

REGIONAL DISTRICT OF BULKLEY-NECHAKO

RURAL DIRECTORS COMMITTEE
AGENDA

Thursday, August 14, 2014

<u>PAGE NO.</u>	<u>SUPPLEMENTARY AGENDA</u>	<u>ACTION</u>
	<u>AGENDA- August 14, 2014</u>	Approve
	<u>MINUTES</u>	
2-3	Rural Directors Committee Meeting Minutes - July 17, 2014	Receive
	<u>CORRESPONDENCE</u>	
4-8	Central Interior Science Exhibition - Request for Grant in Aid - Electoral Areas "B", "C", "D", "E", "F", "G"	Direction/ Discussion
	<u>DEVELOPMENT SERVICES</u> (All Directors)	
	<u>Referrals</u>	
9-17	Land Referral File No. 7409728 K&D Logging Ltd. Electoral Area "C"	Recommendation (Page 9)
18-21	Land Referral File No. 0275536 Sharon Marie Bird Electoral Area "C"	Recommendation (Page 18)
22-25	Land Referral File No. 7409735 Maryann and Carroll Walker Electoral Area "F"	Recommendation (Page 22)
	<u>SUPPLEMENTARY</u>	
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	

REGIONAL DISTRICT OF BULKLEY-NECHAKO**RURAL DIRECTORS COMMITTEE MEETING****Thursday, July 17, 2014**

PRESENT: Chair Jerry Petersen

Directors Stephen Freeman
Tom Greenaway
Bill Miller
Rob Newell
Stoney Stoltenberg

Directors Absent Ralph Roy, Electoral Area "D" (Fraser Lake Rural)

Alternate Director Ken Ponsford, Electoral Area "D" (Fraser Lake Rural)

Staff Gail Chapman, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services
Deborah Jones-Middleton, Protective Services Manager

CALL TO ORDER

Chair Petersen called the meeting to order at 2:34 p.m.

AGENDAMoved by Director Greenaway
Seconded by Director Miller**RDC.2014-7-1**

"That the Rural Directors Committee Agenda for July 17, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**MINUTES****Rural Directors Committee Meeting Minutes -June 5, 2014**Moved by Director Stoltenberg
Seconded by Director Freeman**RDC.2014-7-2**

"That the minutes of the Rural Directors Committee meeting of June 5, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**REPORTS****Directors' Allocations of Federal Gas Tax Funds -Second Quarter 2014**Moved by Director Freeman
Seconded by Director Newell**RDC.2014-7-3**

"That the Rural Directors Committee receive the Finance/Administration Coordinator's June 30, 2014 memo titled "Directors' Allocations of Federal Gas Tax Funds – Second Quarter, 2014."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

REPORTS (CONT'D)

Working Together: Effective Fire Service Administration for Fire Chiefs and Local Government CAOs Training Program Moved by Director Freeman
 Seconded by Director Newell

RDC.2014-7-4

1. "That the Rural Directors Committee receive the Protective Services Manager's July 9, 2014 memo titled "Working Together: Effective Fire Service Administration for Fire Chiefs and Local Government CAOs Training Program."
2. That the Rural Directors Committee recommend that the Regional District of Bulkley-Nechako Board of Directors approve staff and rural Fire Chief attendance at the Working Together: Effective Fire Service Administration for Fire Chiefs and Local Government CAOs Training Program; and further, that it be paid for out of the Rural Directors "Special Projects" budget."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DEVELOPMENT SERVICES

REFERRALS (All Directors)

Land Referral File No. 7409726 Kluskus North Electoral Area "A"

Moved by Director Stoltenberg
 Seconded by Alternate Director Ponsford

RDC.2014-7-5

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land application 7409726" be provided to the Province as the Regional District's comments on Crown Land application 7409726."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director Greenaway
 Seconded by Director Freeman

RDC.2014-7-6

"That the meeting be adjourned at 2:40 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Jerry Petersen, Chair

Cheryl Anderson, Manager of Administrative Services

Cheryl Anderson

From: Regional District of Bulkley-Nechako <inquiries@rdbn.bc.ca>
Sent: July-30-14 2:59 PM
To: Cheryl Anderson
Subject: New submission from "Grant in Aid Application"
Attachments: 53d96a92804ea-CISE Application Information.docx



REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA GRANT IN AID APPLICATION

APPLICATION SUBMITTED BY:

Central Interior Science Exhibition

Mailing Address:
3019 Dundee Prince George BC V2K 3R5

Email:
Contact Person:

stower@ominecacoalition.ca
Anjula Corbin, 250-964-9874

APPLICATION SUMMARY

Project or purpose for which you require assistance:

The Central Interior Science Exhibition

Amount Requested: \$2,000

To the best of my knowledge, all of the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Yes

(signature of authorized signatory) (title)

Signature of Electoral Area Director

Amount Approved: _____
Date: _____

APPLICATION PROFILE

Is your organization voluntary and non-profit? Yes

Please describe the services/benefits that your organization provides to the community. Are these

services/benefits available to the community from another organization or agency?

The Central Interior Science Exhibition (CISE) is one of 110 Regional Fairs taking place across Canada every year. Over 120 students in grades 4 through 12 will participate at CISE in displaying approximately 150 of the best exhibits from the Zone/School Fairs that take place in School Districts #28, #91 and #57. Several Provincial and Federal awards are available only through participation in a regional or national fair and many local organizations have sponsored regional awards to inspire youth to investigate their field of interest.

Describe the geographic area that receives services or benefits from your organization.

