



PUBLIC INFORMATION PACKAGE

**OCP Amendments
APPLICATION No.**

RDBN-02-22

OCP Parkland Dedication

Resolution

ELECTORAL AREA PLANNING (CONT'D)

Bylaw for 1st and 2nd Reading (Cont'd)

Rezoning Application RZ
A-02-23 – 1st & 2nd Reading
Report Rezoning Bylaw
No. 2020 – Electoral
Area A (Smithers/Telkwa Rural)

Moved by Director Stoltenberg

Seconded by Director Atrill

2023-10-5

1. "That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2020, 2023 be given first and second reading this 28th day of September, 2023 and subsequently be taken to Public Hearing.

2. That the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No. 2020, 2023 be delegated to the Director or Alternate Director for Electoral Area A."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

OCP Amendment Application
RDBN-02-22 – 1st & 2nd
Reading Report Bylaw Nos.
2000, 2001, 2002 and 2003

Moved by Director Riis-Christianson

Seconded by Director Storey

2023-10-6

1. "That the Board consider and approve the consultation identified in the consultation checklist.

2. That Smithers and Telkwa Rural OCP Amendment Bylaw No. 2000, 2023, Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2001, 2023, Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2002, 2023 and Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2003, 2023 be given first and second reading this 28th day of September, 2023 and subsequently be taken to Public Hearing.

3. That the Public Hearing for Smithers and Telkwa Rural OCP Amendment Bylaw No. 2000, 2023, Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2001, 2023, Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2002, 2023 and Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2003, 2023 be delegated to the Director or Alternate Director for Electoral Area B."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Newspaper Ad



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

NOTICE OF PUBLIC HEARING

Notice is hereby given that an electronic/telephone Public Hearing affecting:

- "Smithers, Telkwa Rural Official Community Plan Bylaw No. 1704, 2014",
- "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017",
- "Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Bylaw No. 1865, 2019" and;
- "Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011"

will be held on Monday, November 6, 2023 at 7:00 pm regarding the following Bylaws:

- Bylaw No. 2000, 2023
- Bylaw No. 2001, 2023
- Bylaw No. 2002, 2023
- Bylaw No. 2003, 2023

The amendment bylaws propose to add a parkland dedication policy to the above noted Official Community Plans (OCPs). This notice is regarding Bylaw No. 2003, 2023 which impacts "Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011"

Parkland dedication is required pursuant to Section 510 of the *Local Government Act* when a property owner applies for a subdivision that creates three or more additional lots and the smallest lot being created is two hectares or smaller. The purpose of the parkland dedication is to provide land to meet the recreational needs of the community.

If an OCP contains appropriate policies and designations, the local government can determine whether the property owner provides parkland or pays an amount that equals the market value of the land that may be required for park land purpose (cash in lieu). The ability to require cash in lieu of parkland dedication at the time of subdivision was acquired when the Regional District Parks and Trails Service was established.

At the Public Hearing all persons who believe that their interest in property is affected by the proposed bylaw shall be afforded a reasonable opportunity to be heard. Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Monday, November 6, 2023 at 1:00 pm to receive instructions regarding video conferencing or telephone participation at the Public Hearing.

Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to planning@rdbn.bc.ca and must be received by the Regional District of Bulkley-Nechako no later than Monday, November 6, 2023 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2000, 2023; 2001, 2023; 2002, 2023; and 2003, 2023 will be Chaired by the Director or Alternate Director for Electoral Area B (Burns Lake Rural) as a delegate of the Board. A copy of the Board resolution making the delegation, copies of the proposed bylaws, and other relevant information, including written submissions to the Public Hearing, may be inspected from Wednesday, October 25, 2023 through Monday, November 6, 2023 at the Regional District of Bulkley-Nechako office during regular business hours, Monday to Friday (excluding statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings.

