



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
AGENDA
Thursday, August 20, 2026**

CALL TO ORDER

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

August 20, 2026

Approve

MINUTES

Board Meeting Minutes - August 6, 2026

Page 7-9

Approve

Board Meeting Minutes - July 9, 2026

Page 10-25

Approve

Committee of the Whole Meeting Minutes - August 6, 2026

Page 26-37

Receive

Rural Services Committee Meeting Minutes - August 6, 2026

Page 38-42

Receive

DELEGATIONS

RIO TINTO - Andrew Czornohalan, Director - Energy & Watershed Partnerships, Quinten Beach, Superintendent of the Nechako Watershed and Tayna Thorpe, Manager, Communities and Social Performance Re: Update - via Zoom and In-Person

PLANNING AND DEVELOPMENT

Building Inspection

Call for Comments from the Gallery

Steve Davis, Building Inspector - Section 57 Notice on Title NOT C-01-26 – 4659 Stones Bay Subdivision Road - Electoral Area C (Fort St James Rural)

Page 43-49

Recommendation

Bylaw for First and Second Reading

Danielle Patterson, Senior Planner - Official Community Plan and Rezoning Application RZ D-01-24 – First and Second Reading for Bylaw Nos. 2106, 2026 and 2107, 2026

Page 50-64

Recommendation

Bylaw for First, Second and Third Reading

Cameron Kral, Planner - Rezoning Application RZ B-01-26 – First, Second, and Third Reading for Zoning Bylaw Amendment No. 2113, 2026 – Electoral Area B (Burns Lake Rural)

Page 65-71

Recommendation

Temporary Use Permit

Danielle Patterson, Senior Planner - Temporary Use Permit Application A-02-26 – Electoral Area A (Smithers/Telkwa Rural)

Page 72-86

Recommendation

ALR Application

Cameron Kral, Planner - ALR Removal of Soil Application No. 1288 - Electoral Area D (Fraser Lake Rural)

Page 87-98

Recommendation

Cameron Kral, Planner - ALR Removal of Soil Application No. 1290 – Electoral Area B (Burns Lake Rural)

Page 99-110

Recommendation

Referrals

Natasha Burgert, Planning Summer Student - Crown Land Referral No. 6409613 – Electoral Area G (Houston/Granisle Rural)

Page 111-113

Recommendation

Danielle Patterson, Senior Planner - PNG Act Referral for a Storage Reservoir Licence

Page 114-119

Recommendation

Other

Jason Llewellyn, Director of Planning and Development Services - Wind Energy Project Review Process

Page 120-179

Recommendation

186 Energy Inc. Reply to RDBN Formal Response Regarding IUL Application New EERA 100123014

Page 180-184

Receive

APC Minutes - August, 4, 2026 - Electoral Area A (Smithers/Telkwa Rural)

Page 185

Receive

APC Minutes - July 28, 2026 - Electoral Area B (Burns Lake Rural)

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Receive

ADMINISTRATION BYLAWS

Bylaw for First, Second and Third Reading

John Illes, Chief Financial Officer - Directors' Remuneration Bylaw No. 2115

Page 187-203

Recommendation

Bylaw for First, Second, Third Reading and Adoption

John Illes, Chief Financial Officer - Five Year Financial Plan Amendment

Page 204-216

Recommendation

ADMINISTRATION REPORTS

Wendy Wainwright, Deputy Director of Corporate Services - Committee Meeting Recommendations - August 6, 2026

Page 217-218

Recommendation

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Build Communities Strong Fund, Community Stream Grant to the Town of Smithers for Library Project

Page 219

Recommendation

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Area A (Smithers/Telkwa Rural) Grant in Aid for Telkwa Museum Society – New Furnace

Page 220-226

Recommendation

Shari Janzen, Community Development Coordinator - Letter of Support Request – College of New Caledonia

Page 227

Recommendation

Shari Janzen, Community Development Coordinator - Resolution of Support Request – Evelyn Community Association

Page 228

Recommendation

Shari Janzen, Community Development Coordinator - Resolution of Support Request - Smithers Whitewater Club

Page 229

Recommendation

**Christopher Walker, Emergency Services Manager - Order in
Council No. 186 for the EDMA**

Page 230-238

Receive

ADMINISTRATION CORRESPONDENCE

**Union of B.C. Municipalities - Thank you Letter to Chair Parker -
Local Government Advisory Committee - EDMA Regulations**

Page 239

Receive

**Union of B.C. Municipalities - Build Communities Strong Fund -
Community Stream First Community Works Fund**

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Receive

SUPPLEMENTARY AGENDA

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

RECEIPT OF VERBAL REPORTS

NEW BUSINESS

IN-CAMERA MOTION

That this meeting be closed to the public pursuant to Sections 90(2)(b) of the Community Charter for the Board to deal with matters relating to:

- Connectivity

ADJOURNMENT

VISION

"A World of Opportunities
Within Our Region"

MISSION

"We Will Foster Social,
Environmental, and
Economic Opportunities"

Within Our Diverse Region Through Effective
Leadership”

2022-2026 Strategic Plan

1. Relationships with First Nations
2. Advocacy with the Province
3. Housing Supply
4. Community and Economic Sustainability



REGIONAL DISTRICT OF BULKLEY-NECHAKO
MEETING MINUTES
Thursday, August 06, 2026

Directors Present: Chair Mark Parker
 Gladys Atrill
 Martin Elphee
 Judy Greenaway
 Clint Lambert
 Shirley Moon
 Kevin Moutray
 Chris Newell
 Michael Riis-Christianson
 Stoney Stoltenberg
 Henry Wiebe
 Alternate Director Heather Dedio

Directors Absent: Shane Brien, District of Houston
 Leroy Dekens, Village of Telkwa
 Linda McGuire, Village of Granisle
 Sarrah Storey, Village of Fraser Lake

Staff: Curtis Helgesen, Chief Administrative Officer
 Cheryl Anderson, Director of Corporate Services
 John Illes, Chief Financial Officer
 Alex Eriksen, Director of Environmental Services
 Wendy Wainwright, Deputy Director of Corporate Services - via Zoom

CALL TO ORDER

Chair Parker called the meeting to order at 1:22 pm

AGENDA

August 6, 2026

2026-BM-500

Moved by Director Elphee

Seconded by Director Greenaway

That the Agenda for August 6, 2026 be approved.

CARRIED UNANIMOUSLY

ENVIRONMENTAL SERVICES

Alex Eriksen, Director of Environmental Services - Purchase of a New Tractor Truck

2026-BM-501

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Board approve the purchase of a New 2027 Kenworth T880 Tractor Truck from Inland Truck & Equipment Ltd. for a total of \$275,712.00 plus applicable taxes.

