



REGIONAL DISTRICT OF BULKLEY-NECHAKO

**RURAL DIRECTORS COMMITTEE
SUPPLEMENTARY AGENDA**

Thursday, June 11, 2015

<u>PAGE NO.</u>	<u>REPORT</u>	<u>ACTION</u>
2	June Strachuk, Grant Writer - Community Hall Insurance Coverage Research	Receive
	<u>DISCUSSION ITEM</u>	
	Community Hall Insurance Coverage	
	<u>DEVELOPMENT SERVICES</u>	
3-7	Land Referral File No. 7400119 New North Construction Ltd. Electoral Area "C"	Recommendation (Page 4)
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	



Regional District of Bulkley-Nechako

To: Chair Rural Directors Committee and Committee Members
 Cc:
 From: June Stratichuk, Regional District of Bulkley-Nechako, Grant Writer
 Date: June 9, 2015
 Re: Community Hall Insurance Coverage Research

The following information was gathered from contacts made to community halls within the Regional District of Bulkley-Nechako. Statistics are broken down by Insured, Insured for Liability and Insured for Liability & Fire. The total number of community halls contacted was eight.

Community Halls Contacted	Do Not Carry Insurance	Carry Liability Insurance Only	Carry Liability & Fire Insurance
8 Community Halls Contacted	2	2	4

Respectfully Submitted,

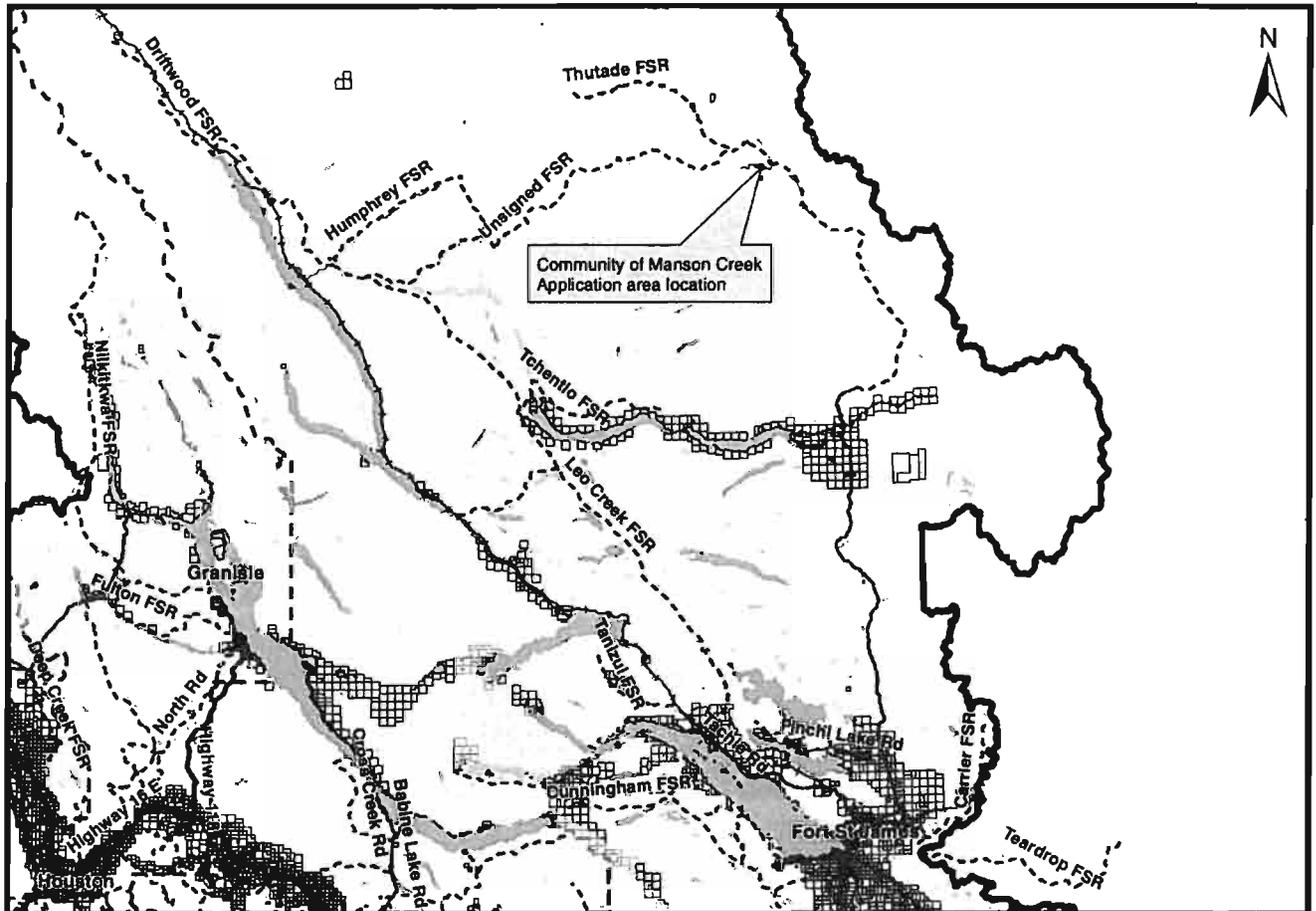
June Stratichuk
 Regional District of Bulkley-Nechako, Grant Writer

MEMORANDUM



To: Rural Directors
 From: Jennifer MacIntyre, Planner I
 Date: June 10, 2015
 Re: Land Referral File No. 7400119

This application is regarding the lease of Crown Land for commercial purposes. The application area (Lot L District Lot 3260) is located on Omineca Mining Access Rd in the community of Manson Creek approximately 137 kilometres north of Fort St James and is 2.022 ha in size. The applicants are in the process of purchasing the adjacent private lot (Lot K). The applicants plan to develop both lots (K and L) for commercial purposes including a general store, garage including mining equipment, and fuel sales including petroleum, oil and propane. In addition, they plan to build four to six small cabins for rentals.



