide a Letter of Support to the Lakes District Fair Association to support its funding application to the Destination Events Program.

BACKGROUND

The Lakes District Fair Association is applying to the Province of BC's Destination Events Program for funding to support the Lakes District Fall Fair and has requested a letter of support to accompany the funding application.

The Destination Events Program supports tourism, arts, culture, and sport events across British Columbia. The program aims to enhance BC's reputation as an events destination, foster economic growth and increase visitation across the province.

The annual Lakes District Fall Fair is a three-day event held in early September. Events include livestock shows, logger sports, barrel racing, team roping, stock dog competitions, exhibits, a music festival, and a children's festival.

This year, the association will host the 79th Lakes District Fall Fair. The fair is a highly attended event that attracts 3,000+ attendees from across the region.



Regional District of Bulkley-Nechako Committee of the Whole

To: Chair and Committee
From: Megan D'Arcy, Regional Agriculture Coordinator
Date: April 10, 2025
Subject: **Historic FCC Farmland Values Report 2025**

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

Receive.

BACKGROUND

In March 2025 Farm Credit Canada released a Farmland Values Report for 1986 through to 2024. Over the last 39 years, B.C. had the most significant average percent change in farmland value in 2006 (19.3%).

The report also documents historic national dollars per acre by region in farmland values (1997-2024). The dollars per acre for farmland in the south coast region of British Columbia (\$113,000 in 2024) is significantly higher than the other provinces, over three times the value of the most expensive land in Ontario. Our regional district is grouped with the rest of northern B.C. – dollars per acre for farmland in the Peace-Northern region is \$2,400.

FCC has also published a 2024 FCC Farmland Values Report (January to December 2024), which can be found at <https://www.fcc-fac.ca/en/reports/2024-farmland-values-report>.

ATTACHMENTS

FCC Farmland Values Report 1986-2024



Farm Credit Canada

Historic FCC Farmland Values Report

1986-2024

Published on
March 18, 2025

Historic national average % change in farmland values (1986-2024)