The CISE is one of 110 Regional Fairs taking place across Canada every year. Participating regions include school Districts #28 (Quesnel), #91 (Nechako Lakes) and #57 (Prince George). Of the 10 individuals that have been chosen to take their projects to the Canada Wide Science Fair the past 3 years, three were from School District # 91

Please detail any remuneration paid, or funds otherwise made available to members, officers, etc. of your organization.:

N/A

Please comment on the number of members/volunteers in your organization and how long your organization has been in operation.:

The Central Interior Science Exhibition has been running for 39 years. The following are the volunteers involved:

Safety: Liana Greiner, Sharon Tower, Gareth Tilt

Publicity: Todd Whitcome

Judging: Chris Jackson (Chief Judge) and 50 volunteer judges

Ethics: Anjula Corbin and Rob Corbin

Awards: Sylvie St. Pierre

Website/Data Entry/Awards Results: Pat Offin and Liana Greiner

Fundraising: Sharon Tower

Events: Todd Whitcome, Tyler Morrison

Registration Desk: 6 Westside Academy Volunteers

Facilities: Anjula Corbin

Volunteers: Volunteers from SD #57, Local Student Councils and UNBC (Approximately 30 volunteers)

PROJECT PROPOSAL PROFILE

RDBN Assistance Requested:

special event

Other Assistance Requested:

6

Please describe the proposal for which you are requesting assistance. If you are applying for an exemption from fees and/or charges or other consideration, please provide details of your request here. Attach additional information if required:

We rely on corporate and individual donations to offset the significant costs associated with hosting this regional event and sending students to the Canada-Wide Science Fair. Your financial donation is greatly appreciated by all of us at CISE and your support for the region's future technologists, entrepreneurs, innovators, researchers and engineers is highly regarded.

Describe how this proposal will benefit the community:

A science fair project is an activity that integrates almost every skill children have been taught; participating in science fair projects helps develop a feeling of confidence and competence among students, and fosters a spirit of scientific inquiry; a science fair project is an experience that can be both challenging and self-validating. Science fairs encourage students to get their hands and minds actively involved and develop scientific and technological knowledge and skills through project-based science.

FUNDING AND FINANCIAL INFORMATION

files Submitted:

53d96a92804ea-CISE Application Information.docx

Have you applied for a grant/funding from other source(s)?:

Yes

If not, please comment.:

Name of Grant or Funding Agency1:

Province of BC

Amount Applied for 1:

\$2,500

Status of Grant Application1:

Approved

Name of Grant or Funding Agency2:

Regional support (Regional

Amount Applied for2:

Districts, companies, NPO's,

Status of Grant Application2:

banks), School Districts

\$12,500

Pending

Name of Grant or Funding Agency3:

Amount Applied for3:

Status of Grant Application3:

Name of Grant or Funding Agency4:

Amount Applied for4:

Status of Grant Application4:

7

Have you received assistance before from us.

No

Year, Amount and Purpose for assistance

Year, Amount and Purpose for assistance

Does your organization:

Offer direct financial assistance to individuals or families?:

Duplicate services that fall within the mandate of either:

a senior government or a local service agency?:

Provide an opportunity for individuals to make direct contributions?:

OR, is your organization: Part of a provincial or national fund raising campaign?:

Yes

COPY OF CENTRAL INTERIOR SCIENCE EXHIBITIONS BUDGET

EXPENSE

Facilities	\$1,900
Awards	\$1,000
Canada Wide Science Fair	\$9,000
Event	\$3,000
Monetary Awards	\$1,300
National Jackets	\$300
<u>Youth Science Fair Affiliates fee</u>	<u>\$1,500</u>
TOTAL	\$18,000

REVENUE SOURCE

Province of BC	\$2,500
Sponsorships – Regional	\$12,500
Support (RD's, companies, NPOs, banks), School Districts	
<u>Registration</u>	<u>\$3,000</u>
	\$18,000

DETAILS OF THE CENTRAL INTERIOR SCIENCE EXHIBITIONS STRUCTURE (INCLUDING DIRECTORS AND VOLUNTEERS)

Board of Directors/ Volunteers

Committee Officers

Chair: Anjula Corbin

Treasurer: Rob Corbin

Secretary: Liana Greiner

Registrar: Pat Offin

Committee Chairs/Volunteers

Safety: Liana Greiner, Sharon Tower, Gareth

Publicity: Todd Whitcome

Judging: Chris Jackson (Chair) and 50 judges

Ethics: Anjula Corbin and Rob Corbin

Awards: Sylvie St. Pierre

Website/Data Entry/Awards Results: Pat Offin and Liana Greiner

Fundraising: Sharon Tower

Events: Todd Whitcome and tyler

Registration Desk: 6 Westside Academy Volunteers

Facilities: Anjula Corbin

Volunteers: Volunteers from SD #57, Student Council and UNBC (Approximately 30 volunteers)



MEMORANDUM

To: Rural Directors
From: Julie Thompson, Planning Technician
Date: July 31, 2014
Re: Land Referral File No. 7409724, Crown Land Licence of Occupation for a Sand and Gravel Quarry

COMMENTS:

This application is regarding a License of Occupation on Crown Land for sand and gravel purposes. The application area is located on unsurveyed Crown Land adjacent to the northwest corner of the District of Fort St. James and is approximately 6.268 ha in size. The annual gravel production on the application area is estimated to be approximately 2000 cubic yards. The nearest residence is approximately 2.5 kilometres south of the application area. Access to the application area currently exists via Tachie Rd. and Highway 27 North.

The application area is zoned Large Holdings (H2) in the Regional District Zoning Bylaw No. 700, 1993. However sand and gravel extraction is not subject to Regional District zoning as it is regulated by the *Mines Act (1996)*. If the applicant plans to operate a crushing plant on the application area, a Temporary Use Permit would be required by the Regional District of Bulkley-Nechako.

Recommendation

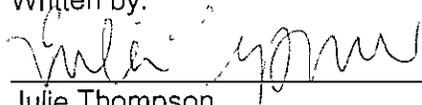
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7409724.