The application area is not zoned. It is noted that the applicant is planning a large development on a relatively small parcel, and it is therefore important to ensure that the appropriate sewage disposal is provided on site.

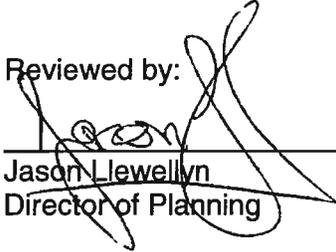
Our mapping shows there are approximately 20 dwellings located in Manson Creek. The province should ensure that the local community is provided an opportunity to comment on the proposed land sale.

Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7400119.

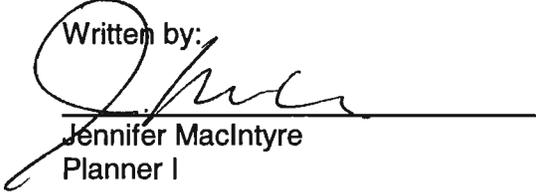
Rural Directors – All/Directors/Majority

Reviewed by:



Jason Lewellyn
Director of Planning

Written by:



Jennifer MacIntyre
Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 7400119**

Electoral Area:	C
Applicant:	New North Construction Ltd.
Existing Land Use:	Seasonal Dwelling
Zoning:	None
Plan Designation	None
Proposed Use Comply With Zoning:	N/A
If not, why?	
Agricultural Land Reserve:	Not in ALR
Access Highway:	Omineca Mining Access Road
Archaeological Site:	Not according to Provincial mapping
Building Inspection:	Not in the building inspection area
Fire Protection:	Outside of Rural Fire Protection Area
Other comments:	<p>It is noted that the applicant is planning a large development on a relatively small parcel. It is recommended that the Province ensure that the appropriate on-site sewage disposal is provided.</p> <p>Our mapping shows there are approximately 20 dwellings located in Manson Creek. The province should ensure that the local community is provided an opportunity to comment on the proposed land sale.</p>

124°30'0"W

124°29'0"W

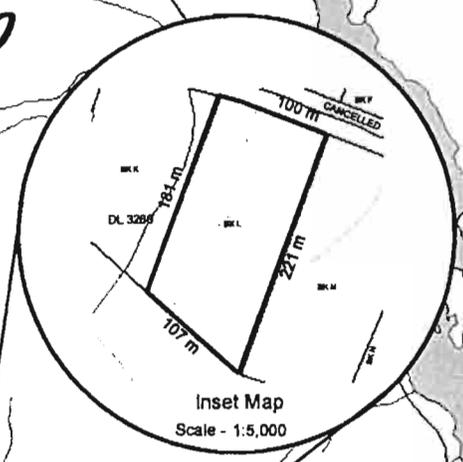
124°28'0"W

SITE MAP

BCGS Mapsheet: 93N068

Lat/Long: 55° 40' 15.580" N 124° 28' 59.911" W

6



55°41'0"N

55°41'0"N

55°40'0"N

55°40'0"N

55°39'0"N

55°39'0"N

File Number: 7400119

Site # 1 of 1 - APPLICATION Area = 2.022 Ha.

TYPE: LEASE

PURPOSE: COMMERCIAL

SUBTYPE: STANDARD LEASE

SUBPURPOSE: GENERAL

LOCATION: MANSON CREEK

ORTHO PHOTO YEAR: N/A

Produced by
Ministry of Natural Resource Operations
Northern Service Centre
FrontCounterBC
Date: May 5, 2015

Scale: 1:20,000

* If printed on 8.5X14 page

Projection: BC Albers
Datum: NAD 83



Legend

- | | |
|--------------------------|------------------------------|
| Crown Land Application | Protected Area |
| Primary Survey Parcel | Provincial Park |
| Subdivision | Protected Area |
| Municipality | OIC Ecological Reserve |
| Surveyed Rights of Way | Recreation Area |
| Surveyed Road R/W | Base Mapping Features (25K) |
| Gas/Oil R/W District Lot | River or Stream |
| Power Transmission R/W | River or Stream - Dry |
| Gas/Oil R/W | Lake |
| Telecom R/W District Lot | Reservoir - Damless |
| Miscellaneous R/W | Dashed/offset |
| Transportation Corridors | Contour - 20m interval |
| Highway | Transportation - Lines (20K) |
| Railway | Airfield |
| Surveyed Road R/W | Road |
| | Forest Service Road |
| | Road Permit |
| | Trail |
| | Rail Line |

All measurements are approximate.



FromCounter

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Management Plan for Lot "L" Manson
Creek, BC. wolfridgestore@mansoncreek.com

New North Construction Ltd is currently in the process of purchasing Lot K, this should be completed by the end of May 2015.

Upon acceptance of our application we will demolish & remove existing rotting buildings & debris & complete a total cleanup of the entire acreage. We will then level the frontage for easy access into lot K which will have a 35x35 wooden building for the new General store we are building. We are also building a 40x80 metal building for fuel, oil, propane sales, tire repair & sales, a full range of welding & mechanical services as well as a complete lineup of mining equipment. The frontage from lot "L" will provide room for large logging trucks & low-bed trucks to park & turn around & in general give us ample room for safety concerns & business growth. We also intend on building 4-6 small log cabins for weekend get - aways plus long term stays as well.

Mike McKone

April 20 2015