For further information or to receive instructions regarding video conferencing or telephone participation, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

WWW.RDBN.BC.CA

1-250-692-3195

INFO@RDBN.BC.CA

1-800-320-3339

37 3RD AVE, PO BOX 820 BURNS LAKE, BC V0J 1E0



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

NOTICE OF PUBLIC HEARING

Notice is hereby given that an electronic/telephone Public Hearing affecting:

- "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014",
- "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017",
- "Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Bylaw No. 1865, 2019" and;
- "Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011"

will be held on Monday, November 6, 2023 at 7:00 pm regarding the following Bylaws:

- Bylaw No. 2000, 2023
- Bylaw No. 2001, 2023
- Bylaw No. 2002, 2023
- Bylaw No. 2003, 2023

The amendment bylaws propose to add a parkland dedication policy to the above noted Official Community Plans (OCPs). This notice is regarding Bylaw No. 2001, 2023 which impacts "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017"

Parkland dedication is required pursuant to Section 510 of the *Local Government Act* when a property owner applies for a subdivision that creates three or more additional lots and the smallest lot being created is two hectares or smaller. The purpose of the parkland dedication is to provide land to meet the recreational needs of the community.

If an OCP contains appropriate policies and designations, the local government can determine whether the property owner provides parkland or pays an amount that equals the market value of the land that may be required for park land purpose (cash in lieu). The ability to require cash in lieu of parkland dedication at the time of subdivision was acquired when the Regional District Parks and Trails Service was established.

At the Public Hearing all persons who believe that their interest in property is affected by the proposed bylaw shall be afforded a reasonable opportunity to be heard. Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Monday, November 6, 2023 at 1:00 pm to receive instructions regarding video conferencing or telephone participation at the Public Hearing.

Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to planning@rdbn.bc.ca and must be received by the Regional District of Bulkley-Nechako no later than Monday, November 6, 2023 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2000, 2023; 2001, 2023; 2002, 2023; and 2003, 2023 will be Chaired by the Director or Alternate Director for Electoral Area B (Burns Lake Rural) as a delegate of the Board. A copy of the Board resolution making the delegation, copies of the proposed bylaws, and other relevant information, including written submissions to the Public Hearing, may be inspected from Wednesday, October 25, 2023 through Monday, November 6, 2023 at the Regional District of Bulkley-Nechako office during regular business hours, Monday to Friday (excluding statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings.

For further information or to receive instructions regarding video conferencing or telephone participation, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

WWW.RDBN.BC.CA

1-250-692-3195

INFO@RDBN.BC.CA

1-800-320-3339

37 3RD AVE, PO BOX 820 BURNS LAKE, BC V0J 1E0



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

NOTICE OF PUBLIC HEARING

Notice is hereby given that an electronic/telephone Public Hearing affecting:

- "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014",
- "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017",
- "Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Bylaw No. 1865, 2019" and;
- "Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011"

will be held on Monday, November 6, 2023 at 7:00 pm regarding the following Bylaws:

- Bylaw No. 2000, 2023
- Bylaw No. 2001, 2023
- Bylaw No. 2002, 2023
- Bylaw No. 2003, 2023

The amendment bylaws propose to add a parkland dedication policy to the above noted Official Community Plans (OCPs). This notice is regarding Bylaw No. 2002, 2023 which impacts "Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Bylaw No. 1865, 2019"

Parkland dedication is required pursuant to Section 510 of the *Local Government Act* when a property owner applies for a subdivision that creates three or more additional lots and the smallest lot being created is two hectares or smaller. The purpose of the parkland dedication is to provide land to meet the recreational needs of the community.

If an OCP contains appropriate policies and designations, the local government can determine whether the property owner provides parkland or pays an amount that equals the market value of the land that may be required for park land purpose (cash in lieu). The ability to require cash in lieu of parkland dedication at the time of subdivision was acquired when the Regional District Parks and Trails Service was established.

At the Public Hearing all persons who believe that their interest in property is affected by the proposed bylaw shall be afforded a reasonable opportunity to be heard. Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Monday, November 6, 2023 at 1:00 pm to receive instructions regarding video conferencing or telephone participation at the Public Hearing.

Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to planning@rdbn.bc.ca and must be received by the Regional District of Bulkley-Nechako no later than Monday, November 6, 2023 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2000, 2023; 2001, 2023; 2002, 2023; and 2003, 2023 will be Chaired by the Director or Alternate Director for Electoral Area B (Burns Lake Rural) as a delegate of the Board. A copy of the Board resolution making the delegation, copies of the proposed bylaws, and other relevant information, including written submissions to the Public Hearing, may be inspected from Wednesday, October 25, 2023 through Monday, November 6, 2023 at the Regional District of Bulkley-Nechako office during regular business hours, Monday to Friday (excluding statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings.

