



**RURAL DIRECTORS COMMITTEE  
AGENDA**

**Thursday, September 3, 2015**

<u>PAGE NO.</u>	<u>SUPPLEMENTARY AGENDA</u>	<u>ACTION</u>
	<u>AGENDA- September 3, 2015</u>	Approve
	<u>MINUTES</u>	
2-3	Rural Directors Committee Meeting Minutes - August 20, 2015	Receive
	<u>REPORTS</u>	
4	Hans Berndorff, Financial Administrator – Federal Gas Tax Community Works Fund Repayment Potential	Direction
	<u>DEVELOPMENT SERVICES</u> (All Directors)	<u>ACTION</u>
	<u>Referrals</u>	
5-11	Land Referral File No. 6408789, 6408794, 6408795 BC Hydro Electoral Area 'A'	Recommendation (Page 6)
12-16	Land Referral File No. 6402518 McConnell Electoral Area 'G'	Recommendation (Page 13)
17-21	Land Referral File No. 6407626 Warren Alan Labrie & Kelly Marie Labrie Electoral Area 'G'	Recommendation (Page 18)
	<u>SUPPLEMENTARY</u>	
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****RURAL DIRECTORS COMMITTEE MEETING****Thursday, August 20, 2015**

**PRESENT:** Chair Eileen Benedict

Directors Mark Fisher  
Rob Newell  
Mark Parker  
Jerry Petersen

Directors Tom Greenaway, Electoral Area "C" (Fort St. James Rural)  
Absent Bill Miller, Electoral Area "B" (Burns Lake Rural)

Alternate Bob Hughes, Electoral Area "C" (Fort St. James Rural)  
Director

Staff Gail Chapman, Chief Administrative Officer  
Hans Berndorff, Financial Administrator  
Wendy Wainwright, Executive Assistant

**CALL TO ORDER**

Chair Benedict called the meeting to order at 4:43 p.m.

**AGENDA**Moved by Director Newell  
Seconded by Alternate Director Hughes**RDC.2015-6-1**

"That the Rural Directors Committee Agenda for August 20, 2015 be approved."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY****MINUTES****Rural Directors Committee  
Meeting Minutes  
-June 11, 2015**Moved by Director Parker  
Seconded by Director Newell**RDC.2015-6-2**

"That the minutes of the Rural Directors Committee meeting of June 11, 2015 be received."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY****REPORTS****Federal Gas Tax Community  
Works Fund Repayment  
Potential**Moved by Director Parker  
Seconded by Director Newell**RDC.2015-6-3**

"That the Rural Directors Committee defer the report titled "Federal Gas Tax Community Works Fund Repayment Potential" to the Rural Directors Committee scheduled September 3, 2015."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

**REPORTS (CONT'D)**

**Electoral Area Allocations of  
Federal Gas Tax Funds  
-Second Quarter 2015**

Moved by Director Parker  
Seconded by Director Fisher

**RDC.2015-6-4**

"That the Rural Directors Committee receive the Finance/Administration Coordinator's July 30, 2015 memo titled "Electoral Area Allocation of Federal Gas Tax Funds – Second Quarter 2015."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

Moved by Director Petersen  
Seconded by Director Newell

**RDC.2015-6-5**

"That the meeting be adjourned 4:46 p.m."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

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Eileen Benedict, Chair

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Wendy Wainwright, Executive Assistant



# Regional District of Bulkley-Nechako Memo – Rural Directors Committee Agenda August 20, 2015

**To:** Chair Benedict and the Rural Directors Committee  
**From:** Hans Berndorff, Financial Administrator  
**Date:** August 12, 2015  
**Re:** Federal Gas Tax Community Works Fund Repayment Potential

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For Federal Gas Tax projects completed prior to April 1, 2014, the RDBN must repay UBCM a percentage of the gas tax contribution on a sliding scale if the infrastructure paid for partly with gas tax is disposed of within 10 years of project completion. For projects completed after April 1, 2014, we must replenish our gas tax reserve for any proceeds of disposition for assets disposed of within 5 years of project completion.

In either situation, although we have a repayment clause in our contract with the funding recipient, there is a risk that, if the recipient goes into bankruptcy or otherwise goes defunct, that the RDBN may have to recover a portion of the gas tax grant amount from rural taxpayers.

After discussion with our lawyers, there are two options for securing the RDBN's interest in infrastructure partly paid for with Gas Tax funds.

1. For real estate, a mortgage could be registered on title;
2. For chattels, such as furnaces or HVAC systems, security could be registered on title under the *Personal Property Security Act*.

There are a few considerations regarding these potential remedies.

1. The RDBN provides funding for a significant number of projects annually. We currently have 81 open projects for Non-Profit organizations totalling \$2.9 million. The cost for legal fees and staff administration of mortgages and security registration could be significant. A materiality threshold of an amount such as \$100,000 might be useful to reduce the number of mortgages needed;
2. When providing funding to a municipality, security in addition to the usual contract should not be required;
3. Some societies may not own the infrastructure in question (e.g.: Legions or Churches may own properties centrally on a Province-wide or Canada-wide basis);
4. There may be a prior lien on the property in favour of another party.

The opportunity to discuss these issues with the Rural Directors Committee would be appreciated.