Year	Canada	B.C.	Alta.	Sask.	Man.	Ont.	Que.	N.B.	N.S.	P.E.I.	N.L.
1986	-6.9%	-6.6%	-8.2%	-8.3%	-4.9%	-4.8%	1.4%	-2.1%	1.7%	-7.9%	0.0%
1987	-10.2%	-11.3%	-7.4%	-15.3%	-6.8%	-3.9%	0.2%	0.6%	2.1%	-7.5%	0.0%
1988	-7.3%	-1.3%	-8.2%	-10.6%	-11.3%	11.4%	1.0%	-0.1%	2.6%	1.0%	0.0%
1989	4.9%	3.8%	5.7%	0.4%	6.1%	23.8%	4.3%	1.8%	13.1%	6.4%	0.0%
1990	-2.7%	3.0%	-1.1%	-6.9%	3.5%	0.8%	4.1%	5.9%	1.3%	0.0%	0.0%
1991	-5.4%	3.6%	-4.6%	-9.1%	-2.8%	1.1%	2.7%	3.8%	-1.3%	0.0%	6.1%
1992	-2.1%	7.5%	-3.2%	-3.8%	2.4%	0.6%	1.2%	0.0%	0.0%	5.2%	-2.0%
1993	2.0%	14.7%	1.9%	1.6%	2.6%	1.0%	2.9%	0.0%	0.0%	0.0%	-2.0%
1994	8.5%	10.3%	10.1%	9.5%	5.1%	3.4%	6.0%	3.6%	0.0%	21.3%	0.0%
1995	10.0%	13.6%	9.6%	11.9%	5.6%	6.9%	9.8%	24.1%	2.2%	8.5%	0.0%
1996	11.3%	9.8%	9.5%	11.0%	10.5%	12.5%	23.7%	16.3%	4.0%	0.0%	0.0%
1997	8.0%	10.5%	7.8%	5.5%	11.7%	12.3%	10.5%	7.3%	6.9%	5.8%	2.6%
1998	2.7%	-5.3%	5.1%	0.5%	3.4%	4.7%	9.2%	6.7%	0.8%	3.5%	1.7%
1999	0.2%	0.4%	5.7%	-4.8%	0.7%	2.1%	12.9%	15.4%	5.7%	10.4%	2.3%
2000	1.5%	4.4%	4.3%	-2.2%	0.6%	8.5%	11.6%	8.9%	2.5%	2.7%	3.6%
2001	1.4%	0.9%	4.2%	-1.5%	0.3%	4.8%	10.0%	1.0%	2.1%	0.8%	2.3%
2002	5.3%	4.6%	6.4%	3.9%	6.4%	6.3%	8.2%	1.2%	0.0%	0.8%	0.0%
2003	3.8%	4.6%	4.2%	3.1%	3.2%	7.2%	3.3%	4.8%	2.4%	1.5%	0.0%
2004	4.6%	9.4%	9.0%	1.9%	3.7%	6.5%	3.1%	2.6%	0.0%	0.0%	3.8%
2005	3.1%	17.2%	6.1%	1.3%	1.8%	5.7%	0.4%	-0.3%	0.4%	0.0%	3.0%
2006	4.7%	19.3%	8.9%	2.1%	5.8%	3.8%	1.5%	2.9%	2.7%	0.0%	5.8%
2007	11.6%	18.7%	17.4%	11.0%	9.1%	3.9%	4.8%	-1.4%	3.1%	-1.4%	3.3%
2008	11.7%	5.4%	9.1%	14.9%	10.7%	6.6%	11.7%	6.0%	9.7%	-2.4%	4.0%
2009	6.6%	-0.7%	4.8%	6.9%	11.7%	6.2%	5.7%	8.2%	5.7%	-1.4%	2.8%
2010	5.2%	-0.5%	4.4%	5.7%	4.7%	6.8%	3.2%	2.4%	3.7%	3.2%	0.7%
2011	14.8%	0.2%	8.7%	22.9%	4.4%	14.3%	8.9%	1.3%	6.2%	1.5%	0.0%
2012	19.5%	0.1%	13.3%	19.7%	25.6%	30.1%	27.4%	0.0%	9.8%	9.0%	0.0%
2013	22.1%	3.0%	12.9%	28.5%	25.6%	15.9%	24.7%	7.2%	1.9%	4.4%	0.0%
2014	14.3%	4.2%	8.8%	18.7%	12.2%	12.4%	15.7%	8.0%	7.0%	9.3%	0.0%
2015	10.1%	6.5%	11.6%	9.4%	12.4%	6.6%	9.6%	4.6%	6.3%	8.5%	7.7%
2016	7.9%	8.2%	9.5%	7.5%	8.1%	4.4%	7.7%	1.9%	9.1%	13.4%	-
2017	8.4%	2.7%	7.3%	10.2%	5.0%	9.4%	8.2%	5.8%	9.5%	5.6%	-
2018	6.6%	6.1%	7.4%	7.4%	3.7%	3.6%	8.3%	1.8%	-4.9%	4.2%	-
2019	5.2%	5.4%	3.3%	6.2%	4.0%	6.7%	6.4%	17.2%	1.2%	22.6%	-
2020	5.4%	8.0%	6.0%	5.4%	3.6%	4.7%	7.3%	1.3%	1.6%	2.3%	-
2021	8.3%	18.1%	3.6%	7.4%	9.9%	22.2%	10.0%	5.2%	12.3%	15.2%	-
2022	12.8%	8.0%	10.0%	14.2%	11.2%	19.4%	11.0%	17.1%	11.6%	18.7%	-
2023	11.5%	-3.1%	6.5%	15.7%	11.1%	10.7%	13.3%	5.6%	7.8%	7.4%	-
2024	9.3%	11.3%	7.1%	13.1%	6.5%	3.1%	7.7%	9.0%	5.3%	1.4%	-

There was an insufficient number of publicly reported transactions to accurately assess farmland values in Newfoundland and Labrador, Northwest Territories, Nunavut and Yukon.



Regional District of Bulkley-Nechako Committee of the Whole

To: Chair and Committee
From: Megan D'Arcy, Regional Agriculture Coordinator
Date: April 10, 2025
Subject: **Non-profit, Agriculture Organization Gathering**

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

Receive.

BACKGROUND

The RDBN hosted a gathering for non-profit, agriculture organizations at the Heritage Church in Burns Lake on March 22, 2025. Mark deHoog (Blue Ocean Group, Smithers) facilitated the gathering and will be producing a report with recommendations. The intention of the gathering was to provide a space for organizations to learn from each other, work on their organizational health, and discuss the potential for an information/collaboration framework for regional agriculture organizations.