For further information or to receive instructions regarding video conferencing or telephone participation, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

WWW.RDBN.BC.CA

1-250-692-3195

INFO@RDBN.BC.CA

1-800-320-3339

37 3RD AVE, PO BOX 820 BURNS LAKE, BC V0J 1E0



"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

NOTICE OF PUBLIC HEARING

Notice is hereby given that an electronic/telephone Public Hearing affecting:

- "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014",
- "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017",
- "Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Bylaw No. 1865, 2019" and;
- "Houston, Topley, Granisle Rural Official Community Plan Bylaw No. 1622, 2011"

will be held on Monday, November 6, 2023 at 7:00 pm regarding the following Bylaws:

- Bylaw No. 2000, 2023
- Bylaw No. 2001, 2023
- Bylaw No. 2002, 2023
- Bylaw No. 2003, 2023

The amendment bylaws propose to add a parkland dedication policy to the above noted Official Community Plans (OCPs). This notice is regarding Bylaw No. 2000, 2023 which impacts "Smithers Telkwa Rural OCP Bylaw No. 1704, 2014".

Parkland dedication is required pursuant to Section 510 of the *Local Government Act* when a property owner applies for a subdivision that creates three or more additional lots and the smallest lot being created is two hectares or smaller. The purpose of the parkland dedication is to provide land to meet the recreational needs of the community.

If an OCP contains appropriate policies and designations, the local government can determine whether the property owner provides parkland or pays an amount that equals the market value of the land that may be required for park land purpose (cash in lieu). The ability to require cash in lieu of parkland dedication at the time of subdivision was acquired when the Regional District Parks and Trails Service was established.

At the Public Hearing all persons who believe that their interest in property is affected by the proposed bylaw shall be afforded a reasonable opportunity to be heard. Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Monday, November 6, 2023 at 1:00 pm to receive instructions regarding video conferencing or telephone participation at the Public Hearing.

Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to planning@rdbn.bc.ca and must be received by the Regional District of Bulkley-Nechako no later than Monday, November 6, 2023 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2000, 2023; 2001, 2023; 2002, 2023; and 2003, 2023 will be Chaired by the Director or Alternate Director for Electoral Area B (Burns Lake Rural) as a delegate of the Board. A copy of the Board resolution making the delegation, copies of the proposed bylaws, and other relevant information, including written submissions to the Public Hearing, may be inspected from Wednesday, October 25, 2023 through Monday, November 6, 2023 at the Regional District of Bulkley-Nechako office during regular business hours, Monday to Friday (excluding statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings.

For further information or to receive instructions regarding video conferencing or telephone participation, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

WWW.RDBN.BC.CA

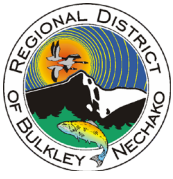
1-250-692-3195

INFO@RDBN.BC.CA

1-800-320-3339

37 3RD AVE, PO BOX 820 BURNS LAKE, BC V0J 1E0

1st and 2nd Reading Report



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Maria Sandberg, Planning and Parks Coordinator
Date: September 28, 2023
Subject: **OCP amendment application RDBN-02-22**
First and Second Reading for OCP Amendment Bylaws 2000, 2023, 2001, 2023, 2002, 2023, and 2003, 2023

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

1. That the Board consider and approve the consultation identified in the attached consultation checklist.
 2. That "Smithers and Telkwa Rural OCP Amendment Bylaw No. 2000,2023", "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2001,2023", "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2002, 2023" and "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2003, 2023" be given first and second reading and subsequently be taken to Public Hearing.
 3. That the Public Hearing for "Smithers and Telkwa Rural OCP Amendment Bylaw No. 2000,2023", "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2001,2023", "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2002, 2023" and "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2003, 2023" be delegated to the Director or Alternate Director for Electoral Area B.
-

EXECUTIVE SUMMARY

The purpose of this application is to add a parkland dedication policy to the following Official Community Plans (OCPs):

- Smithers and Telkwa Rural OCP Bylaw No. 1704, 2014
- Burns Lake Rural and Francois Lake (North Shore) OCP Bylaw No. 1785, 2017
- Endako, Fraser Lake and Fort Fraser Rural OCP Bylaw No. 1865, 2019
- Houston, Topley, Granisle Rural OCP Bylaw No. 1622, 2011

Parkland dedication is required pursuant to Section 510 of the *Local Government Act* when a property owner applies for a subdivision that creates three or more additional lots and the

smallest lot being created is two hectares or smaller. The purpose of the parkland dedication is to provide land to meet the recreational needs of the community.