Recommendation:	Direction
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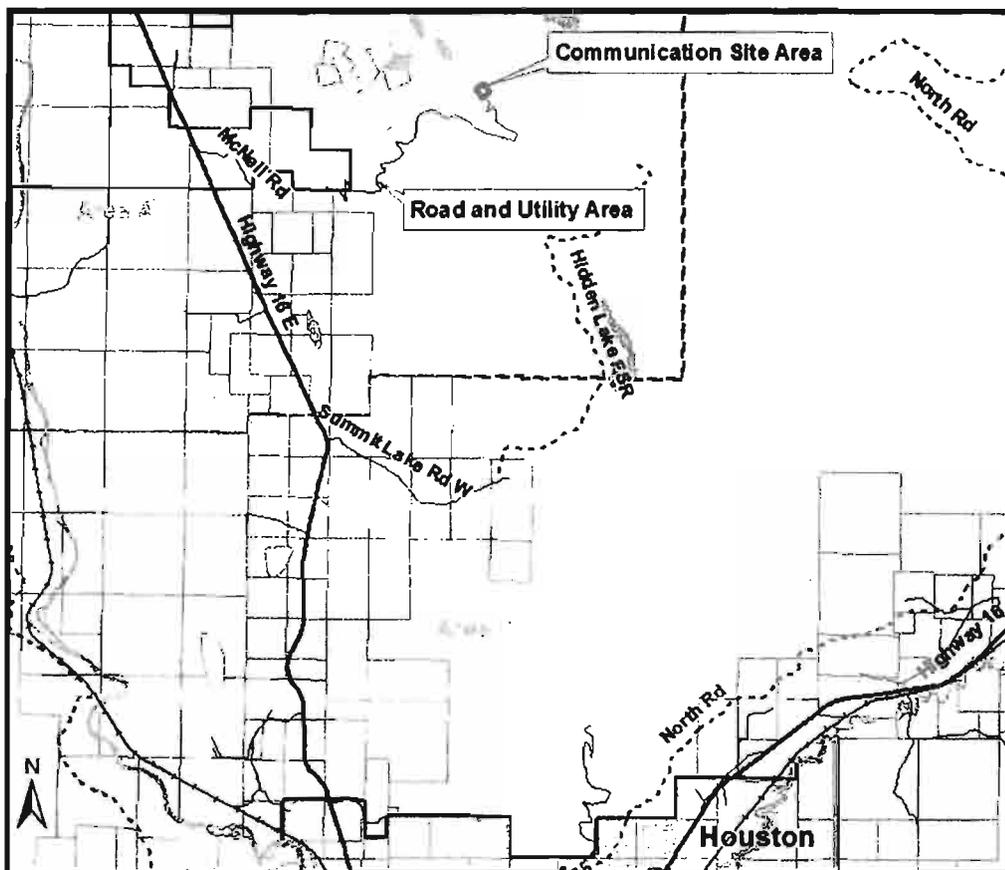
## MEMORANDUM

To: Rural Directors  
 From: Jennifer MacIntyre, Planner I  
 Date: August 21, 2015  
 Re: Land Referral File No. 6408789, 6408794, and 6408795 (BC Hydro)

This referral is a renewal for three Site Specific Tenures applications made to the Province by BC Hydro, for a communication site (6408789), a roadway (6408795) and for utility purposes (6408794).

The communication site is 1.49 ha in size and located at the top of Grouse Mountain. It consists of a 17 metre high tower, building and associated equipment. The utility application area is 7.05 ha in size, and the access road is 9.54 ha in size.

The application areas are not zoned. There is no residential development in the area.



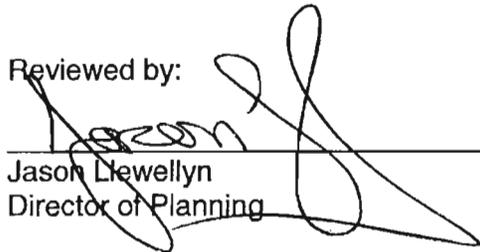
6

**Recommendation**

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 6408789, 6408794, and 6408795

*Rural Directors – All Directors/Majority*

Reviewed by:

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

Written by:

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



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT  
SHEET ON CROWN LAND REFERRAL  
6408789, 6408794, and 6408795**

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**Electoral Area:** A

**Applicant:** BC Hydro

**Existing Land Use:** Roadway, utility structure, and communication site

**Zoning:** None

**Plan Designation** None

**Proposed Use Comply  
With Zoning:**

**If not, why?**

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

**Access Highway:** McNeil Rd, Highway 16

**Archaeological Site:** Not according to our mapping

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

**Fire Protection:** Outside Rural Fire Protection Area

**Other comments:** None



DATE: August 12, 2015

Our File: 6408789, 6408794, 6408795

British Columbia Hydro and Power Authority  
2th Floor, 3333 Dunsmuir Street  
Vancouver, British Columbia  
V6B 5R3

Dear Sir/Madam:

Enclosed are originally executed copies of Site Specific Tenures No. SK919035, SK919487 and SK919488 covering, ALL THAT UNSURVEYED CROWN LAND IN THE VICINITY OF GROUSE MTN, RANGE 5 COAST DISTRICT, CONTAINING 1.49 HECTARES, MORE OR LESS.

ALL THAT UNSURVEYED CROWN LAND IN THE VICINITY OF GROUSE MTN, TOGETHER WITH THAT PART OF THE SE 1/4, SECTION 2, TOWNSHIP 9, RANGE 5 COAST DISTRICT, CONTAINING 7.05 HECTARES, MORE OR LESS.

ALL THAT UNSURVEYED CROWN LAND IN THE VICINITY OF GROUSE MTN, TOGETHER WITH THAT PART OF THE SE 1/4, SECTION 2, TOWNSHIP 9, RANGE 5 COAST DISTRICT, CONTAINING 9.54 HECTARES, MORE OR LESS.

These Site Specific Tenures are issued in the name of British Columbia Hydro and Power Authority for a term of 30 years commencing on the 10th day of May 2015, for Communication Site, Roadway, and Utility Line purposes, as per the Management Plans. A copy of each of your Management Plans is enclosed.

Your copies of our Notice of Final Review dated April 10, 2015 are enclosed for your records.