Reviewed by:



Jason Lewellyn
Director of Planning

Written by:



Julie Thompson
Planning Technician



REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 7409724

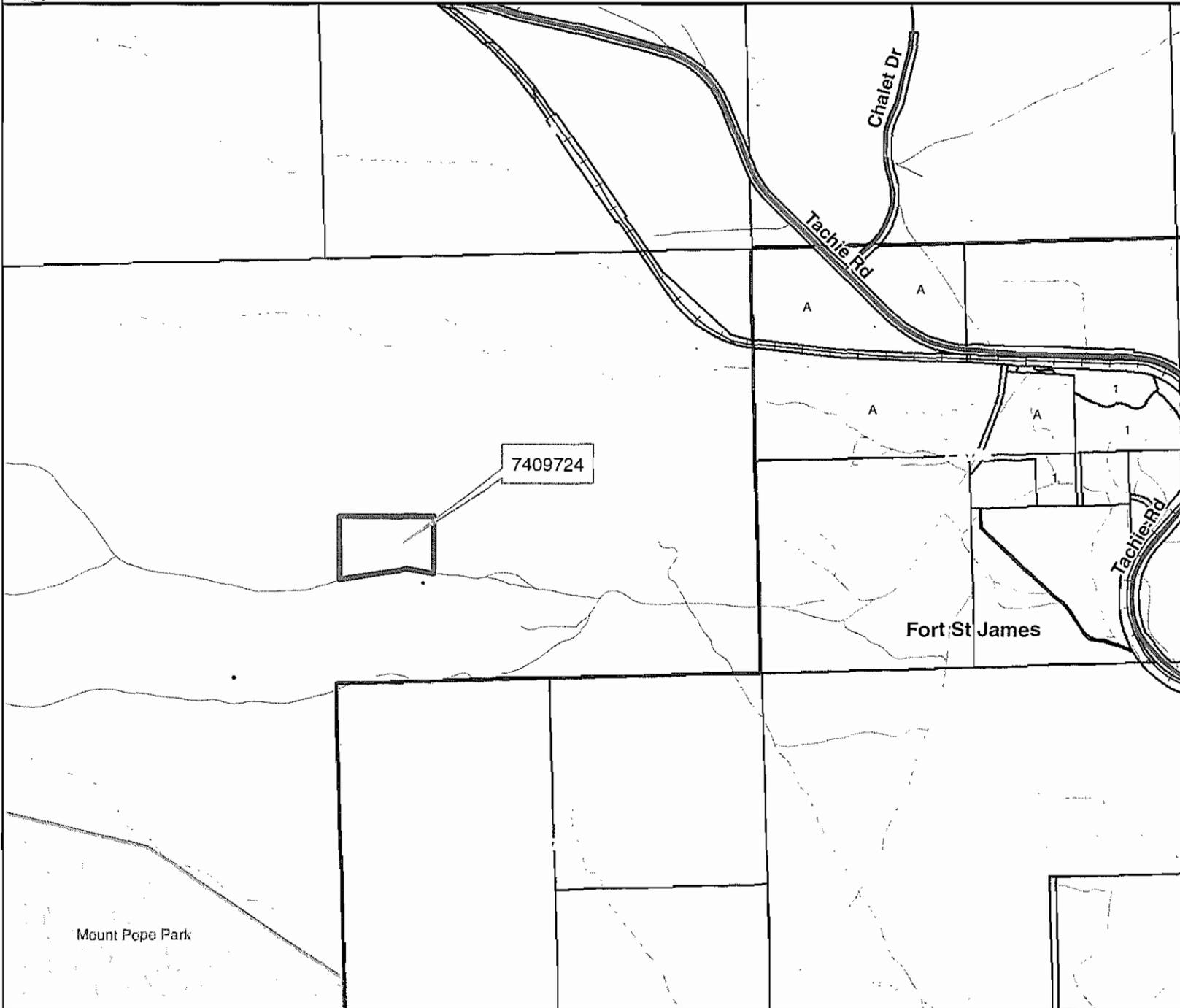
Electoral Area:	C
Applicant:	K&D Logging Ltd.
Existing Land Use:	Vacant / Partially Forested
Zoning:	Large Holdings (H2) in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
Plan Designation	Resource (RE) in Fort St. James Rural Official Community Plan Bylaw No. 1578, 2010
Proposed Use Comply With Zoning:	N/A
If not, why?	
Agricultural Land Reserve:	Not in the ALR
Access Highway:	Tachie Rd. and Highway 27 North
Archaeological Site:	Not according to our mapping
Building Inspection:	Within the building inspection area
Fire Protection:	Within Fort St. James Rural Fire Protection Area
Other comments:	If the applicant plans to operate a crushing plant on the application area, a Temporary Use Permit would be required by the Regional District of Bulkley-Nechako.



Land Referral File No. 7409724

Legend

- Forest Service Road
- Ferry
- ▬ Highway
- ▬ Major Secondary Road
- Secondary Road
- City Street
- - Trail
- Railways
- ▭ Parks
- ▭ Cadastre - Legal
- Watercourses
- Lake
- River
- Wetland
- ▭ First Nations Reserve
- ▭ Municipal Boundary
- ▭ Electoral Area Boundary
- ▭ Archaeology Sites



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Scale: 1 cm = 200 m
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 Date: 30/07/2014
 Time: 1:22:44 PM



Aggregates and Quarry Materials Management Plan for Pope Quarry #1 on WL
1881



Aggregates and Quarry Materials Application and Management Plan for Pope Quarry #1 on WL 1881

Date: May 26th, 2014

Plan by: John-Paul Wenger, RPF

- We have included a Site Plan of the entire area, drawn to scale, with a North Arrow, identifying the location of all improvements in relation to the boundaries of the tenure area and other legal boundaries.

Management Plan, signed and date which includes the following:

Section B – Project Description:

I. Background:

- The primary use of gravel will be used for site improvements (levelling, drainage etc) to the former Northern Interior Forest Products yard.
- This pit is within the vicinity of the established Ministry of Highways gravel pit. The location of the investigative permit is located on Woodlot (WL) 1881, where harvesting this past winter has identified a gravel opportunity.
- WL 1881 is owned by and arm's length and affiliated company to K&D Logging, and there will be no conflict on gravel extraction.
- Current zoning is provincial crown land.
- The nearest competition for marketing is a couple of km away, however the use of this pit is for K&D operations and currently K&D does not purchase material from the other gravel source.
- Investigative work completed was from the harvesting of trees and building of road on woodlot 1881. This area is located adjacent to the Ministry of highways gravel pit.
- Annual estimation of production is approximately 2000 cubic yards. The pit will produce pit run, screening will occur and potentially crushing, no washing.
- The height of the working face will be around 20m.
- There is no water supply or treatment.