CARRIED UNANIMOUSLY

IN-CAMERA MOTION

2026-BM-502

Moved by Director Stoltenberg

Seconded by Director Newell

That this meeting be closed to the public pursuant to Sections 90(1)(c), and 90(2)(b) of the Community Charter for the Board to deal with matters relating to:

- Labour Relations
- Compliance.

CARRIED UNANIMOUSLY

ADJOURNMENT

2026-BM-503

Moved by Director Lambert

Seconded by Director Newell

That the meeting be adjourned at 1:26 p.m.

CARRIED UNANIMOUSLY

Thursday, August 06, 2026

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Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services



REGIONAL DISTRICT OF BULKLEY-NECHAKO
MEETING MINUTES
Thursday, July 09, 2026

Directors Present: Chair Mark Parker
 Gladys Atrill
 Shane Brien - left at 11:14 a.m., returned at 11:15 a.m.
 Leroy Dekens - left at 11:38 a.m., returned at 11:41 a.m.
 Martin Elphee
 Judy Greenaway
 Clint Lambert
 Linda McGuire
 Shirley Moon - left at 2:11 p.m., returned at 2:13 p.m., left at 2:28 p.m.
 Kevin Moutray - left at 1:57 p.m., returned at 1:59 p.m., left at 2:13 p.m., returned at 2:18 p.m., left at 2:26 p.m.
 Chris Newell
 Michael Riis-Christianson
 Stoney Stoltenberg - left at 11:34 a.m., returned at 11:38 a.m.
 Sarrah Storey
 Henry Wiebe

Staff: Curtis Helgesen, Chief Administrative Officer - via Zoom
 Cheryl Anderson, Director of Corporate Services
 John Illes, Chief Financial Officer
 Nellie Davis, Manager of Strategic Initiatives and Rural Services - left at 12:10 p.m.
 Alex Eriksen, Director of Environmental Services - arrived at 11:52 a.m., left at 11:55 a.m.
 Jason Llewellyn, Director of Planning and Development Services
 Maria Sandberg, Parks and Recreation Coordinator - left at 11:53 a.m.
 Amy Wainwright, Deputy Director of Planning and Development Services - left at 11:45 a.m.

Wendy Wainwright, Deputy Director of Corporate Services
Scott Zayac, Director of Protective Services - arrived at 10:33 a.m., left at 11:52 a.m., returned after lunch at 12:57 p.m., left at 2:08 p.m.

CALL TO ORDER

Chair Parker called the meeting to order at 10:30 am

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

July 9, 2026

2026-BM-476

Moved by Director McGuire

Seconded by Director Stoltenberg

That the Agenda and Supplementary Agenda for July 9, 2026 be approved.

CARRIED UNANIMOUSLY

MINUTES

Board Meeting Minutes - June 25, 2026

2026-BM-477

That the Board Meeting Minutes of June 25, 2026 be approved.

CARRIED UNANIMOUSLY

DELEGATIONS

LEES AND ASSOCIATES - Megan Turnock, MSc., MLA, Consultant

- 1. Area G Parks and Trails Master Plan**
- 2. Area C Parks and Trails Master Plan**

Chair Parker welcomed Megan Turnock, MSc., MLA, Consultant, Lees Associates.

Ms. Turnock provided a PowerPoint Presentation.

Parks and Trails Master Plans

- Project Overview
- Timeline
- Role of The RDBN
- Area G (Houston/Granisle Rural) and Area C (Fort St. James Rural)
 - Demographics
 - Outdoor Recreation Organizations
 - Other Land Managers
 - Community Engagement
 - Community Values
 - Key Challenges
 - Key Opportunities
 - Vision
 - Goals
- Implementation.

Chair Parker thanked Ms. Turnock for attending the meeting.

PLANNING AND DEVELOPMENT

Referrals

Natasha Burgert, Planning Summer Student - High Ridge Wind Investigative Use Licence Application Notice - Electoral Areas B (Burns Lake Rural), C (Fort St. James Rural), and D (Fraser Lake Rural)

2026-BM-478

Moved by Director Riis-Christianson

Seconded by Director Greenaway

That the Board direct staff to provide the following comments to the applicant and the British Columbia Energy Regulator (BCER) in response to the notice for the High Ridge Investigative Use Licence (IUL) Application (ERAA #100123014).

The Regional District has concerns regarding the cumulative effects of wind farms and requests that the Province develop a strategy to manage the number and cumulative effects of wind farms in the region. The RDBN is concerned that

the BC Hydro Call for Power process and the BCER approval process for selected projects is not adequate to protect community interests in the RDBN.

CARRIED UNANIMOUSLY

Discussion took place regarding staff confirming if the High Ridge Wind Investigative Use Licence Application overlaps other wind investigative licences in the region.

The Board discussed opposition to the significant number of licences and the possibility of all the projects being approved.

Telkwa Wind Investigative Wind License Referral Response - Electoral Area A (Smithers/Telkwa Rural)

2026-BM-479

Moved by Director Stoltenberg

Seconded by Director Dekens

That the Telkwa Wind Investigative Wind License Referral Response - Electoral Area A (Smithers/Telkwa Rural) be received.

CARRIED UNANIMOUSLY

Discussion took place regarding:

- Visual quality impairments and impacts from wind farms
- Current and future demand for energy
- Geographical areas more suited for wind farms
 - Potential need to connect to the power grid
- Cumulative impacts
- BC Hydro's Call for Power process
 - Studies and reports associated with approved projects
- Gaining an understanding of a wind farm's impact to the energy grid in comparison to a mine or other industrial development
- Creating an RDBN point system to evaluate energy project applications
 - Challenges for the RDBN to gather information from the BCER to use to determine a point system
 - Resource and capacity impacts
- Ensuring there is resident feedback, engagement opportunities and that the information is provided to the BC Energy Regulator (BCER)
- Investigative licence applications vs. permit applications
- Environmental Assessment (EA) Process

Thursday, July 09, 2026

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- Current process removes projects from the EA review process
 - The need for careful review through the EA process
- BCER Process
 - limited ability for local government to provide response
- First Nations environmental assessment review and process and partnerships with wind projects
- NiTi Wind Project process overview
 - Staff will bring forward a report detailing the process to date and define the RDBN's response criteria and decision-making boundaries with the BCER
- Creating a standardized review process for the RDBN
 - Electoral Area Director input.

2026-BM-480

Moved by Director Moon

Seconded by Director Newell

That staff develop a list of priority items for the RDBN to utilize to review and evaluate proposed energy projects.