Should you have questions regarding this matter, please contact me at 250-847-6347.

Yours truly,

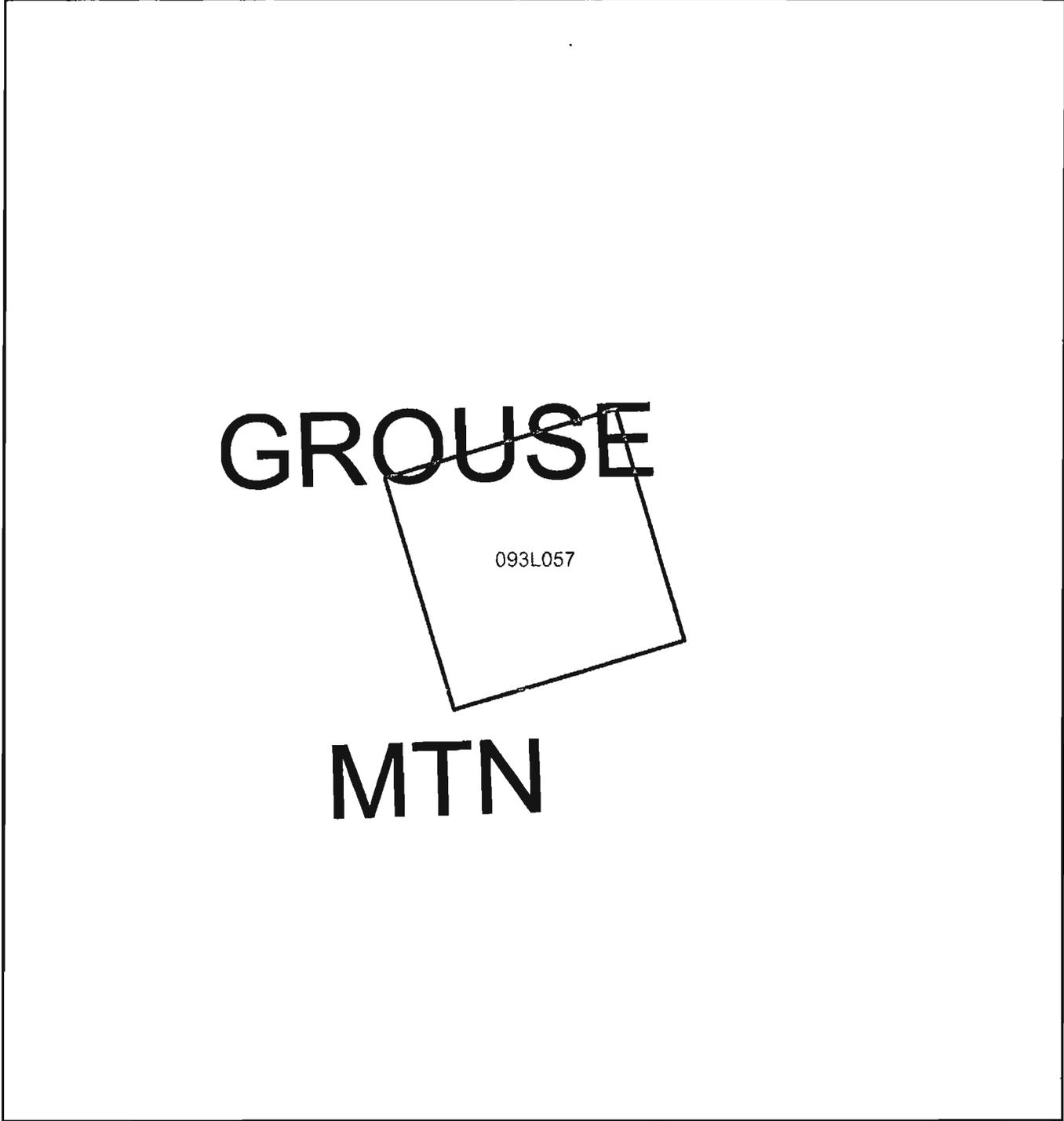
Jackie Wilson  
Authorizations Administrator

Enclosure(s)