Agriculture organizations involved in primary agriculture (e.g., cattle and dairy associations, beekeeping groups, Farmers' Institutes) were invited to attend the gathering. Three organizations attended: Nechako Valley Food Network, Fraser Lake Eco-Coop, and Groundbreakers Agriculture Association. Michelle Roberge, a consultant out of Vanderhoof was hired to help with the organization and delivery of the meeting.

A follow-up meeting is planned for later in April to further discuss an information sharing framework. The information sharing framework design will allow interested organizations that were unable to attend the meeting to participate. This could include all primary agriculture organizations as well as Farmers' Market Associations, First Nations food sovereignty initiatives, and Fall Fair Associations.

Follow up meetings or workshops may need to be re-structured to ensure that participating organizations have sufficient time to discuss their organization and share information in real time. With respect to logistics, events should be planned in different communities around the region. Evaluation forms would be a good way to evaluate effectiveness of communication, event quality, and suggestions for future events.



32

Laura Hammer
Vegetation Manager

Box 8100
Montréal, Québec Canada
H3C 3N4

Boite 8100
Montréal, Québec/Canada
H3C 3N4

April 3, 2025

RE: CN RIGHT-OF-WAY VEGETATION MANAGEMENT

Dear Mayor,

At CN, we are committed to operating a safe and efficient railway while fostering trust and collaboration with the communities we serve. As part of this commitment, we are reaching out to inform you of our upcoming vegetation management activities in your area, scheduled to take place between April and October 2025. You can find a regularly updated schedule at www.cn.ca/vegetation.

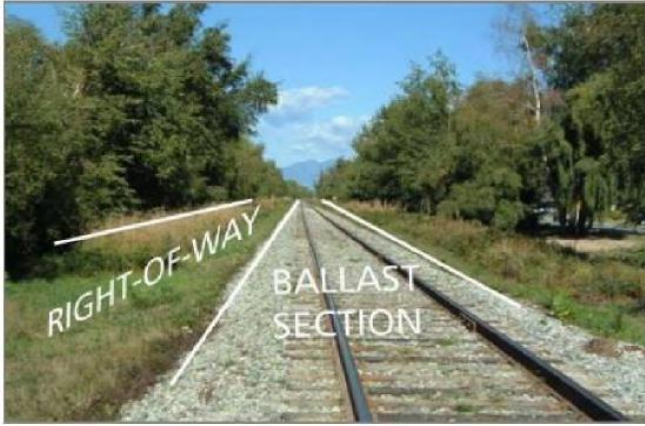
Vegetation management is a crucial component of railway safety and regulatory compliance. In accordance with Transport Canada's requirements, our program helps maintain clear sightlines for motorists and pedestrians at crossings while mitigating potential risks to railway operations. By proactively managing vegetation, we enhance safety for both rail operations and the surrounding communities.

Management Strategies

CN manages vegetation using both chemical and mechanical methods. We are sensitive to concerns your community may have regarding chemical vegetation management and at CN, we strive to safeguard our neighbouring communities and the environment.

The track infrastructure is composed of two main sections, the 24-foot ballast section (which is primarily gravel and supports the track structure) and the right of way portion (which is the area outside of the ballast section to the CN property boundary). The use of pesticides is intended within the area to which the pest management plan applies.

The 24-foot ballast section and the areas around signals and communications equipment that are critical for safe railway operations will be managed using chemical methods. Application in these safety critical areas is done by spray trucks or spray trains with downcast nozzles that spray a short distance above the ground surface with shrouded booms, specially designed to limit the chemicals from drifting. The right-of-way section is maintained using mechanical control methods such as mowing, or brush cutting and may be chemically treated to control noxious or invasive weeds or brush.



CN will use chemical control techniques on the ballast section and specific locations of the right of way throughout the network for safety reasons. Furthermore, when chemicals are applied via spray train or truck, additives called surfactants are included to make the chemical work better.

CN has retained professional contractors qualified to undertake this work. They are required to follow all laws and regulations that apply to CN. In addition, the contractors will ensure that vegetation control is performed with consideration of the environment and in accordance with the highest industry standards.

Inquiries

Should your community have any noxious weed removal requests, we ask that you contact CN's Public Inquiry Line at contact@cn.ca or fill out the form at [CN.ca/vegetation](https://www.cn.ca/vegetation) before June 1, 2025 with the specific information and location. CN will make every effort to include those locations as part of our 2025 Vegetation Management Program. All notices sent after the above-mentioned date will be included in the 2026 Vegetation Management Plan.