Opposed: Director Moutray

CARRIED**Other****Cameron Kral, Planner - Parcel Frontage Exemption Application PF E-01-26
- Electoral Area E (Francois/Ootsa Lake Rural)****2026-BM-481**

Moved by Director Lambert

Seconded by Director Riis-Christianson

That the Board exempt proposed Lots B and C from the minimum 10 per cent perimeter parcel frontage requirement pursuant to Section 512 of the *Local Government Act* to permit a parcel frontage of no less than 6.5 per cent for proposed Lot B and 6.6 per cent for proposed Lot C, subject to the subdivision layout being in general compliance with the proposed plan attached to this report as Schedule A.

CARRIED UNANIMOUSLY

PARKS AND TRAILS

Maria Sandberg, Planning and Parks Coordinator - Parks and Trails Master Plan - Electoral Area G (Houston/Granisle Rural)

2026-BM-482

Moved by Director Newell

Seconded by Director Brien

That the Board receive the Parks and Trails Master Plan for Electoral Area G (Houston/Granisle Rural).

CARRIED UNANIMOUSLY

Maria Sandberg, Planning and Parks Coordinator - Parks and Trails Master Plan for Electoral Area C (Fort St. James Rural)

2026-BM-483

Moved by Director Greenaway

Seconded by Director Elphee

That the Board receive the Parks and Trails Master Plan for Electoral Area C (Fort St. James Rural).

CARRIED UNANIMOUSLY

ENVIRONMENTAL SERVICES

Alex Eriksen, Director of Environmental Services - Purchase of a New Dump Truck

2026-BM-484

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Board approve the purchase of a New 2027 Western Star 47X Dump Truck from Velocity Truck Inland Truck & Equipment for a total of \$298, 807 plus applicable taxes.

CARRIED UNANIMOUSLY

ADMINISTRATION BYLAWS

Bylaw for Adoption

Cheryl Anderson, Director of Corporate Services - RDBN Pump and Haul Service Establishment Repeal Bylaw No. 2104, 2026 and RDBN Pump and Haul Sewage Disposal Regulation Repeal Bylaw No. 2105, 2026

2026-BM-485

Moved by Director Stoltenberg

Seconded by Director Atrill

That Regional District of Bulkley-Nechako Pump and Haul Local Service Establishment Repeal Bylaw No. 2104, 2026 and Regional District of Bulkley-Nechako Pump and Haul Sewage Disposal Regulation Repeal Bylaw No. 2105, 2026 be adopted this 9th day of July, 2026.

CARRIED UNANIMOUSLY

Cheryl Anderson, Director of Corporate Services - Southside Rural Fire Protection Local Service Establishment Amendment Bylaw No. 2114, 2026

2026-BM-486

Moved by Director Lambert

Seconded by Director Riis-Christianson

That Southside Rural Fire Protection Local Service Establishment Amendment Bylaw No. 2114, 2026 be adopted this 9th day of July, 2026.

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Area A (Smithers/Telkwa Rural) Economic Development Service Grant to the Village of Telkwa

2026-BM-487

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Board approve an Economic Development Service Grant from Electoral Area A (Smithers/Telkwa Rural) of \$10,500 to the Village of Telkwa for the Telkwa Community Hall Kitchen Upgrade project.

CARRIED UNANIMOUSLY

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Grant to Stellat'en First Nation for Marianne Louis Memorial Hall Restoration Project - Electoral Area D (Fraser Lake Rural)

2026-BM-488

Moved by Director Storey

Seconded by Director Stoltenberg

1) That the Board authorize contributing \$5,000 from the RDBN's allocation of Northwest BC Regional Funding (RBA) to Stellat'en First Nation for this First Nations Outreach project.

2) That the Board authorize contributing up to \$5,000 in Build Communities Strong Fund monies from the Electoral Area D (Fraser Lake Rural) allocation to Stellat'en First Nation for a Cultural Infrastructure project and further,

(participants/weighted/majority)

3) That the Board authorize the withdrawal of up to \$5,000 from the Federal Gas Tax Reserve Fund.

CARRIED UNANIMOUSLY

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Grant in Aid to Stuart Lake Golf Club - Electoral Area C (Fort St. James Rural)

2026-BM-489

Moved by Director Greenaway

Seconded by Director Elphee

That the Board approve a \$15,000 Regional Grant in Aid from the Area C (Fort St. James Rural) allocation to the Stuart Lake Golf Club for a Clubhouse Replacement Feasibility project.

CARRIED UNANIMOUSLY

Shari Janzen, Community Development Coordinator - Letter of Support Request – College of New Caledonia

2026-BM-490

Moved by Director Wiebe

Seconded by Director Dekens

That the Board provide a letter of support to the College of New Caledonia to support its application to the Province of BC's Project Based Labour Market Training funding program for its DRIVE program.

CARRIED UNANIMOUSLY

Shari Janzen, Community Development Coordinator - Nechako Valley Sporting Association – Resolution of Support Request

2026-BM-491

Moved by Director Moon

Seconded by Director Stoltenberg

That the Board support the application to Northern Development Initiative Trust from the Nechako Valley Sporting Association for the 2026 Nechako Nordics Ski Trail and Lighting Upgrade Project.

CARRIED UNANIMOUSLY

Shari Janzen, Community Development Coordinator - Regional Business Forum Report

2026-BM-492

Moved by Director Storey

Seconded by Director Greenaway

That the Board receive the Community Development Coordinator's Regional Business Forum Report memorandum.

CARRIED UNANIMOUSLY

Megan D'Arcy, Regional Agriculture Coordinator - 2020-2025 Agriculture Plan Audit

The Board discussed the RDBN 2020-2025 Food and Agriculture Plan Audit.

- Advocacy for community pastures and the expansion of community pastures
- Removing 8.4 (a) and (b) Continue to be a learning organization
 - Implementation of UNDRIP for future consideration
- Status/Notes indicating "Done" when a solution has yet to be determined
 - e.g addressing the need for shavings
 - Identifying "next steps"
 - Include as "in-progress" and continue to include item and advocacy work
- Identifying Board and staff roles and responsibilities
- Prioritize 6.2 a and b

- Continue to advocate to senior levels of government and industry around issues that impact RDBN producers - e.g. foreign and corporate ownership of farmland
- Continue Priority Area 2: Prepare for Natural Emergencies
- 7.3 Reduce organic and plastic agricultural waste in the landfill
 - CleanFarms pilot project discontinued due to funding challenges.

Director Moon indicated her wish to participate on the Engagement Work Plan Working Group.

Break for lunch at 12:10 p.m.

Reconvened at 12:57 p.m.