- As soon as the permit is issued, the clearing of the overburden will begin (August). From there gravel will be stockpiled and used as needed (ongoing). Reclamation will occur once the life of the pit or permit is reached and at that time the pit will be sloped and contoured, the overburden or stripping's will be placed back on site and trees will be planted. Drainage will be established to prevent water from pooling on site.

II. Location and Development Requirements/Impacts:

- The area is located 5 km +/- due North East of the community of Fort St. James, 2km due west of the former Northern Interior Forest Products site.
- Access will be from two locations, with the intent of creating a loop road in the future (all on WL 1881). A new road has been built to access the timber (which has been cut and hauled) from the location that this investigative permit is being applied on.
- The volume of traffic will be very low on the road permit (from the former NIFP site to the pit). The only activity on this road is from the two current gravel pits, which is very low.
- This pit will be primarily used for summer and fall months, however if required it will be used during winter months.
- The land use on this parcel and adjacent parcels is woodlot 1881, as described above.
- The safety plan including first aid is covered off in the K&D health and safety program, as well K&D has a safe company certification.

III. Infrastructure:

- There are no new facilities or infrastructure proposed.
- Existing roads are a road permit that leaves the former NIFP yard, and continues past the newly built road permit that will access the area for the investigative permit. This an all season road. This road permit can only be accessed through the former NIFP yard which is private land.
- There are no power, electrical etc requirements to this area.
- There is no water supply required at this location.
- Waste disposal is not required for this area.

IV. First Nations

- There has been considerable interaction between K&D and the local FN bands (Nak'azdli) as this area is located within WL 1881. Past consultation with Nak'azdli has come when the woodlot was awarded, when the management plan for the woodlot was created as well when the individual blocks have been planned (the location of the proposed pit falls within cutting permit DD, which was consulted in 2013). Archeological assessments are carried out when the areas are modelled as high from the Fort St. James Arch predictive model. Since this area is mainly comprised of Douglas-fir, it was deemed as low and did not require an

archeological assessment. FN bands within the Fort St. James Forest District do not usually provide comments. Carl pollard, Stewardship Officer at the Fort St. James Forest District can be contacted to confirm the above statements.

Section C- Additional Information

I. Environmental

- Land Impacts:

- The location of proposed pit is located mainly within a cutblock that was harvested in 2013/2014. A small portion of the pit is proposed within adjacent cutblocks that are slightly older.
- Within the majority of the proposed pit, within cutting permit DD, is covered by local vegetation, and is not covered by mature trees. The same is for the surrounding cutblocks.
- The current vegetation and soil will be removed and will be stored on site as shown on the attached map.
- The topography of the site is mainly level, with a gravel ridge running through the middle of the proposed area.
- The present use of the area is reforestation of trees on woodlot 1881.
- The depth to the water table is greater than 1m.
- The only riparian feature is a seasonally flowing non classified drainage (NCD) and does not support fish habitat. The location of the proposed pit does not cross this feature and a minimum 5m buffer will be established to protect this area.
- There will be no use of pesticides and herbicides.
- This area is already disturbed from harvesting, and is located in a modification VQO. The VQO polygon is very large and further disturbance will not affect it.
- There are no know archeological sites within this area.
- An excavator will be used to clear the overburden and then will start on the removal of gravel.

- Atmospheric Impacts:

- The atmospheric impacts associated with the site will be minimal.
- Noise will not be outside of the range of adjacent activities.
- There will be no emissions associated with the area.

- **Water or Land covered by water Impacts:**

- There are no significant water features within 150 meters of the site. An NCD is located adjacent to the northern boundary of the proposed gravel pit.
- Management of sedimentation and siltation into water courses (NCD) will be achieved by: Managed site drainage with appropriate ditches; Grass seeding unused areas with exposed soil; constructing sediment sumps to allow for controlled sediment deposition and; Silt fencing where necessary.
- There is no flood potential for this site.

- **Fish and Wildlife Habitat**

- There is no fish habitat that will be impacted by the activities intended for the site.
- The site does not impact any Ungulate Winter Ranges (UWRs), or Wildlife Habitat Areas (WHAs).
- The site is occasionally used by deer, bears and moose and is has low habitat value.
- The site is not known to be associated with any species at risk.
- The site presents low risk to fish and wildlife habitat.

II. **Socio-Community**

- **Land Use**

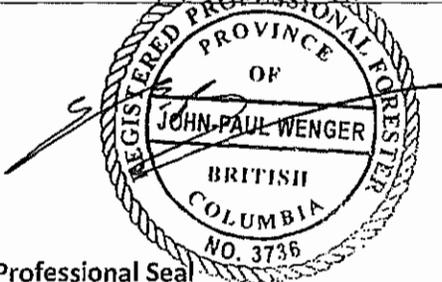
- The location of the proposed gravel pit is located within WL 1881, which is provincial crown land. There is a woodlot management plan that covers this area, as mentioned before, there are no issues with conflict between the woodlot and K&D.
- There are no public recreation areas associated with the proposed site.
- Public use of the site is low.

- **Socio-Community Conditions**

- The proposed project is relatively small in scope and does not create negative impact on community services or infrastructure above those associated with the existing or approved activities on adjacent sites.
- The proposed gravel pit will not have a demand on fire protection.
- The population of the Fort St. James area is around 5000, of whom about one quarter identify as being of First Nations origin. The town is surrounded by numerous, small First Nations communities and Indian reserves, including Pinchie, Tachie, and Nak'azdli.
- Services operating in the Community: Hospital, Health Clinic, Dental Clinic, Ambulance, Fire Stations (2), Search and Rescue as well as Service BC and a Ministry of Forests Lands and Natural Resource Operations.
- The proposed project does not impact these services materially.