If an OCP contains appropriate policies and designations, the local government can determine whether the property owner provides parkland or pays an amount that equals the market value of the land that may be required for park land purpose (cash in lieu). The ability to require cash in lieu of parkland dedication at the time of subdivision was acquired when the Regional District Parks and Trails Service was established.

DISCUSSION

Section 510 of the *Local Government Act* provides for the dedication up to five per cent of the parcels that are proposed for subdivision to be dedicated to a Regional District during the subdivision process if a proposed subdivision creates three or more additional lots and the smallest lot being created is two hectares or smaller. The property owner is required to provide, without compensation, parkland of an amount and in a location acceptable to the local government or pay an amount that equals the market value of the land that may be required for park land purpose (cash in lieu). The legislation also states that if a regional district does not provide a community parks service, the only option is for the owner to provide parkland.

Now that the RDBN has a parks and trails service there is an option to provide cash in lieu of parkland dedication equivalent to the market value of five per cent of the land. If the applicable OCP contains policies and designations regarding the type and location of future parks, the Regional District can decide whether land or cash in lieu should be required. The OCP policies should contain criteria for determining if the subject property contains lands with adequately high recreation values to justify requiring that land to be dedicated as parkland and require a cash-in-lieu contribution where adequate potential parkland does not exist. The legislation requires that all cash in lieu contributions be deposited into a reserve fund and used for the acquisition of future parkland.

A parkland dedication policy was added to the Vanderhoof Rural OCP during the OCP review in 2021 and is included in the Fort St James Rural OCP draft as part of the OCP review process. The Planning Department is proposing to add the parkland dedication policy to the following remaining OCPs:

- Smithers and Telkwa Rural OCP;
- Burns Lake Rural and Francois Lake (North Shore) OCP;
- Endako, Fraser Lake and Fort Fraser Rural OCP; and
- Houston, Topley, Granisle Rural OCP

Electoral Areas D and F are not participants in the RDBN parks and trails service so accepting cash-in-lieu of parkland is not an option in those electoral areas. The

parkland dedication policy was added to the Vanderhoof Rural OCP to have the ability to evaluate any land proposed for parkland dedication and to be prepared if the electoral area wishes to establish a parks and trails service area in the future. Staff are therefore proposing to add the parkland dedication policy to the Endako, Fraser Lake and Fort Fraser Rural OCP as well.

PROPOSED PARKLAND DEDICATION POLICY

The following wording is proposed for inclusion into the OCPs:

Parkland Dedication

- (1) Where a proposed subdivision triggers a requirement to provide up to 5% dedication of parkland or cash in lieu pursuant to *Section 510 of the Local Government Act*, the Regional District shall evaluate whether to accept parkland or cash in lieu of parkland or a combination of both.
- (2) Land to be accepted as parkland dedication must be of adequate size and must have adequately high recreation value to provide a benefit to the community. Where this community benefit does not exist because of limited size or limited recreation value of the land, the Regional District may require cash in lieu of parkland dedication to contribute towards the future purchase of parkland in the Electoral Area.
- (3) One or more of the following criteria must be met for land to be considered having a high recreation value:
 - (a) the land is adjacent to a lake or a watercourse and its dedication would improve public access to the water;
 - (b) the land improves access to a park or trail, a school, or public amenity;
 - (c) the land includes viewpoints and opportunities for nature appreciation;
 - (d) the land contains a locally or regionally significant natural feature or ecosystem that if preserved or managed would result in a net benefit to the community;
 - (e) the land is identified for a park or trail use in this plan or any other Regional District parks and trails plan.
- (4) Environmentally sensitive lands to be retained in a natural undisturbed state or archaeological features to be protected may be accepted as parkland dedication, however, these lands should be in addition to the minimum parkland dedication requirements pursuant to the *Local Government Act*.