John Illes, Chief Financial Officer - Directors' Remuneration Update

Chair Parker commented on the Directors' Remuneration Update and Directors' Remuneration Additional Information included on the Supplementary Agenda. CAO Helgesen provided an overview of the structure of the Board. He spoke of the value of the Board, the roles, expectations and the increasing demands placed on Directors in northwest communities. He also noted consideration for remuneration and support that can help attract and retain qualified candidates while maintaining a strong regional voice.

The following was discussed:

- Understanding the role of check signers
 - Director Riis-Christianson outlined the role, responsibilities and time commitment
 - Finance system controls
- Support for:
 - Increased meal reimbursement rates
 - Travel time compensation adjustments
 - Childcare/daycare reimbursement
 - Discussed broadening language to potentially include care for dependent adults or elderly family members
 - Internet allowance
 - Additional compensation to address the increase in responsibilities for the Chair

- Implementing increases gradually over several years
 - Maintaining Vice-Chair compensation at current levels
 - Removing the additional meeting Chair stipend
 - Vice-Chair and Committee Chair compensation remain at approximately \$6,000
 - Increasing meeting-day remuneration to better recognize time spent attending meetings and significant preparation and reading requirements
- Maintaining current meeting attendance remuneration and adding a separate meeting preparation allowance
- Receiving meeting compensation only when Directors attend meetings
- Alternate Directors continue to receive the standard meeting-day rate
- Director remuneration funded through Regional District taxation
 - Rural Director costs, travel and certain expenses funded through rural government
- Cost estimates of rural and municipal taxpayers
- The cost of remuneration changes to the tax payer
- Rural and Municipal Directors responsibilities
- Options 1, 2, 3 and 4
 - Staff bring forward a report with Option 1 a and b including:
 - Chair and Vice-Chair remuneration
 - Meeting compensation
 - Internet allowance
 - Childcare/dependent care reimbursement
 - Taxpayer impacts and cost implications of proposed changes
- Remuneration levels and reviews by other Regional Districts
 - Moving towards a median or average benchmark
 - Remuneration reflecting the value of directors' work and encourage qualified candidates to run for office
 - Balancing fair compensation with taxpayer impacts
- Future consideration in obtaining a third-party review of Board remuneration.

**Scott Zayac, Director of Protective Services - Cooperative Community
Wildfire Response Organization - Final Reports**

2026-BM-493

Moved by Director Lambert

Seconded by Director Stoltenberg

That the Board receive the Director of Protective Services' Cooperative Community Wildfire Response Organization - Final Reports memorandum.

CARRIED UNANIMOUSLY

Wendy Wainwright, Deputy Director of Corporate Services Items to be brought forward to the public agenda from the In-Camera Meeting

2026-BM-494

Moved by Director Stoltenberg

Seconded by Director Dekens

That the Board receive the Deputy Director of Corporate Services' Items to be brought forward to the public agenda from the In-Camera Meeting memorandum.

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

Joint Advocacy Letter to the Minister of Emergency Management and Climate Readiness

2026-BM-495

Moved by Director Lambert

Seconded by Director Stoltenberg

That the Board receive the Administration Correspondence regarding the Joint Advocacy Letter to the Minister of Emergency Management and Climate Readiness.

CARRIED UNANIMOUSLY

City of Prince George - Northern Rural Homeowners Grant

2026-BM-496

Moved by Director Moon

Seconded by Director McGuire

That the Board receive the Administration Correspondence from the City of Prince George regarding Northern Rural Homeowners Grant.

CARRIED UNANIMOUSLY

Northern Development Initiative - Grant Writing Support Approval Letter

2026-BM-497

Moved by Director McGuire

Seconded by Director Wiebe

That the Board receive the Administration Correspondence from Northern

Development Initiative regarding Grant Writing Support Approval Letter.

CARRIED UNANIMOUSLY

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

Village of Granisle - Director McGuire

- Post Office reductions
 - Wrote letter to the Federal Government requesting that an ATM machine be installed in the Post Office to increase the viability of the business in the community
 - Federal Government has reached out requesting additional information and is considering the request.

Village of Burns Lake - Director Wiebe

Director Wiebe attended the Vanderhoof Centennial Celebration on July 4 & 5 and commended Vanderhoof for the great event.

Village of Telkwa - Director Dekens

- New water line being installed near Highway 16 and the Cycle 16 Trail
- Started a new road construction program.

Electoral Area E (Francois/Ootsa Lake Rural) - Director Lambert

- As a member of the BC Cattlemen's Association Director Lambert met leaders from the Ministry of Forests in Burns Lake. He noted that there was a recognition by the representatives of the forest activity taking place in the region. The Regional District was represented very well.

Electoral Area C (Fort St. James Rural) - Director Greenaway

- Ministry of Transportation and Transit Fort-George District will be installing and managing lights on both sides of Highway 27 at the Echo Lake Pullout
- CityWest will be starting to install high speed internet fibre in the area in August 2026.

Electoral Area G (Houston/Granisle Rural) - Director Newell

- Snowmelt continues to create high water in the area's creeks, rivers and lakes
- Owen East Forest Service Road (FSR) is receiving additional upgrades
 - Culverts upgraded in 2025
 - The Morice and Owen East FSRs being resurfaced in 2026.

Town of Smithers - Director Atrill

North Central Local Government Association (NCLGA) Update

- First meeting of the 2026/2027 Board took place July 3-4
 - Kyle MacDonald, newly elected President
 - Wants to establish a cohesive meeting opportunity for Mayors, Chairs and First Nations Leaders
 - Membership fees will increase 4%
 - Advocacy and resolutions follow-up at the completion of the NCLGA Conference and AGM.
- Town of Smithers
 - Meeting with Western LNG and opened an office in New Hazelton
 - Along with Directors Stoltenberg and Dekens and Town of Smithers Councillor John Buikema met with MLA Sharon Hartwell to discuss the energy corridor
 - Tyhee Lake Triathlon takes place July 12
 - Artisan Studio Tour takes place July 17-19
 - Smithers Skate Park is moving forward with Phase 4 of development
- Congratulations to Vanderhoof for their successful Centennial Celebration on July 4 & 5.

District of Vanderhoof - Director Moutray

- Expressed gratitude for all those that attended the Vanderhoof Centennial Celebrations and made it such a successful event.

Electoral Area F (Vanderhoof Rural) - Director Moon

- Had a wonderful weekend celebrating Vanderhoof's 100th Centennial
 - Thanked those who helped coordinate the Farm Awards, recognizing some of the area's oldest farming operations
 - Nine awards were presented, with the oldest farm having been established in

1907.

Electoral Area A (Smithers/Telkwa Rural)

- Midsummer Music Festival in Smithers on July 3-5 was a success
- Directors Stoltenberg and Atrill acknowledged the passing of Janet Walford, co-founder of Mountain Eagle Books and Town of Smithers community pillar.