We look forward to working with you and answering any questions you may have regarding our vegetation control activities in your community. Please find attached the notices CN is publishing in local papers to advise the public. We would kindly ask that you post copies on your community's website and at City Hall or other central locations for a wider distribution.

For any questions or more information, please contact the CN Public Inquiry Line by telephone at 1888-888-5909, or by email at contact@cn.ca.

Please also find a list of FAQs regarding the program that may be of further assistance at www.cn.ca/en/vegetation. Best regards,

Laura Hammer

Vegetation Manager

COMMUNITY NOTICE



ANNUAL VEGETATION MANAGEMENT PROGRAM

Each year, CN is required to manage vegetation on its right-of-way. Managing this vegetation contributes to mitigating fire risks and enhances the efficiency of inspection of track infrastructure.

To ensure safe railway operations, CN will conduct its annual vegetation management program on its rail lines in the province of British Columbia. A certified professional (Davey Tree Expert Company of Canada, Ltd., 1-800-465-6367) will apply herbicides on and around the railway tracks (primarily along the 24-foot graveled area/ballast). The use of pesticides is intended within the area to which the pest management plan applies. All product requirements for setbacks in the vicinity of dwellings, aquatic environments, and municipal water supplies will be met.

CN only uses herbicides that have been approved for use in Canada and in the province within which they are applied.

The program is expected to take place from April to October 2025.

Visit www.cn.ca/vegetation for more information or to make an inquiry, contact the CN Public Inquiry Line at contact@cn.ca or 1-888-888-5909.

CN.CA

COLUMBIA SHUSWAP REGIONAL DISTRICT



555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csr-d.bc.ca

March 18, 2025

Sent by email: tmandewo@coquitlam.ca

Trish Mandewo, President
Union of British Columbia Municipalities
10551 Shellbridge Way
Richmond, BC V6X 2W8

Dear Ms. Mandewo:

Re: Changes to the Community Works Fund Eligibility

On behalf of the Columbia Shuswap Regional District (CSRD) Electoral Area Directors, I am writing to express our concerns about the recent changes to the Community Works Fund (CWF) eligibility and the impact these changes may have on rural communities. We recognize the vital role that third party organizations play in providing services and infrastructure in these areas.

At the Regular Board Meeting on February 20, 2025, the Board moved that:

THAT: the Board write a letter to UBCM expressing the concerns of Electoral Area Directors regarding the changes to the Community Works Fund eligibility and acknowledging the important role of third parties in services and much needed infrastructure in rural communities;

AND THAT: this topic be included as an agenda item at the EA Forum;

AND FURTHER THAT: the letter be copied to regional districts.

It is recognized that the CWF is an important funding stream of the Canada Community-Building Fund. The CSRD relies greatly on this allocated funding toward the eligible costs of eligible regional district projects as set out in the agreement.

The role of third party organizations has been significant in rural areas where capacity and resources are limited. Rural communities have relied on the support of the Community Works Fund to address gaps, meet unique needs, and enhance services for their residents. The CSRD has always worked closely with third party organizations and supported them with funding for projects.

The recent changes to the eligibility criteria for the CWF have raised significant concerns regarding the future of our partnerships with third party organizations. These organizations are integral to the delivery of services, which directly impact residents in rural areas. The funds have provided an invaluable resource for projects that are often overlooked or underfunded. The Board is concerned that the changes to eligibility may limit the ability of these third parties to access CWF funding, thereby affecting their ability to continue providing much-needed services.

ELECTORAL AREAS

A GOLDEN-COLUMBIA
B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN
D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA
F NORTH SHUSWAP-SEYMOUR ARM
G BLIND BAY-SORRENTO-NOTCH HILL

MUNICIPALITIES

GOLDEN
REVELSTOKE
SALMON ARM
SICAMOUS

With limited resources at the local government level, third party organizations have played a crucial role in filling gaps where the CSRD lacks the capacity to fund or prioritize certain needs. This concerns us as it could impact the overall quality of life for residents.

In addition to the impact on third party assets, the new eligibility requirements state that assets must be identified in CSRD public-facing documents, such as an electoral area parks master plan, to qualify for funding. This creates challenges in working with third party organizations, as we must ensure they understand the CSRD is not assuming control of their services, programs, or facilities. Rather, this is a necessary step so they can be eligible for CWF funding requests through the CSRD.