pc: BC Assessment Authority, Northwest  
Regional District, Bulkley-Nechako

Map Reference: 93L057

126°42'0"W



126°42'0"W

**File No: 6408789**

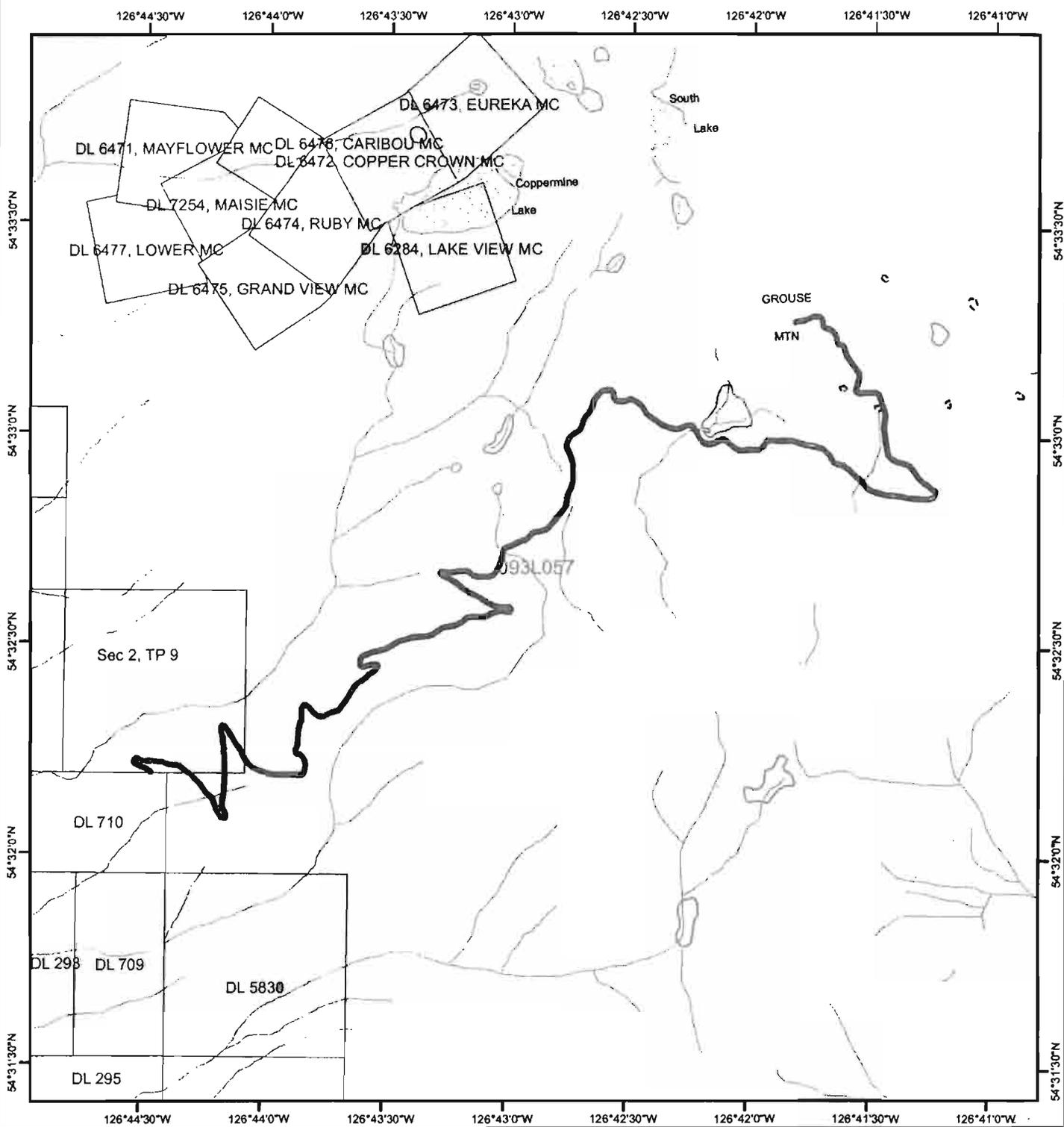
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Date: 02 Feb 2015

-  Tenure Area
-  Indian Reserves
-  Parks and Protected Areas



# Document Map <sup>10</sup>



**File No: 6408794**

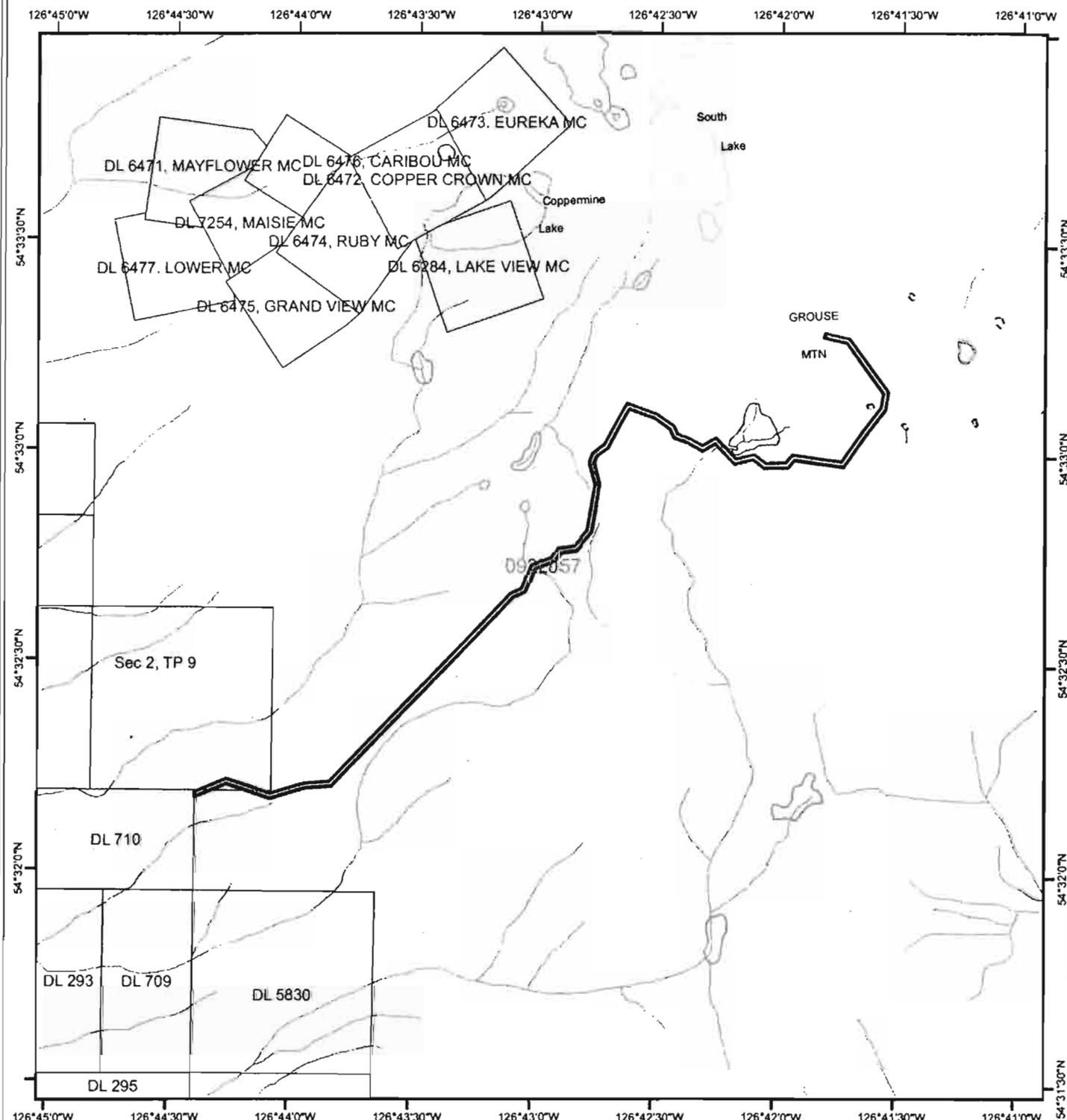
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Date: 02 Feb 2015