- (5) The RDBN shall, when considering a rezoning application, consider accepting the dedication of land for the purpose of parkland, green space, and/or natural areas. Parkland acceptance should be evaluated in accordance with the criterion identified in this section.

It is noted that the parkland dedication policy can be customized to meet local considerations in the individual OCPs.

PARKLAND DEDICATION EVALUATION PROCEDURES

The following procedure for reviewing parkland dedications was approved by the Board in March 2021 and will occur if the parkland dedication and cash-in-lieu of parkland dedication policy is included in the OCPs.

This procedure may occur as part of the rezoning process prior to subdivision or at the subdivision referral stage.

- Step 1: Planning Department staff will work with a property owner to evaluate if the subject property contains land of adequately high recreation value justifying parkland dedication, which lands are being offered as parkland (if any), or what cash in lieu amount is offered to the RDBN for future parkland purchase. It is noted that a property owner may request that the cash in lieu requirement be waived by the Board.
- Step 2: The Planning Department will prepare a referral report for consideration by the applicable Advisory Planning Commission to review the parkland dedication or cash in lieu proposal forwarded by the property owner.
- Step 3: The Planning Department will prepare a staff report for consideration by the Board which makes recommendations regarding the parkland dedication or cash in lieu proposal forwarded by the property owner.
- Step 4: The Planning Department will work with the Ministry of Transportation and Infrastructure to secure any parkland dedication or cash in lieu contribution accepted by the RDBN Board.

CONSULTATION FOR OCP AMENDMENTS

The *Local Government Act* requires local governments to consider consultation with persons, organizations and authorities it considers will be affected by an OCP amendment. Specifically, the local government must:

- (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (b) specifically the RDBN Board should consider if consultation is required with:
 - the board of any regional district that is adjacent to the area covered by the plan,
 - the council of any municipality that is adjacent to the area covered by the plan,
 - First Nations,
 - school district boards, greater boards and improvement district boards, and
 - the Provincial and federal governments and their agencies.

Also, the *Local Government Act* requires that local governments consult with the local School District regarding any amendment to an OCP. Staff recommend that the Board consider and approve the consultation options outlined in the consultation checklist.

A further *Local Government Act* requirement is that all OCP amendments be considered in conjunction with the financial plan, and any waste management plan that is applicable to the Regional District. The proposed OCP amendment bylaws are consistent with the most recent capital expenditure program and waste management plan.

REFERRAL COMMENTS

Electoral Area A Advisory Planning Commission: expressed concerns that cost for a developer could be too high.

Electoral Area B Advisory Planning Commission: supports the proposed Official Community Plan policies, as presented.

Electoral Area D Advisory Planning Commission: recommends the Board support the proposal as presented.

Electoral Area G Advisory Planning Commission: recommend the OCP not be amended with the parkland dedication policies as proposed.

School Districts 54 and 91: no comments received to date.

STAFF COMMENTS

Staff recommend that Bylaws No. 2000, 2001, 2002 and 2003 receive first and second readings.

As the application involve four electoral areas. Staff propose that a single electronic public hearing be held and chaired by the Director or Alternate Director for Electoral Area B.

ALTERNATIVE OPTIONS

Should the Board require different policy wording in an OCP, such as a policy that parkland dedication is not required for subdivisions in an Electoral Area, the Board may pass a motion directing staff to draft a revised OCP Amendment Bylaw for consideration at the next Board meeting.

ATTACHMENTS:

- OCP Amendment Consultation Checklist
- OCP Amendment Bylaw No. 2000, 2023
- OCP Amendment Bylaw No. 2001, 2023
- OCP Amendment Bylaw No. 2002, 2023
- OCP Amendment Bylaw No. 2003, 2023

Appendix A
Official Community Plan (OCP) Amendment
Consultation Checklist

Associated OCP amendment application number: RZ RDBN-02-22
Associated OCP Amendment Bylaw number: 2000, 2001, 2002, 2003

Special Conditions

- Agricultural Land Reserve
- Zoning Bylaw Floodplain Overlay
- Environmentally sensitive area
- Potential contaminated site
- Within 800 metres of a controlled access or Provincial Highway
- Crown land
- Other (specify) _____