Electoral Area B (Burns Lake Rural) - Director Riis-Christianson

- Received formal response e-mail from Ministry of Citizens' Service regarding CRTC Decision 2026-8
- Last fall requested CN remove rail ties from along CN's railway right-of-way, thanked staff for recent followed up with CN to ensure the removal of ties in a specific location in Area B.

District of Fort St. James - Director Elphee

- Fort St. James Caledonia Days to take place July 24 & 25
- Lagoon cells are undergoing a desludging process
- Attended a meeting with Western LNG.

Village of Fraser Lake - Director Storey

- Expressed congratulations to the Vanderhoof staff, community, attendees and participants in a great Centennial event
- Stellat'en Salmon Fest is planned for August 26-28
- Ncha Koh Industrial Park Official opening to take place July 11.

Electoral Area D (Fraser Lake Rural) - Chair Parker

- Met with BC Parks Foundation and Alex Kulchar, Nechako Valley Cattlemen's Association
 - Discussed leasing and utilizing farm land
 - Restore agriculture land
 - Installation of solar water pumps
- Noted an increase in industrial bus transportation used for camp workers

- Discussing with producers winter kill in 2026 and moving forward
 - Discussing with John Stevenson, Regional Agrologist, Ministry of Agriculture regarding conducting field studies
 - Starting July 16 will be visiting areas in the region to conduct field studies and review root health of crops
- Commented the jovial/fun atmosphere of the Vanderhoof Centennial Celebration.

RECEIPT OF VERBAL REPORTS

2026-BM-498

Moved by Director Dekens

Seconded by Director Greenaway

That the Board receive the various Directors' verbal reports.

CARRIED UNANIMOUSLY

ADJOURNMENT

2026-BM-499

Moved by Director Lambert

Seconded by Director McGuire

That the meeting be adjourned at 2:34 pm.

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services



REGIONAL DISTRICT OF BULKLEY-NECHAKO
COMMITTEE OF THE WHOLE MEETING

MINUTES

Thursday, August 06, 2026

Directors Present: Chair Mark Parker
 Gladys Atrill
 Shane Brien, via Zoom - arrived at 11:13 a.m.,
 left at 12:02 p.m.
 Martin Elphee
 Judy Greenaway
 Clint Lambert
 Shirley Moon
 Kevin Moutray
 Chris Newell
 Michael Riis-Christianson
 Stoney Stoltenberg
 Sarrah Storey - via Zoom - left at 12:02 p.m.
 Henry Wiebe
 Alternate Director Heather Dedio

Directors Absent: Leroy Dekens, Village of Telkwa
 Linda McGuire, Village of Granisle

Staff: Curtis Helgesen, Chief Administrative Officer
 Cheryl Anderson, Director of Corporate Services
 John Illes, Chief Financial Officer
 Megan D'Arcy, Regional Agriculture Coordinator -
 arrived at 11:28 a.m., left at 1:06 p.m.
 Nellie Davis, Manager of Strategic Initiatives and
 Rural Services - arrived at 11:28 a.m., left at 1:06
 p.m.
 Alex Eriksen, Director of Environmental Services -
 arrived at 10:25 a.m., left at 11:09 a.m.
 Amy Wainwright, Deputy Director of Planning and
 Development Services - left at 11:07 a.m.
 Wendy Wainwright, Deputy Director of Corporate
 Services - via Zoom
 Scott Zayac, Director of Protective Services -
 arrived at 10:23 a.m., left at 11:07 a.m., returned at
 1:10 p.m.

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Others: Merewyn Comeau, LD News - Black Press
Dan Levitt, BC Seniors Advocate - via Zoom - left
at 10:55 a.m.

CALL TO ORDER

Chair Parker called the meeting to order at 10:00 am

*** FIRST NATIONS ACKNOWLEDGEMENT**

*** OATH OF OFFICE**

Cheryl Anderson, Director of Corporate Services administered the Oath of Office for Heather Dedio, Alternate Director, Village of Granisle.

AGENDA

August 6, 2026

2026-COWM-092

Moved by Director Stoltenberg

Seconded by Director Elphee

That the Committee of the Whole Agenda for August 6, 2026 be approved.

CARRIED UNANIMOUSLY

MINUTES

Committee of the Whole Meeting Minutes - May 14, 2026

2026-COWM-093

Moved by Director Stoltenberg

Seconded by Director Lambert

That the Committee of the Whole Meeting Minutes for May 14, 2026 be approved.

CARRIED UNANIMOUSLY

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DELEGATIONS**OFFICE OF THE SENIORS ADVOCATE OF BC - Dan Levitt, Seniors Advocate
(via Zoom) - Re: Update**

Chair Parker welcomed Dan Levitt, Seniors Advocate, Office of the Seniors Advocate of BC.

Mr. Levitt provided a PowerPoint presentation.

Supporting BC Seniors Challenges and Opportunities British Columbia is Aging

- Snapshot of B.C. Seniors
- What Seniors Tell Us About Aging in B.C.
- Financial Strain
- Housing Instability
- Home Support Shortfalls
- Long-Term Care Delayed
- Issues for Seniors in Rural B.C.

The following was discussed:

- Value and prioritizing seniors support and care in society
- Providing benefit plans for seniors
- The need for senior levels of government to provide funding support for at home programs rather than removing seniors from their homes for younger people to purchase
 - Finding other housing solutions for younger people
- How to support the Office of the Seniors Advocate of BC
 - Creating a Seniors Plan for the region
 - What services are available
 - Gap analysis
 - Existing bed count and what is required
 - Supporting Health Authorities and development of Senior's housing Initiatives
- Seniors income
 - How many seniors are experiencing poverty or below poverty
 - Seniors without pensions
 - Office of the Seniors Advocate of BC utilizes an average of \$2,000 per month in calculating seniors income/expenses
 - Old Age Security pension and Canada Pension Plan can be minimal
 - Impediments for home insurance and other insurances once someone reaches certain ages
- Technological changes and challenges are limiting seniors access to services rather than improving access
 - Cost of devices and plans can exceed affordability
 - Technology is not seamless and with such organizations as banks it can have a significant fee if you do not utilize their online systems