-  Tenure Area
-  Indian Reserves
-  Parks and Protected Areas



# Document Map



**File No: 6408795**

Scale: 1:25,000

Date: 02 Feb 2015

-  Tenure Area
-  Indian Reserves
-  Parks and Protected Areas



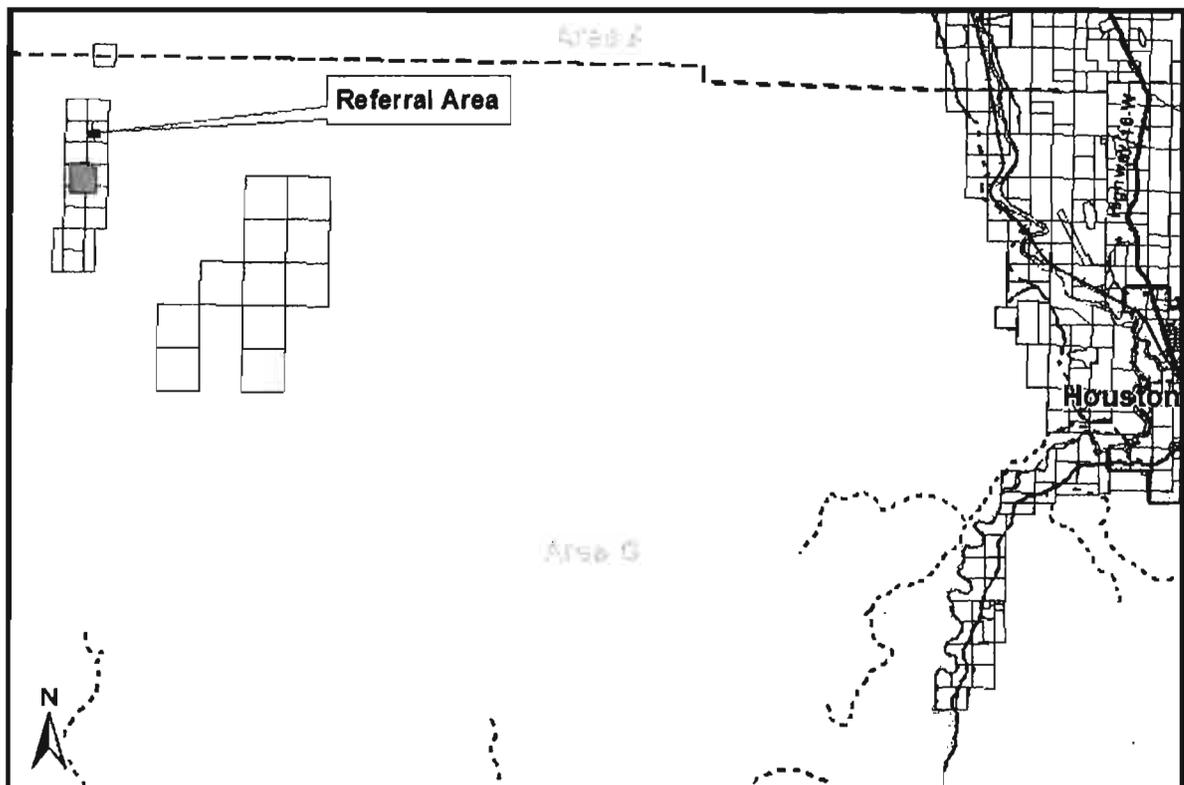


## MEMORANDUM

**To:** Rural Directors  
**From:** Jennifer MacIntyre, Planner I  
**Date:** August 20, 2015  
**Re:** Land Referral File No. 6402518

This application is regarding a renewal for a Licence of Occupation for a guide camp or lodge on Crown Land. The existing commercial hunting guide operating out of Mooseskin Johnny Lake provides summer and winter hunting and fishing access to the surrounding area, which is situated between Starr Basin and Telkwa Range.

The application area is located on Mooseskin Johnny Lake approximately 40 kilometres west from the district of Houston and is 2.29 ha in size.



The application area is not zoned.

LRMP designated this area a Special Management Area 2 (SM2) zone. Within the SM2 zone industrial activities will be carried out sensitively to ensure that impacts on identified

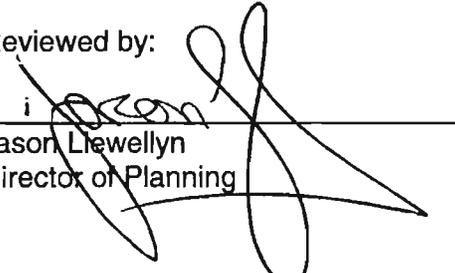
values such as wildlife habitat, visual quality, recreation or sensitive soils are minimized (Bulkley Valley LRMP, 1998). Interests in the LRMP are to protect caribou habitat and maintain the existing commercial backcountry tourism operation, to protect the shallow lake and wetlands in this area, and to maintain the existing commercial backcountry tourism operation.