III. Reclamation Program

- The site will be sloped to the angle of repose, and the stripping/overburden material will be placed back on site. The area will have adequate drainage to prevent water from pooling on site. Trees will be planted back on site.

<p>This Plan was Prepared By John-Paul Wenger, RPF for K & D Logging Ltd.</p>	<p>Government Agent Plan Approval</p>
<p> Professional Seal</p>	



MEMORANDUM

To: Rural Directors
From: Julie Thompson, Planning Technician
Date: July 29, 2014
Re: Land Referral File No. 0275536, Direct Sale of Crown Land for Recreational Residential Purposes

COMMENTS:

This is a referral from the Province regarding an application for direct sale of vacant Crown Land for Recreational Residential Purposes. The application area is located on Chuchi Lake, approximately 93 kilometres north of Fort St. James, and is 3.892 ha in size. There are no residences in the vicinity of the application area. Access exists via Germansen Landing Rd.

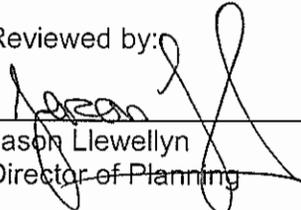
The application area is not zoned under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.

The Planning Department has no concerns or comments regarding this application.

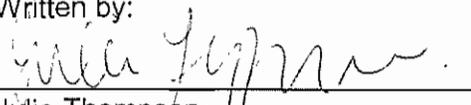
Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 0275536.

Reviewed by:


Jason Llewellyn
Director of Planning

Written by:


Julie Thompson
Planning Technician



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 0275536**

Electoral Area: C

Applicant: Sharon Marie Bird

Existing Land Use: Forested

Zoning: None

Plan Designation Resource (RE) in the Fort St. James Rural Official Community Plan Bylaw No. 1578, 2010

Proposed Use Comply With Zoning: N/A

If not, why?

Agricultural Land Reserve: Not in the ALR

Access Highway: Germansen Landing Rd.

Archaeological Site: Not according to our mapping

Building Inspection: Outside the building inspection area

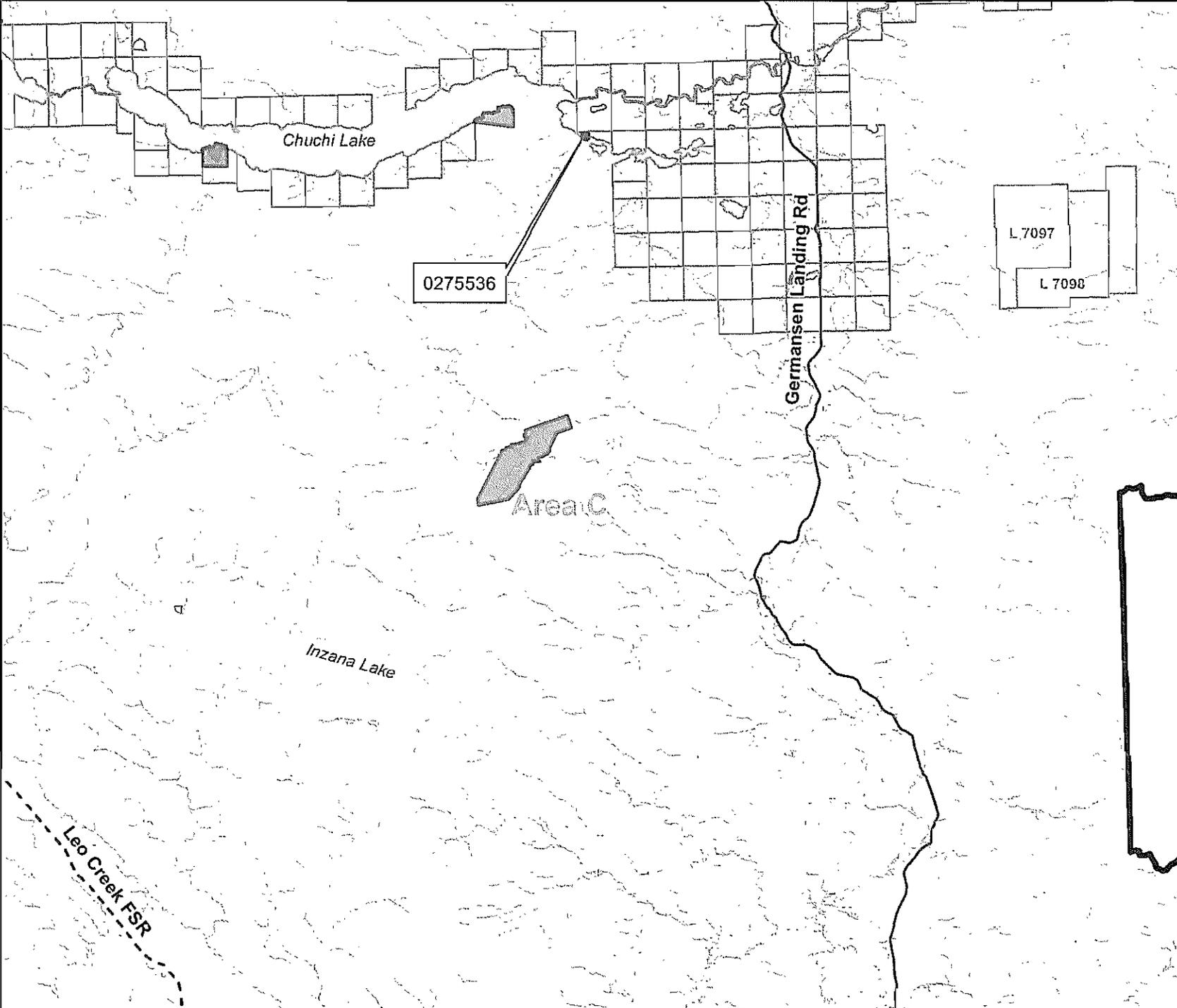
Fire Protection: Outside Rural Fire Protection Area