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- Province stopped producing the BC Seniors Guide and made it accessible on line
 - for many seniors this creates a lack of accessibility
- Vanderhoof is a good example of improved seniors care in the community
 - Aurora Home at Parkview Place
 - Provides care options for dementia care patients
 - Land and funding support for the project from the District of Vanderhoof and the community
 - Stuart Nechako Manager
 - Specific beds for dementia residents
- Importance of seniors remaining in their communities as they age
- Housing Reports
 - Immediate need for seniors housing and long term care
 - Wait list of 400 people in Burns Lake
 - Province reduced support for housing projects
 - Write a letter to the Minister of Housing and Municipal Affairs and BC Housing
 - Funding required from the Provincial and Federal Government
- Industry in some areas has expressed awareness and support for housing
 - Increased housing costs, rent costs and access and affordability issues associated with industrial development
- Office of the Seniors Advocate of BC is considering a seniors housing study
 - Suggested including information regarding impacts in northern B.C. and industrial development on housing
 - Mr. Levitt will be meeting with the Executive Committee and will bring forward the information and request
- Resource extraction dollars remaining in communities to support such projects as seniors housing - should be a part of building a better B.C.
- Community Care Models
 - Aurora Home and Vanderhoof Men's Shed in Vanderhoof are good examples
 - Ideas such as prefab or manufactured units being built in the north were discussed
 - Start with small ideas - adult day programs - provide care giver relief
- Navigating systems and documentation and knowing seniors rights e.g. WorkSafe BC claims from past work place injuries
- United Nations human rights initiatives
 - Actively negotiating a new, legally binding Convention on the Rights of Older Persons
- B.C. Government reallocating funding in its 2026 budget suspending the Community Housing Fund (CHF)
 - Communities across the province have been forced to cancel affordable housing projects
- District of Vanderhoof's support for Aurora Home by providing funding and land
- Need for increased Health Care Assistant workers
 - Recent cancellation of Health Care Assistant program

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- Importance of encouraging education and training programs to ensure support workers are in place to address the help needed for seniors care
- Mr. Levitt will be available to meet at the 2026 UBCM Conference.

Chair Parker thanked Mr. Levitt for attending the meeting.

ADMINISTRATION REPORTS

Cheryl Anderson, Director of Corporate Services - Q2 Quarterly Report

2026-COWM-094

Moved by Director Greenaway

Seconded by Director Wiebe

That the Committee receive the Director of Corporate Services' Q2 Quarterly Report memorandum.

CARRIED UNANIMOUSLY

The following was discussed:

- Director Moutray's travel expenses - recovered from Municipal Finance Authority
- Reuse Shed operations and challenges
 - Direct education program at the Smithers/Telkwa Reuse Shed
 - Customer behaviour
 - Future consideration of increasing employees to focus on reuse shed operations
 - Other options for residents to drop off items
 - Some organizations are overwhelmed with products
 - Consider existing recycling locations to potentially oversee reuse sheds
 - Finding locations and ways to manage volume of products received
 - Evaluating options and potential solutions in the future
 - Recent staffing shortages.

John Illes, Chief Financial Officer - Directors' Remuneration Update

2026-COWM-095

Moved by Director Stoltenberg

Seconded by Director Greenaway

That Bylaw 2115 be brought forward to the Board at a future meeting for consideration with remuneration amounts being adjusted to Option 1A.

CAO Helgesen provided an overview of the Directors' Remuneration Update memorandum and moving towards the median and spoke of the Peace River Regional District's hiring of a consultant and the preliminary information that has been shared from the report.

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The Committee discussed:

- In favour of items 1-5 outlined
- Gradual remuneration increase over the four year term
- Review on a yearly basis vs. reviewing less often
- Option 1A
- 18% increase to move to the median for basic remuneration for electoral area directors and a 3% increase for municipal directors
 - Impact if there is no increase or a lesser increase and a larger increase in the future
- Payment Reviewer
 - Increase the annual rate from \$1,716 to \$2,000 rather than \$3,000
 - An alternate be paid on a per time basis
- Independent Directors' Remuneration review
- Attracting people to be elected officials
 - Setting the tone
 - Good governance structure
 - Value time commitment
 - Compensation to fill jobs and home life
- Elected officials create a sense of community
- Personal software on RDBN devices.

2026-COWM-096

Moved by Director Riis-Christianson

Seconded by Director Lambert

That Motion 2026-COWM-95 be amended as follows:

That the Payment Reviewer be increased from \$1,716 to \$2,000 per year; and that the alternate Payment Reviewer be the Chair or Vice-Chair.

CARRIED UNANIMOUSLY

2026-COWM-097

Moved by Director Moon

Seconded by Director Newell

That Motion 2026-COWM-095 be amended as follows:

That the Directors Remuneration increase of 18% be implemented over a four year period.

DEFEATED

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2026-COWM-098

Moved by Director Moon

Seconded by Director Newell

That Motion 2026-CWM-095 be amended to include:

That the Directors Remuneration increase be reviewed yearly.

DEFEATEDThat the question be called on Motion 2026-CWM-095 as amended.DEFEATED**2026-COWM-099**

Moved by Director Atrill

Seconded by Director Wiebe

That Bylaw 2115 be brought forward to the Board at a future meeting for consideration with remuneration amounts being adjusted to Option 1B with the Payment Reviewer increased from \$1716 to \$2,000 per year with the alternate Payment Reviewer being the Chair or Vice-Chair.

Opposed: Director Lambert
 Director Moon
 Director Moutray
 Director Newell
 Director Riis-Christianson

CARRIED

Discussion took place about achieving the median for Directors' Remuneration over the next four year term. The Peace River Regional District Directors' Remuneration report included all northern regional districts and may not be finalized and distributed until January 2027.

The following was discussed:

- Challenges determining remuneration based on per capita
- Supporting one's community when choosing to run as an elected official
- Workload increase over the past term
- Consideration for being away from work and/or family to fulfill the role of an elected official
- Reasonable compensation.

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John Illes, Chief Financial Officer - Local Government Climate Action Program 2025 Report**2026-COWM-100**

Moved by Director Stoltenberg

Seconded by Director Elphee

That the Committee receive the Chief Financial Officer's Local Government Climate Action Program 2025 Report memorandum.

CARRIED UNANIMOUSLY

The Committee discussed finding alternate solutions to support Climate Action and the work planned for 2027. Director Newell brought forward the importance of rural culture and supporting the needs of rural residents.

Break for lunch at 12:02 p.m.**Reconvened at 12:43 p.m.****Nellie Davis, Manager of Strategic Initiatives and Rural Services - Grant in Aid for Bulkley Valley Agricultural and Industrial Association - Electoral Area A (Smithers/Telkwa Rural)****2026-COWM-101**

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Committee recommend that the Board approve a Regional Grant in Aid of \$30,000 from the Area A (Smithers/Telkwa Rural) allocation to the Bulkley Valley Agricultural and Industrial Association for new bleachers at the Bulkley Valley Exhibition Fair Grounds.