The Board of Directors also faces a political challenge in determining how to allocate funding fairly and equitably through Board resolution. CSRD projects and infrastructure needs must be prioritized, while balancing the requests and needs of third party organizations that struggle to fund projects and services on their own.

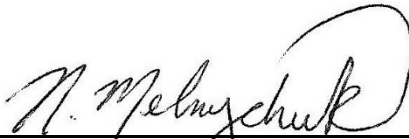
We strongly urge UBCM to consider our concerns surrounding eligibility criteria. Specifically, we ask that third party organizations to be fully recognized for the vital role they play in supporting the continued growth, sustainability, and resilience of rural communities.

The Board appreciates UBCM's ongoing efforts to support regional districts throughout the province and trust that our feedback will be considered in discussions about CWF eligibility requirements. We look forward to hearing from you and hope to work together for a solution that meets the needs of rural communities in British Columbia.

Yours truly,

COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:



Natalya Melnychuk
Board Chair

cc: Regional Districts



555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
 T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csrld.bc.ca

March 18, 2025

Sent via Email: HMA.Minister@gov.bc.ca
MSP.Minister@gov.bc.ca

Honourable Ravi Kahlon
 Minister of Housing and Municipal Affairs
 PO Box 9074, STN Prov Govt
 Victoria, BC V8W 9E2

Honourable Brittany Anderson
 Minister of State for Local Governments and Rural Communities
 PO Box 9041 STN Prov Govt
 Victoria, BC V8W 9E1

Dear Ministers:

Re: Short Term Rental Challenges and Concerns

The CSRD covers a vast geographic region of 28,929 square kilometers and delivers 115 distinct services, maintains infrastructure, and assists with financing agreements for its municipalities and seven electoral areas. There are estimated to be well over 1500 Short Term Rentals (STR) in the CSRD. In some of our rural communities, many of these STR play a vital tourism and economic development role where there are limited accommodation options. The roll-out of the new Provincial Short-term Rental Registry will cause undue hardship to the owners of these STR and poses severe administrative capacity constraints to CSRD development staff to evaluate permitting for these rentals. As a result, the CSRD Board of Directors in February 2025 voted unanimously to bring concerns of the CSRD's electoral area directors to the Province Government.

Background

The implementation of STR regulations is creating a complex situation for STR owners and the CSRD. Only a fraction of STR operators have rezoned their property or obtained a Temporary Use Permit (TUP), or are in the process of acquiring a TUP, to legalize their operation in accordance with CSRD bylaws. When owners become aware of their non-compliance status with CSRD land use bylaws, they are encouraged to collaborate with staff to obtain the necessary approvals; such approval processes can take several months. Additionally, for some of the electoral areas of the CSRD, it was only in late 2024 that TUPs were approved for use by the Board providing STR owners with a direction to address their compliance status. The short timeline for STR owners to register Provincially creates a risk that STR owners will not be able to obtain a TUP in adequate time to be compliant with the Provincial registry.

Issue 1: Alignment of Provincial Registry with Local Bylaws

CSRD staff have assumed that the CSRD is required to respond to the Province regarding an STR's compliance with local bylaws. If not compliant, and no TUP has been granted, such STRs will be

ELECTORAL AREAS

A GOLDEN-COLUMBIA
 B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN
 D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA
 F NORTH SHUSWAP-SEYMOUR ARM
 G BLIND BAY-SORRENTO-NOTCH HILL

MUNICIPALITIES

GOLDEN
 REVELSTOKE
 SALMON ARM
 SICAMOUS

removed from the provincial registry and the owner is subject to substantial provincial fines if the operation continues. It is CSRD policy that bylaw enforcement may be held in abeyance if the landowner is making an effort to deal with their compliance issue or have made an application seeking to comply with land use bylaws.

Additionally, it is our understanding that the Province may not issue the required STR registration number to residents, or may revoke a STR registration, even if an application process is underway to legalize the STR with CSRD land use bylaws. This situation leaves the STR operators in a difficult position as they work to legalize their rental and comply with both regional district and provincial regulations, which can take many months to complete. Given the May 1, 2025 application deadline for STR registration, there is insufficient time for STR operators and the CSRD to address the potential consequences of this deadline.