Other comments: None



Land Referral File No. 0275536

Legend

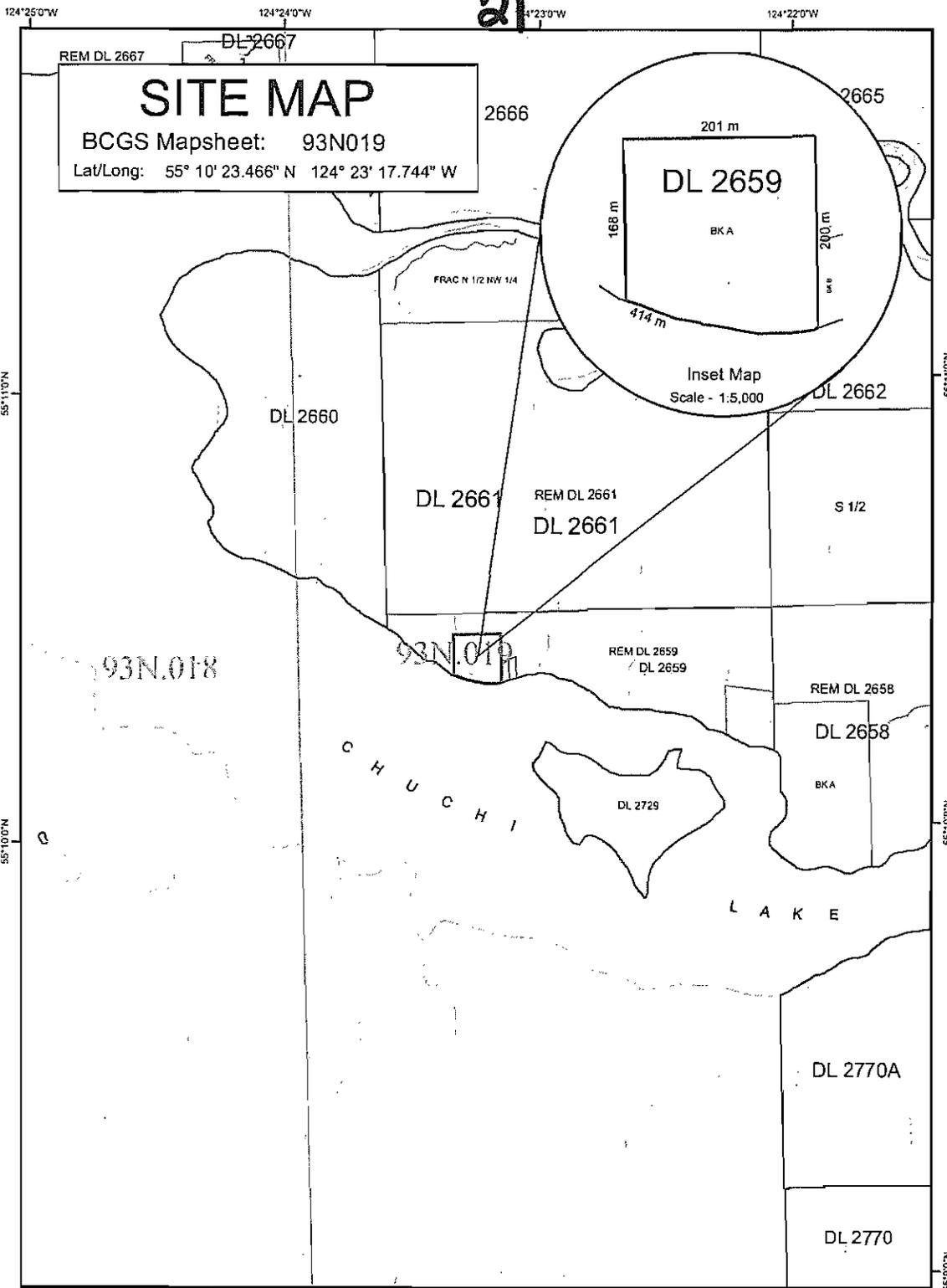


- Forest Service Road
- Ferry
- ▬ Highway
- ▬ Major Secondary Road
- ▬ Secondary Road
- ▬ City Street
- - - Trail
- ▬ Railways
- ▨ Parks
- ▬ Watercourses
- ▬ Lake
- ▬ River
- ▨ Wetland
- ▭ Municipal Boundary
- ▭ Electoral Area Boundary

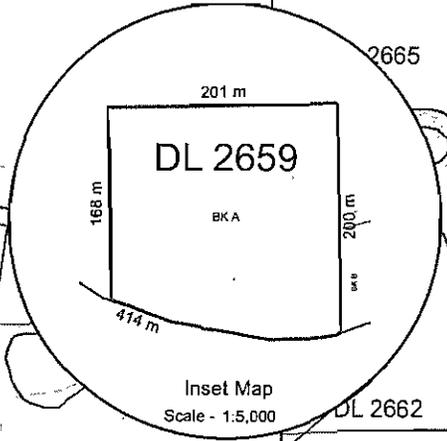
20

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Scale: 1 cm = 2,500 m
 User: diandi.tan
 Date: 31/07/2014
 Time: 9:45:46 AM



SITE MAP
 BCGS Mapsheet: 93N019
 Lat/Long: 55° 10' 23.466" N 124° 23' 17.744" W



File Number: 0275536

Site # 1 of 1 - APPLICATION Area = 3.892 Ha.