**Recommendation**

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 6402518.

*Rural Directors – All/Directors/Majority*

Reviewed by:

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

Written by:

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



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT  
SHEET ON CROWN LAND REFERRAL 6402518**

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**Electoral Area:** G

**Applicant:** Brian McConnell

**Existing Land Use:** Guide Camp, Forested

**Zoning:** Not Zoned

**Plan Designation  
Proposed Use Comply  
With Zoning:**

**If not, why?**

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

**Access Highway:** Telkwa River, Howson Creek, Sunsets Creek,  
Mooseskin Johnny Trail

**Archaeological Site:** Not according to our mapping

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

**Fire Protection:** Outside of Rural Fire Protection area

**Other comments:** None



August 18, 2015:

Our File: 6402518

BRIAN KEVIN MCCONNELL  
Box 69  
Telkwa, BC V0J 2X0

Dear Brian McConnell:

Enclosed is an originally executed copy of Licence of Occupation No. SK922183 covering THAT PART OF BLOCK A OF DISTRICT LOT 575, RANGE 5, COAST DISTRICT, CONTAINING 2.29 HECTARES, MORE OR LESS.  
LESS.

This Licence is issued in the name of BRIAN KEVIN MCCONNELL for a term of 30 years commencing on the 16<sup>th</sup> day of March 2014, for hunting, fishing, primary guide camp or lodge purposes, as per the Management Plan. A copy of your Management Plan is enclosed.

Should you have questions regarding this matter, please contact me at 250-847-7331.

Yours truly,

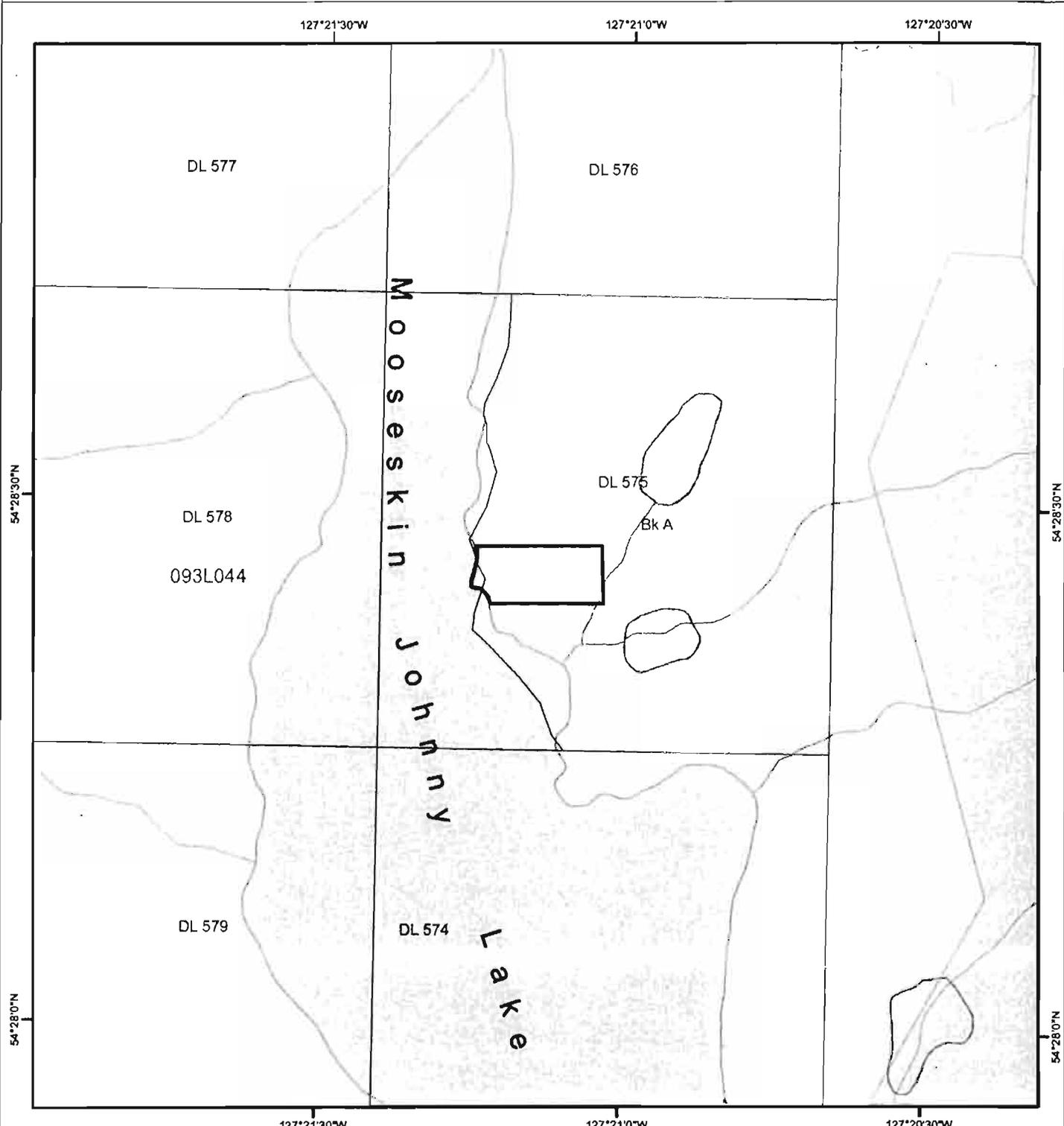
Kelly Storey  
Portfolio Administrator  
Skeena Region