It is also a concern that STR operators may believe that receiving a provincial STR registration number signifies a completed process. We request that your process communicate that registry applicants contact their local government to ensure all bylaw requirements are met.

Issue 2: Timeline for local bylaw compliance

The timeline to achieve full compliance with over 1500 STR properties in the CSRD presents a huge challenge due to the complex nature of provincial requirements and local government bylaws, most notably given that the provincial regulations were only released on January 20, 2025. The CSRD Board of Directors meets only once a month, so the expectation of the Development Services staff and the Board itself will face an unrealistic burden and expectation with the anticipated significant influx of applications. There is insufficient time and capacity to review and process hundreds of applications in less than two months by the provincial registry deadline of May 1, 2025.

CSRD staff and property owners require time to adjust to the new regulations, including understanding and implementing the provincial STR registry requirements. The rapid rollout of the program has created difficulty in adapting quickly. Local governments received program information on January 20, 2025, with an information session two weeks later. This leaves local governments and operators less than two months to adapt to the registry process.

We recognize that provincial staff are aware of the tight deadlines and are adhering to the rules laid out by the provincial regulations, but the CSRD has found some of the regulatory information to be unclear on the process. The condensed timeline, along with the complexity of the new regulations, is challenging for all stakeholders. It underscores the need for improved communication, clearer guidelines, and a flexible implementation schedule to ensure a smooth transition to the new framework.

Issue 3: STR Definition

There is concern with the broad definition of STR as it exempts bed and breakfasts, inns, lodges, and resorts. Without a distinct category or a formal definition within provincial legislation to differentiate them from short-term vacation rentals, they are subject to undue restrictions such as tourism accommodation, playing a critical role in our tourism infrastructure. We urge the Province to provide clarity within the Short-Term Rental Accommodations Act and define the above to differentiate them from short-term vacation rentals.

Issue 4: Potential Enforcement Expectations of the CSRD

The CSRD is concerned about the Provincial government's expectations regarding bylaw enforcement, particularly the potential downloading of responsibilities regarding bylaw enforcement, to local authorities. There is limited departmental capacity for enforcement and a very real possibility that the regional district will be tasked with enforcing regulations that are fundamentally provincial responsibilities.

With enforcement commencing after the May 1, 2025, application deadline, non-compliant STR hosts and operators will start receiving fines. There is a lack of clarity regarding the uniform application of enforcement and how it will be applied consistently and fairly across the different provincial jurisdictions, further contributing to the uncertainty and confusion of the program.

Request

The CSRD staff and Board acknowledge the importance of an STR registry but have significant concerns about how the Provincial Registry is interacting with local bylaw permitting, the implementation timeline, short-term rental definitions, and enforcement expectations. Given the operational challenges posed by the short deadlines, the Board is formally requesting additional time to properly adopt the new regulations.

Additionally, the Board would like to present the following for consideration:

- Can hosts who have initiated the application process for CSRD bylaw compliance, but are not yet fully compliant, be issued a provincial registration number to continue operations?
- For hosts who already possess a provincial registration number, is it possible for them to remain in operation while they work toward full compliance with CSRD bylaws?
- As noted above, further clarification is needed within the Short-Term Rental Accommodations Act and a distinct category that includes bed and breakfasts, inns, lodges, and resorts, is needed to differentiate them from short-term vacation rentals.
- Also as noted above, clarification is needed regarding the Province's expectations on regional government enforcement.

The Board supports a flexible approach with extended deadlines, which would greatly assist in achieving the shared goal of STR compliance with regulations.

Summary

STRs play an important and significant role in supporting the regional tourism economy by attracting visitors and boosting local businesses. It is essential that STRs continue operating while working toward compliance with CSRD bylaws. Their positive contribution to the community should not be disregarded.

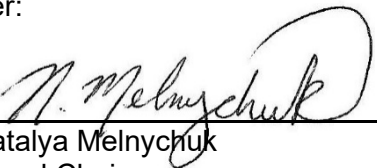
In summary, given the factors noted above, it is not possible that the CSRD will be able to process and approve 1,500 applications for legal STR operation by the May 1, 2025 deadline, creating a significant burden on both CSRD staff and the Board.

The Board is confident that you recognize the importance of our concerns with the STR registry deadlines, and we look forward to your continued assistance and collaboration in providing the support required for long-term registry program success. We look forward to your response.

Yours truly,

COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:



Natalya Melnychuk
Board Chair

cc: Regional Districts