TYPE: CROWN GRANT PURPOSE: RESIDENTIAL

SUBTYPE: DIRECT SALE SUBPURPOSE: RECREATIONAL RESIDENTIAL

LOCATION: CUCHI LAKE ORTHOPHOTO YEAR: N/A

Scale: 1:20,000
 * if printed on 8.5X14 page

Projection: BC Albers
 Datum: NAD 83

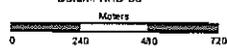
Produced by
 Ministry of Natural Resource Operations
 Northern Service Centre
 FrontCounter/BC
 Date June 28 2014

FrontCounter

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 (20K)
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 - Definite
Miscellaneous R/W	Clarification field
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.





MEMORANDUM

To: Rural Directors
From: Julie Thompson, Planning Technician
Date: July 28, 2014
Re: Land Referral File No. 7409735, Direct Sale of Crown Land for Intensive Agricultural Purposes

COMMENTS:

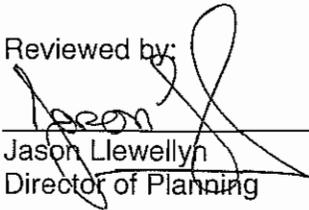
This application is regarding direct sale of Crown Land for intensive/extensive agricultural purposes. The application area is located approximately 23 kilometres southwest of the District of Vanderhoof, and is ±52.32 ha in size. The applicants own several properties in the vicinity of the application area.

The application area is within the Agricultural Land Reserve (ALR), and is zoned Agricultural (Ag1). Intensive Agriculture is a permitted use in this zone and the proposed agricultural use of the application area complies with Regional District Zoning Bylaw No. 700, 1993.

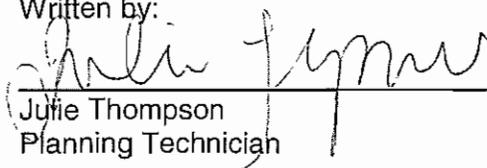
Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7409735.

Reviewed by:


Jason Llewellyn
Director of Planning

Written by:


Julie Thompson
Planning Technician



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 7409735**

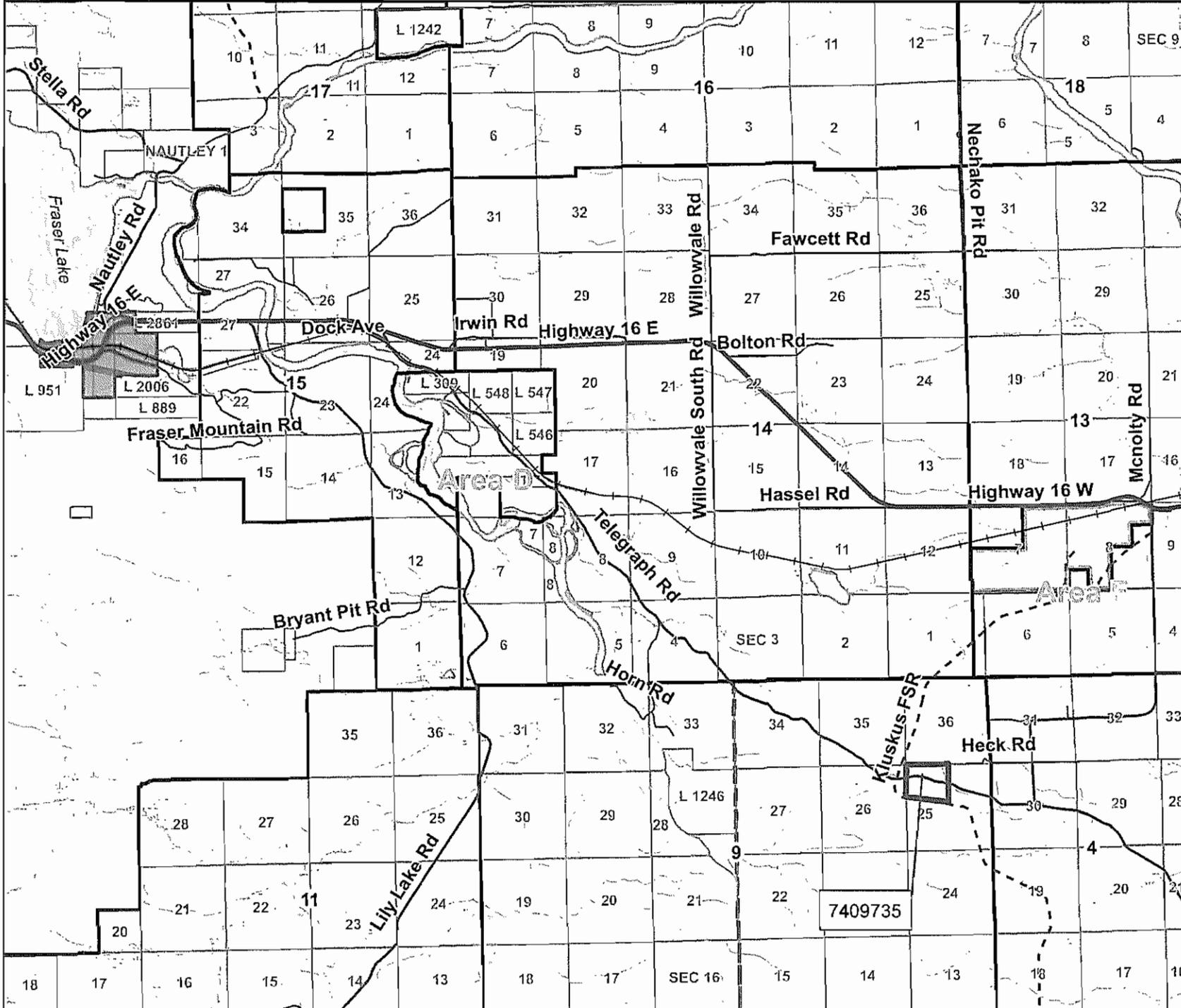
Electoral Area:	F
Applicant:	Maryann and Carroll Walker
Existing Land Use:	Agriculture / Forested
Zoning:	Agricultural (Ag1) in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
Plan Designation	Agricultural (Ag) in Vanderhoof Rural Official Community Plan Bylaw No. 1517, 2009
Proposed Use Comply With Zoning:	Yes
If not, why?	
Agricultural Land Reserve:	In the ALR
Access Highway:	Heck Rd. & Telegraph Rd.
Archaeological Site:	Not according to our mapping
Building Inspection:	Outside the building inspection area
Fire Protection:	Outside of Rural Fire Protection Area
Other comments:	None