Enclosure(s)

cc: BC Assessment Authority, Northwest  
Regional District, Bulkley-Nechako

Map Reference: 93L044

16  
Document Map

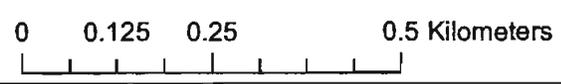


**File No: 6402518**

Scale: 1:10,000

Date: March 16, 2014

-  Tenure Area
-  Indian Reserves
-  Parks and Protected Areas





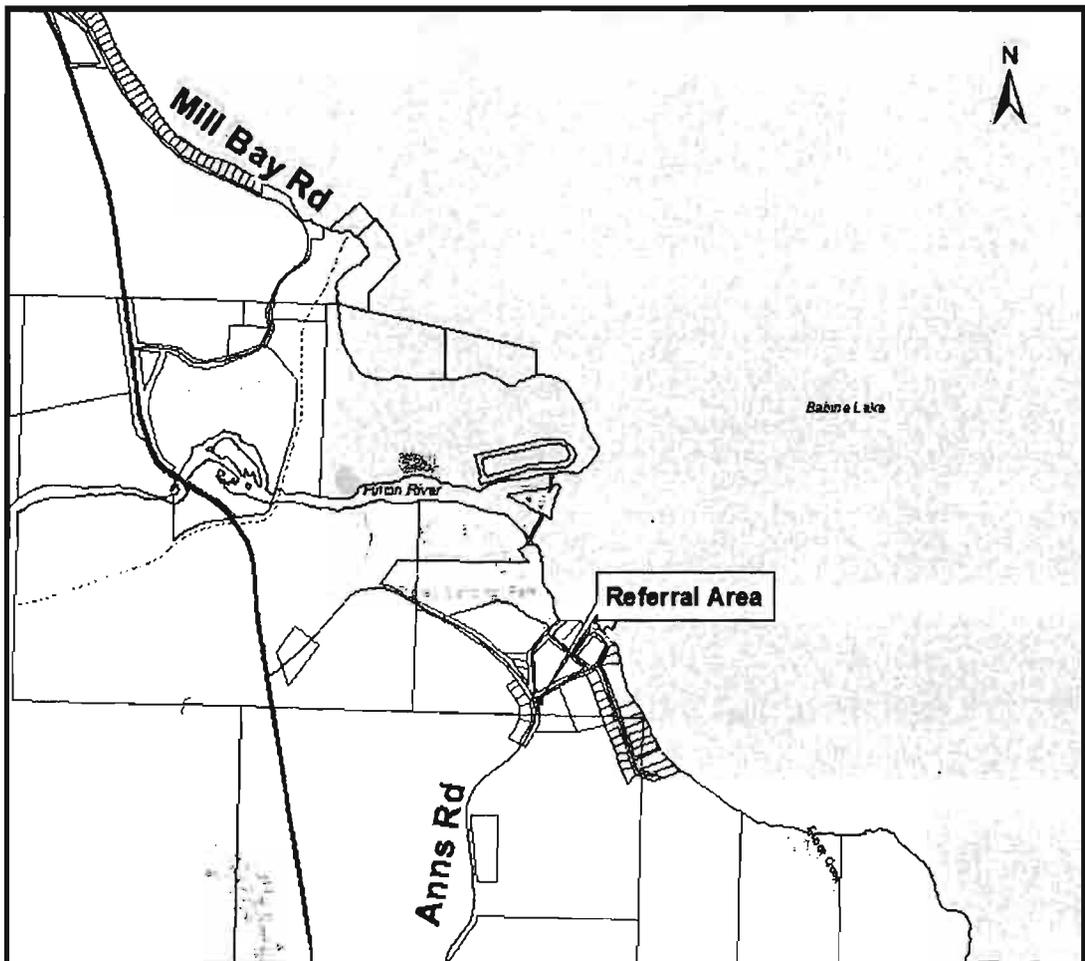
# MEMORANDUM

To: Rural Directors  
From: Jennifer MacIntyre Planner I  
Date: August 25, 2015  
Re: Land Referral File No. 6407626 (Labrie).

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This application is regarding a renewal of a Licence of Occupation application to install a water line. The water line is required to provide a source of potable water for the applicants' private and commercial holdings. The term of the Licence is for eight years. The application area is 0.01 ha in size and located 9 kilometres south of the Village of Granisle at Topley Landing.

Location Map

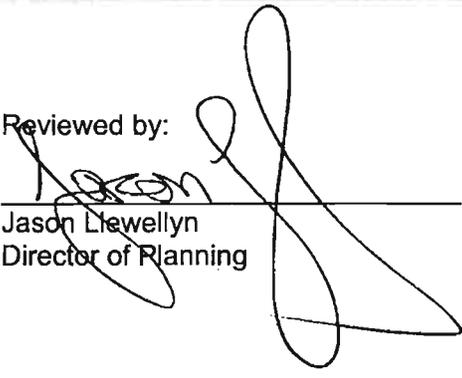


The application area is zoned M1, Light Industrial.

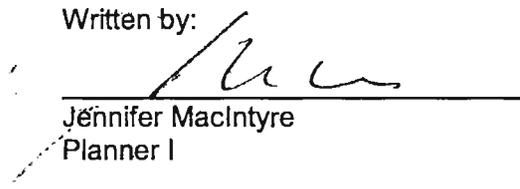
**Recommendation**  
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 6407626

*Rural Directors – All/Directors/Majority*

Reviewed by:

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

Written by:

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



## REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 6407626

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<b>Electoral Area:</b>	G
<b>Applicant:</b>	Warren Alan Labrie and Kelly Marie Labrie
<b>Existing Land Use:</b>	Vacant
<b>Zoning:</b>	M1 – Light Industrial
<b>Plan Designation</b>	Ag - Agriculture
<b>Proposed Use Comply With Zoning:</b>	Yes
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	In the ALR
<b>Access Highway:</b>	Anns Road or Marina Way
<b>Archaeological Site:</b>	Not according to our mapping
<b>Building Inspection:</b>	Inside the building inspection area
<b>Fire Protection:</b>	Outside of Rural Fire Protection Area
<b>Other comments:</b>	The applicant is advised to consult with the Agricultural Land Commission regarding the renewed license for the water line, as the application area is located in the ALR