CARRIED UNANIMOUSLY

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Grant in Aid for Paul Lychak Evelyn Community Hall - Electoral Area A (Smithers/Telkwa Rural)**2026-COWM-102**

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Committee recommend that the Board approve a Regional Grant in Aid of \$50,000 from the Area A (Smithers/Telkwa Rural) allocation to the Paul Lychak Evelyn Community Hall for a Roof and Kitchen upgrade project.

CARRIED UNANIMOUSLY

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**Megan D'Arcy, Regional Agriculture Coordinator - Community Pasture
Jurisdictional Review
2026-COWM-103**

Moved by Director Moon

Seconded by Director Riis-Christianson

That the Committee receive the Regional Agriculture Coordinator's Community Pasture Jurisdictional Review memorandum.

CARRIED UNANIMOUSLY

Director Moon asked if young farmers wanted to access agricultural development area land, could they apply for a grazing lease. Staff indicated that yes that is possible.

Director Lambert noted that due to holidays, retirement, leaves and provincial staffing reductions there is one Agrologist in the region from Smithers to Burns Lake. He commented that the provincial government staffing reductions are creating significant challenges. Director Lambert indicated the importance of advocating for Agrologists in the region and the value of the agriculture sector to the region and the Province.

Chair Parker noted that the BC Cattlemen's Association is working on the issue and has written a letter that the Board may consider supporting.

Director Newell brought forward utilizing range lands for community fire guards. Ms. D'Arcy spoke of a research project in the Okanagan and the moderate success achieved as well as the challenges identified including the significant work for cattle producers. Contacting the Range Agrologist was discussed. The use of radio collars to track and move livestock along with the popularity of the device and possible funding was brought forward for discussion. Director Lambert spoke of an example on his range that was seeded following the 2018 wildfire event that is used for grazing and the fire guard that can be reestablished in the event of another wildfire.

**Megan D'Arcy, Regional Agriculture Coordinator - Irrigation Infrastructure
Investment Jurisdictional Review
2026-COWM-104**

Moved by Director Moon

Seconded by Director Stoltenberg

That the Committee receive the Regional Agriculture Coordinator's Irrigation Infrastructure Investment Jurisdictional Review memorandum.

CARRIED UNANIMOUSLY

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Director Lambert noted that he is currently working on an irrigation system and commented that there are significant challenges and requirements. Director Moon noted the challenges with the Investment Agriculture web page.

ADMINISTRATION CORRESPONDENCE

Northern Development Initiative trust - 2026 Economic Development Capacity Building

2026-COWM-107

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

That the Committee receive the Administration Correspondence from Northern Development Initiative Trust regarding 2026 Economic Development Capacity Building.

CARRIED UNANIMOUSLY

Ministry of Housing and Municipal Affairs - Code of Conduct and Parental Leave Legislative Update

2026-COWM-108

Moved by Director Stoltenberg

Seconded by Director Wiebe

That the Committee receive the Administration Correspondence from the Ministry of Housing and Municipal Affairs regarding Code of Conduct and Parental Leave Legislative Update.

CARRIED UNANIMOUSLY

Sharon Hartwell, MLA Bulkley Valley-Stikine- UBCM Meeting Schedule

2026-COWM-109

Moved by Director Newell

Seconded by Director Lambert

That the Committee receive the Administration Correspondence from Sharon Hartwell, MLA Bulkley Valley-Stikine - regarding UBCM Meeting Schedule.

CARRIED UNANIMOUSLY

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VERBAL REPORTS - Chair Parker

1. BC Parks Foundation Meeting

- Met with Tim Ennis, Senior Conservation Specialist, BC Parks Foundation in Vanderhoof
 - Provided a better understanding of the BC Parks Foundation acquisition of agricultural land and BC Parks Foundation farm land restoration
- Will follow up over the next month.

2. EU Deforestation Regulation Meeting

- Met with Janel Quiring, Senior Director, Construction Innovation Branch, Ministry of Jobs and Economic Growth along with the individual responsible for international trade
- Working with the Federal Government
- Impacts from farmers unable to sell logs from their farm lands
- Not overly optimistic.

2026-COWM-105

Moved by Director Stoltenberg

Seconded by Director Lambert

That the Chair's Verbal Report be received.

CARRIED UNANIMOUSLY**NEW BUSINESS**Seniors Advocacy

Director Newell brought forward the need for additional seniors advocacy and developing a Seniors housing plan/gap analysis. Discussion took place regarding the Regional District Housing needs assessment and similar member municipality reports. Discussion took place about gathering existing information and revisiting the topic in the future.

Director Moon spoke of the wait list for long-term care beds in the Vanderhoof area. Director Moutray commented about the importance of working together to discuss options and solutions to support seniors and additional long-term care beds.

Director Greenaway noted that seniors requiring long-term care beds may be located outside their community throughout Northern Health.

Director Riis-Christianson mentioned the need to follow-up with the BC Seniors Advocate regarding lobbying the Province for funding for housing initiatives.

Chair Parker encouraged the Board to connect with Mr. Levitt while attending UBCM in September 2026.

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ADJOURNMENT

2026-COWM-106

Moved by Director Stoltenberg

Seconded by Director Newell

That the meeting be adjourned at 1:26 p.m.

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services

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**REGIONAL DISTRICT OF BULKLEY-NECHAKO
RURAL SERVICES COMMITTEE MEETING
MINUTES**

Thursday, August 06, 2026

Directors Present: Chair Michael Riis-Christianson
Judy Greenaway
Clint Lambert
Shirley Moon
Chris Newell
Mark Parker
Stoney Stoltenberg

Staff: Curtis Helgesen, Chief Administrative Officer
Cheryl Anderson, Director of Corporate Services
John Illes, Chief Financial Officer
Nellie Davis, Manager of Strategic Initiatives and Rural Services
Amy Wainwright, Deputy Director of Planning and Development Services - left at 1:56 p.m.
Wendy Wainwright, Deputy Director of Corporate Services - via Zoom

Others: Henry Wiebe, Village of Burns Lake

CALL TO ORDER

Chair Riis-Christianson called the meeting to order at 1:36 p.m.

AGENDA

August 6, 2026

2026-RSC-074

Moved by Director Stoltenberg

Seconded by Director Greenaway

That the Rural Services Committee Meeting Agenda for August 6, 2026 be approved.

CARRIED UNANIMOUSLY

Thursday, August 06, 2026

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MINUTES**Rural Services Committee Meeting Minutes - June 11, 2026****2026-RSC-075**

Moved by Director Stoltenberg

Seconded by Director Parker

That the Rural Services Committee Meeting Minutes for June 11, 2026 be approved.