Consideration of affected persons, organizations, and authorities

Prior to the Public Hearing for the OCP bylaw amendment, consideration has been given to consultation with the following:

Local Governments

- Cariboo Regional District
- Regional District of Fraser Fort George
- Regional District of Kitimat-Stikine
- Regional District of Peace Rive
- Village of Vanderhoof
- District of Fort St James
- Village of Fraser Lake
- Village of Burns Lake
- District of Houston
- Village of Telkwa
- Village of Granisle
- Town of Smithers
- Electoral Areas A, B, D and G Advisory Planning Commissions

Government Agencies

- Ministry of Transportation and Infrastructure
- Ministry of Agriculture
- Ministry of Environment
- Ministry of Community, Sport and Cultural Development
- Ministry of Forests, Mines and Lands
- Northern Health
- Department of Fisheries and Oceans
- Agricultural Land Commission

First Nations

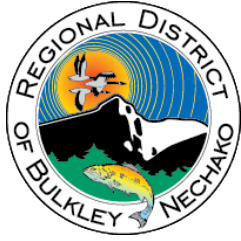
- | | |
|---|---|
| <input type="checkbox"/> Binche Whut'en | <input type="checkbox"/> Nee Tahi Buhn Band |
| <input type="checkbox"/> Burns Lake Band | <input type="checkbox"/> Nuxalk Nation |
| <input type="checkbox"/> Cheslatta Carrier Nation | <input type="checkbox"/> Office of the Wet'suwet'en |
| <input type="checkbox"/> Doig River First Nation | <input type="checkbox"/> Saik'uz First Nation |
| <input type="checkbox"/> Halfway River First Nation | <input type="checkbox"/> Skin Tyee Nation |
| <input type="checkbox"/> Heiltsuk Nation | <input type="checkbox"/> Stelat'en First Nation |
| <input type="checkbox"/> Kitselas First Nation | <input type="checkbox"/> Takla Lake First Nation |
| <input type="checkbox"/> Lake Babine Nation | <input type="checkbox"/> Tl'azt'en First Nation |
| <input type="checkbox"/> Lheidli T'enneh First Nation | <input type="checkbox"/> Tsay Keh Dene Nation |
| <input type="checkbox"/> Lhoosk'uz Dene Nation | <input type="checkbox"/> Ulkatcho First Nation |
| <input type="checkbox"/> Mcleod Lake Indian Band | <input type="checkbox"/> West Moberly First Nation |
| <input type="checkbox"/> Nadleh Whut'en | <input type="checkbox"/> Wet'suwet'en First Nation |
| <input type="checkbox"/> Nak'azdli Whut'en | <input type="checkbox"/> Witset First Nation |
| <input type="checkbox"/> Nazko First Nation | <input type="checkbox"/> Yekooche First Nation |

School Districts

- School District No. 91
- School District No. 54
- Improvement Districts

Public

- Immediate neighbours (within 200 metres of subject property)
- Surrounding neighbourhood
- Region wide
- Public Hearing
- Other (specify) - RDBN Website



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2000

A Bylaw to Amend "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014" be amended as follows:

That the following text is added to Schedule "A" as Section 6.9:

6.9 Parkland Dedication

- (1) Where a proposed subdivision triggers a requirement to provide up to 5% dedication of parkland or cash in lieu pursuant to Section 510 of the *Local Government Act*, the Regional District shall evaluate whether to accept parkland or cash in lieu of parkland or a combination of both.
- (2) Land to be accepted as parkland dedication must be of adequate size and must have adequately high recreation value to provide a benefit to the community. Where this community benefit does not exist because of limited size or limited recreation value of the land, the Regional District may require cash in lieu of parkland dedication to contribute towards the future purchase of parkland in the Electoral Area.
- (3) One or more of the following criteria must be met for land to be considered having a high recreation value:
 - (a) the land is adjacent to a lake or a watercourse and its dedication would improve public access to the water;
 - (b) the land improves access to a park or trail, a school, or public amenity;
 - (c) the land includes viewpoints and opportunities for nature appreciation;
 - (d) the land contains a locally or regionally significant natural feature or ecosystem that if preserved or managed would result in a net benefit to the community;
 - (e) the land is identified for a park or trail use in this plan or any other Regional District parks and trails plan.
- (4) Environmentally sensitive lands to be retained in a natural undisturbed state or archaeological features to be protected may be accepted as parkland dedication,

however, these lands should be in addition to the minimum parkland dedication requirements pursuant to the *Local Government Act*.