August 19, 2015

Our File: 6407626

WARREN ALAN LABRIE  
KELLY MARIE LABRIE  
2519 MORGAN RD  
HOUSTON, BC V0J 1Z2

Dear Sir/Madam:

Enclosed is an originally executed copy of Licence of Occupation No. SK916709 covering THAT PART OF LOT 52, DISTRICT LOTS 1354 AND 2173, RANGE 5 COAST DISTRICT, PLAN 5252, CONTAINING 0.01 HECTARES, MORE OR LESS.

This Licence is issued in the name of WARREN ALAN LABRIE & KELLY MARIE LABRIE (as Joint Tenants) for a term of 8 years commencing on the 1<sup>st</sup> day of June 2015, for water line purposes.

This Licence replaces Licence of Occupation No. 705272 which expired on June 1, 2015.

Should you have questions regarding this matter, please contact me at 250-847-7331.

Yours truly,

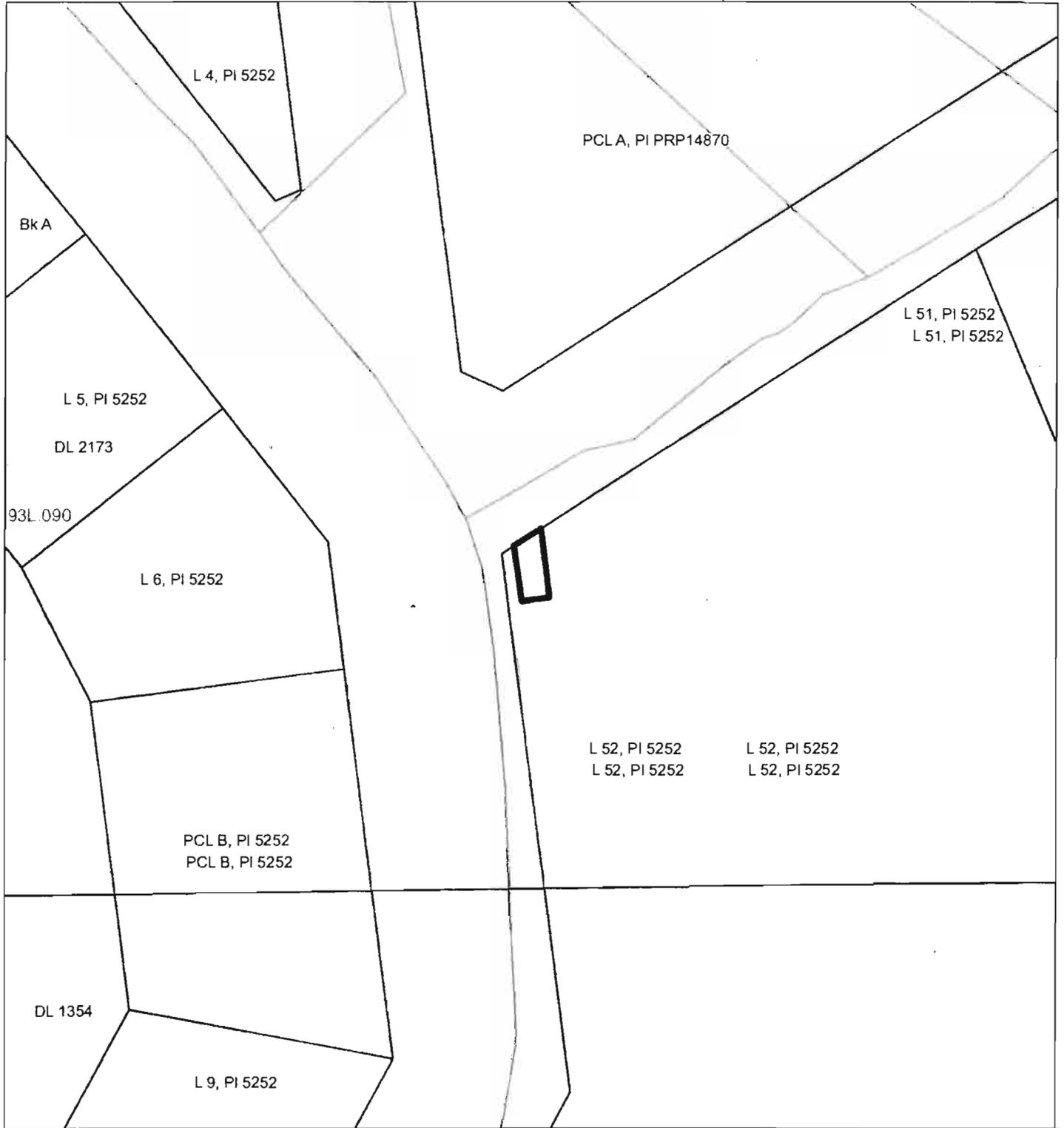
Kelly Storey  
Portfolio Administrator  
Skeena Region

Enclosure(s)

pc: BC Assessment Authority, Prince George  
Regional District, Bulkley-Nechako

Map Reference: 93L090

126°8'30"W



126°8'30"W

Scale: 1:1,000  
 Purpose: UTILITY  
 Subpurpose: WATER LINE  
 Type: LICENCE  
 Subtype: LICENCE OF OCCUPATION

**Legend**

-  Tenure Area
-  Indian Reserve
-  Parks & Protected Areas



**Document Map**



Date: 5 Feb 2015