Land Referral File No. 7409735

Legend

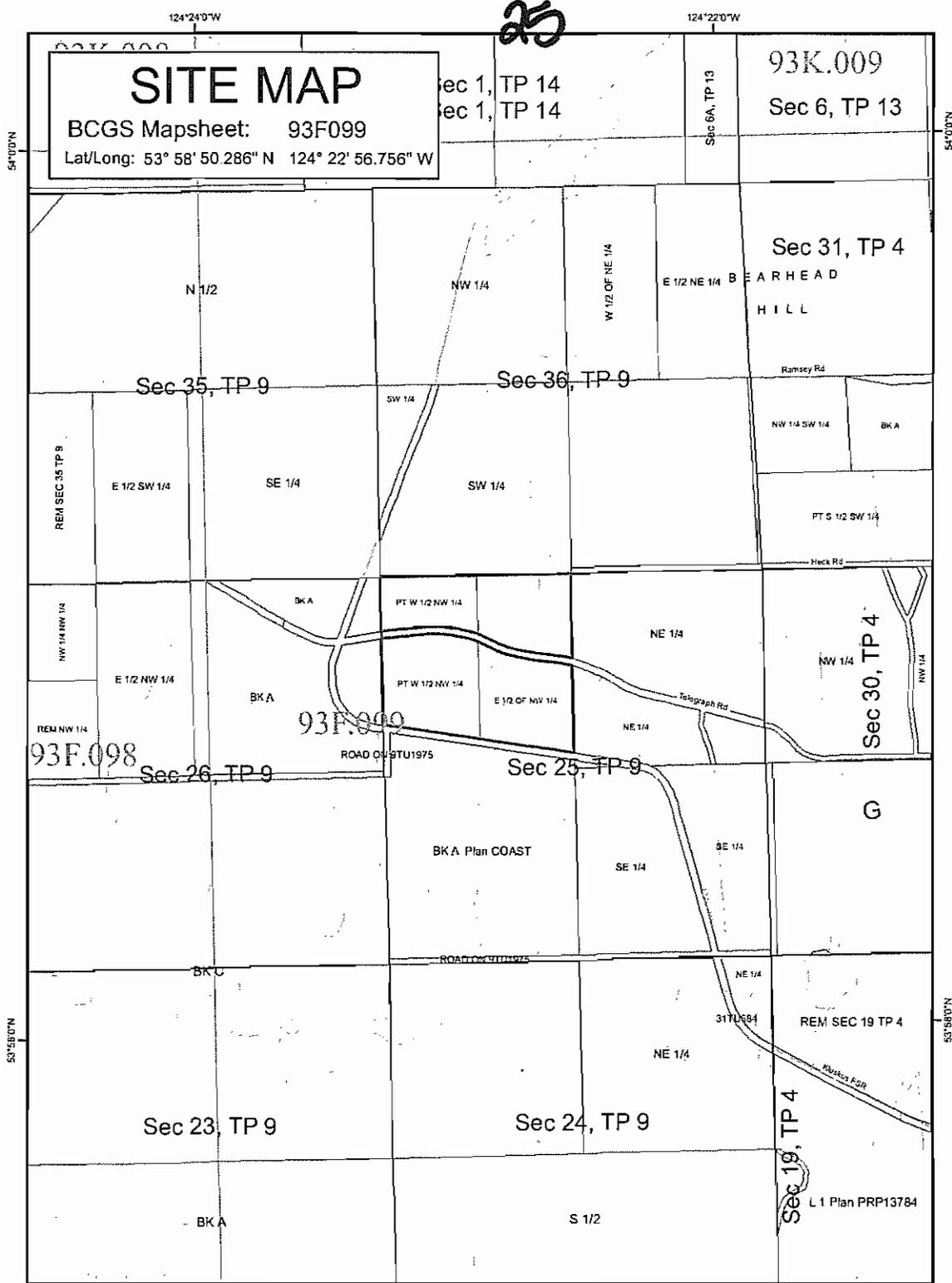
- Forest Service Road
- Ferry
- == Highway
- Major Secondary Road
- Secondary Road
- City Street
- Trail
- Railways
- ▭ Parks
- Watercourses
- Lake
- River
- ▨ Wetland
- ▭ Municipal Boundary
- ▭ Electoral Area Boundary



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Scale: 1 cm = 1,000 m
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 Date: 31/07/2014
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SITE MAP
 BCGS Mapsheet: 93F099
 Lat/Long: 53° 58' 50.286" N 124° 22' 56.756" W

File Number: 7409735
 Site # 1 of 1 - APPLICATION Area = 52.32 Ha.

TYPE: CROWN GRANT PURPOSE: AGRICULTURE
 SUBTYPE: DIRECT SALE SUBPURPOSE: EXTENSIVE
 LOCATION: Vanderhoof ORTHOPHOTO YEAR: N/A

Produced by
 Ministry of Natural Resource Operations
 Northern Service Centre
 FrontCounterBC
 Date July 11 2014

Scale: 1:20,000
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 Projection: BC Albers
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Legend

	Crown Land Application		Protected Area
	Primary Survey Parcel		Provincial Park
	Subdivision		Protected Area
	Municipality		DIC Ecological Reserve
	Surveyed Right of Way		Recreation Area
	Surveyed Road R/W	Base Mapping Features (30K)	
	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 / Dam
	Miscellaneous R/W		Glacier/icefield
Transportation Corridors			Contour 20m interval
	Highway	Transportation - Lines (20K)	
	Railway		Airfield
	Surveyed Flood R/W		Road
			Forest Service Road
			Road Permit
			Trail
			Red Line

All measurements are approximate.