- (5) The RDBN shall, when considering a rezoning application, consider accepting the dedication of land for the purpose of parkland, green space, and/or natural areas. Parkland acceptance should be evaluated in accordance with the criterion identified in this section.

This bylaw may be cited as "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2000, 2023".

READ A FIRST TIME this _____ day of _____, 2023.

READ A SECOND TIME this _____ day of _____, 2023.

PUBLIC HEARING HELD this _____ day of _____, 2023.

READ A THIRD TIME this _____ day of _____, 2023.

I hereby certify that the foregoing is a true and correct copy of "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2000, 2023".

DATED AT BURNS LAKE this _____ day of _____, 2023.

Corporate Administrator

ADOPTED this _____ day of _____, 2023.

Chairperson

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2001

A Bylaw to Amend "Burns Lake Rural and Francois Lake (North Shore) OCP Bylaw No. 1785, 2017"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Burns Lake Rural and Francois Lake (North Shore) OCP Bylaw No. 1785, 2017" be amended as follows:

That the following text is added to Schedule "A" as Section 6.7:

6.7 Parkland Dedication

- (1) Where a proposed subdivision triggers a requirement to provide up to 5% dedication of parkland or cash in lieu pursuant to Section 510 of the *Local Government Act*, the Regional District shall evaluate whether to accept parkland or cash in lieu of parkland or a combination of both.
- (2) Land to be accepted as parkland dedication must be of adequate size and must have adequately high recreation value to provide a benefit to the community. Where this community benefit does not exist because of limited size or limited recreation value of the land, the Regional District may require cash in lieu of parkland dedication to contribute towards the future purchase of parkland in the Electoral Area.
- (3) One or more of the following criteria must be met for land to be considered having a high recreation value:
 - (a) the land is adjacent to a lake or a watercourse and its dedication would improve public access to the water;
 - (b) the land improves access to a park or trail, a school, or public amenity;
 - (c) the land includes viewpoints and opportunities for nature appreciation;
 - (d) the land contains a locally or regionally significant natural feature or ecosystem that if preserved or managed would result in a net benefit to the community;
 - (e) the land is identified for a park or trail use in this plan or any other Regional District parks and trails plan.
- (4) Environmentally sensitive lands to be retained in a natural undisturbed state or archaeological features to be protected may be accepted as parkland dedication,

however, these lands should be in addition to the minimum parkland dedication requirements pursuant to the *Local Government Act*.

- (5) The RDBN shall, when considering a rezoning application, consider accepting the dedication of land for the purpose of parkland, green space, and/or natural areas. Parkland acceptance should be evaluated in accordance with the criterion identified in this section.

This bylaw may be cited as "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2001, 2023".

READ A FIRST TIME this _____ day of _____, 2023.

READ A SECOND TIME this _____ day of _____, 2023.

PUBLIC HEARING HELD this _____ day of _____, 2023.

READ A THIRD TIME this _____ day of _____, 2023.

I hereby certify that the foregoing is a true and correct copy of "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2001, 2023".

DATED AT BURNS LAKE this _____ day of _____, 2023.

Corporate Administrator

ADOPTED this _____ day of _____, 2023.

Chairperson

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2002

A Bylaw to Amend "Endako, Fraser Lake and Fort Fraser Rural OCP Bylaw No. 1865, 2019"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Endako, Fraser Lake and Fort Fraser Rural OCP Bylaw No. 1865, 2019" be amended as follows:

That the following text is added to Schedule "A" as Section 6.8:

6.8 Parkland Dedication

- (1) Where a proposed subdivision triggers a requirement to provide up to 5% dedication of parkland or cash in lieu pursuant to Section 510 of the *Local Government Act*, the Regional District shall evaluate whether to accept parkland or cash in lieu of parkland or a combination of both.
- (2) Land to be accepted as parkland dedication must be of adequate size and must have adequately high recreation value to provide a benefit to the community. Where this community benefit does not exist because of limited size or limited recreation value of the land, the Regional District may require cash in lieu of parkland dedication to contribute towards the future purchase of parkland in the Electoral Area.
- (3) One or more of the following criteria must be met for land to be considered having a high recreation value:
 - (a) the land is adjacent to a lake or a watercourse and its dedication would improve public access to the water;
 - (b) the land improves access to a park or trail, a school, or public amenity;
 - (c) the land includes viewpoints and opportunities for nature appreciation;
 - (d) the land contains a locally or regionally significant natural feature or ecosystem that if preserved or managed would result in a net benefit to the community;
 - (e) the land is identified for a park or trail use in this plan or any other Regional District parks and trails plan.

- (4) Environmentally sensitive lands to be retained in a natural undisturbed state or archaeological features to be protected may be accepted as parkland dedication, however, these lands should be in addition to the minimum parkland dedication requirements pursuant to the *Local Government Act*.
- (5) The RDBN shall, when considering a rezoning application, consider accepting the dedication of land for the purpose of parkland, green space, and/or natural areas. Parkland acceptance should be evaluated in accordance with the criterion identified in this section.

This bylaw may be cited as "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2002, 2023".

READ A FIRST TIME this _____ day of _____, 2023.

READ A SECOND TIME this _____ day of _____, 2023.

PUBLIC HEARING HELD this _____ day of _____, 2023.

READ A THIRD TIME this _____ day of _____, 2023.

I hereby certify that the foregoing is a true and correct copy of "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2002, 2023".

DATED AT BURNS LAKE this _____ day of _____, 2023.

Corporate Administrator

ADOPTED this _____ day of _____, 2023.

Chairperson

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2003

A Bylaw to Amend "Houston, Topley,
Granisle Rural OCP Bylaw No. 1622, 2011"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Houston, Topley, Granisle Rural OCP Bylaw No. 1622, 2011" be amended as follows:

That the following text is added to Schedule "A" as Section 6.8:

6.8 Parkland Dedication

- (1) Where a proposed subdivision triggers a requirement to provide up to 5% dedication of parkland or cash in lieu pursuant to Section 510 of the *Local Government Act*, the Regional District shall evaluate whether to accept parkland or cash in lieu of parkland or a combination of both.
- (2) Land to be accepted as parkland dedication must be of adequate size and must have adequately high recreation value to provide a benefit to the community. Where this community benefit does not exist because of limited size or limited recreation value of the land, the Regional District may require cash in lieu of parkland dedication to contribute towards the future purchase of parkland in the Electoral Area.
- (3) One or more of the following criteria must be met for land to be considered having a high recreation value:
 - (a) the land is adjacent to a lake or a watercourse and its dedication would improve public access to the water;
 - (b) the land improves access to a park or trail, a school, or public amenity;
 - (c) the land includes viewpoints and opportunities for nature appreciation;
 - (d) the land contains a locally or regionally significant natural feature or ecosystem that if preserved or managed would result in a net benefit to the community;
 - (e) the land is identified for a park or trail use in this plan or any other Regional District parks and trails plan.

- (4) Environmentally sensitive lands to be retained in a natural undisturbed state or archaeological features to be protected may be accepted as parkland dedication, however, these lands should be in addition to the minimum parkland dedication requirements pursuant to the *Local Government Act*.
- (5) The RDBN shall, when considering a rezoning application, consider accepting the dedication of land for the purpose of parkland, green space, and/or natural areas. Parkland acceptance should be evaluated in accordance with the criterion identified in this section.

This bylaw may be cited as "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2003, 2023".

READ A FIRST TIME this _____ day of _____, 2023.

READ A SECOND TIME this _____ day of _____, 2023.

PUBLIC HEARING HELD this _____ day of _____, 2023.

READ A THIRD TIME this _____ day of _____, 2023.

I hereby certify that the foregoing is a true and correct copy of "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2003, 2023".

DATED AT BURNS LAKE this _____ day of _____, 2023.

Corporate Administrator

ADOPTED this _____ day of _____, 2023.

Chairperson

Corporate Administrator

Submissions