PLANNING AND DEVELOPMENT**Danielle Patterson, Senior Planner - Village of Telkwa Draft Official Community Plan Bylaw No. 801, 2026****2026-RSC-076**

Moved by Director Stoltenberg

Seconded by Director Parker

That staff be directed to respond to the Village of Telkwa's referral request stating that the Regional District of Bulkley-Nechako has no land use concerns regarding the Village's draft Official Community Plan Bylaw No. 801, 2026. Further, that the Village of Telkwa is encouraged to re-explore the RDBN's offer to participate in the RDBN's regional parks and trails service for Electoral Area A.

CARRIED UNANIMOUSLY**Rowan Nagel, Planning/GIS Technician - Crown Land Referral No. 6409614 - Electoral Area G (Houston/Granisle Rural)****2026-RSC-077**

Moved by Director Parker

Seconded by Director Stoltenberg

That the comment sheet be provided as the Regional District's response to Crown Land Referral No. 6409614.

Director Newell expressed concerns regarding Crown Land Referral No. 6409614. He noted that Nanika Lake and surrounding area is a pristine setting and that development in the area may have significant impacts. Nanika Lake is a part of the Nanika-Kidprice Lakes Basin canoe route and is a tourism draw and popular recreation area. There is no road access to the lake.

Director Newell mentioned the use of helicopters for exploration activities in remote areas and that any previous exploration in the area happened some time ago.

Director Newell requested additional information concerning any applications by Raye Resources Inc. for exploration outside the development of a camp area near Nanika Lake.

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Requesting an extension to the timeline for submission for comments was discussed.

Director Newell brought forward the need to ensure the guide outfitter in the area and First Nations communities have been consulted.

He spoke strongly about the need to relocate the camp and review additional applications for exploration if any have been submitted to the Province. Director Newell noted the importance of ensuring a response is provided regarding the Regional District's objections to exploration in the area and requesting additional information for any possible exploration proposals.

Director Newell commented that mining companies are expected to be open to community comments in relation to mining activity.

Director Newell outlined the following requests:

- Send a letter to Raye Resources Inc. outlining the RDBN concerns including that the Regional District is opposed to development in the area and request the company attend a future meeting to provide an overview of proposed exploration
- Send a letter to the Ministry of Mining and Critical Minerals regarding the Regional District's concerns
- Request that engagement takes place with the guide outfitter in the area and Office of the Wet'suwet'en.

2026-RSC-078

Moved by Director Newell

Seconded by Director Stoltenberg

That Motion 2026-RSC-077 be amended as follows:

1. That the Comment Sheet for Crown Land Referral No. 6409614 be sent to the Province as the Regional District's comments for Crown Land Referral No. 6409614 as amended outlining the Regional District's concerns regarding development at Nanika Lake and surrounding area, and,
2. That a letter be sent to Raye Resources Inc. outlining the Regional District's concerns regarding exploration in the Nanika Lake area; and,
3. Further, that a letter be sent to the Ministry of Mining and Critical Minerals and the Office of the Wet'suwet'en outlining the Regional District's concerns and,
4. Following a response from the Ministry of Mining and Critical Minerals and the Office of the Wet'suwet'en that Raye Resources Incorporated be invited to attend a future Committee Meeting to address the Regional District's concerns and to provide an overview of exploration development plans in the area.

CARRIED UNANIMOUSLY

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That the question be called on Motion 2026-RSC-077 as amended.

CARRIED UNANIMOUSLY

REPORTS

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Volunteer Recognition Program Policy

2026-RSC-079

Moved by Director Newell

Seconded by Director Stoltenberg

That the Committee recommend that the Board approve the draft Volunteer Recognition Program Policy.

CARRIED UNANIMOUSLY

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Draft Grant Recognition and Signage Procedure

2026-RSC-080

Moved by Director Greenaway

Seconded by Director Newell

That the Committee recommend that the Board approve the draft Grant Recognition and Signage Procedure.

CARRIED UNANIMOUSLY

CORRESPONDENCE

Ministry of Citizens' Services - Telecom Decision CRTC 2026-8

2026-RSC-081

Moved by Director Lambert

Seconded by Director Stoltenberg

That the Committee receive the correspondence from the Ministry of Citizens' Services regarding Telecom Decision CRTC 2026-8.

CARRIED UNANIMOUSLY

Thursday, August 06, 2026

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Discussion took place regarding:

- Recent outages due to cut lines between Fraser Lake and Burns Lake that impacted CityWest and Telus cellular and internet services from Fraser Lake to Prince Rupert
- CityWest Connected Coast Project
 - Create redundancy
 - Progress of project
 - Susceptible to disturbances due to anchor lines being pulled up
- Requesting an update from CityWest regarding current and proposed projects in the region including the Connected Coast Project
 - Chair Riis-Christianson, Directors Greenaway and Moon and Manager Davis have a teleconference scheduled with CityWest to discuss projects in Electoral Areas C and F
 - Additional meetings can be scheduled with Electoral Area Directors if they wish.

2026-RSC-082

Moved by Director Newell

Seconded by Director Lambert

That the Committee request an update from CityWest regarding progress of projects in the region, cut lines in the area and the Connected Coastal Project.

CARRIED UNANIMOUSLY

ADJOURNMENT**2026-RSC-083**

Moved by Director Newell

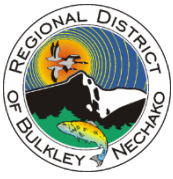
Seconded by Director Lambert

That the meeting be adjourned at 2:11 p.m.

CARRIED UNANIMOUSLY

Michael Riis-Christianson, Chair

Wendy Wainwright, Deputy Director of Corporate Services



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Steve Davis, Building Inspector

Date: August 20, 2026

Subject: **Section 57 Notice on Title NOT C-01-26 – 4659 Stones Bay Subdivision Road - Electoral Area C (Fort St James Rural)**

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

1. That the Board receive any input provided by the property owner.
2. That the Corporate Officer be directed to file a Notice in the Land Title Office stating that a resolution has been made under Section 57 of the Community Charter relating to land legally described as Lot 4, District Lot 4932, Range 5, Coast District, Plan 1398, Except Plan 4109 (4659 Stones Bay Subdivision Road)

EXECUTIVE SUMMARY

A dwelling and storage building were renovated and underwent structural alterations without building permits or inspections required pursuant to "RDBN Building Bylaw No. 1634, 2012".

The Building Inspector recommends that a Notice be placed on Title of the subject property in accordance with Section 57 of the Community Charter. This Notice serves to advise interested parties, including potential buyers, of the situation.

BACKGROUND

The property owners have renovated and made structural alterations to a dwelling and accessory structure without building permits. No building permit applications have been received for the renovations.



HISTORY

The following is a chronology of events leading to the recommendation for a Section 57 Notice on Title. Copies of emails, letters, and other related correspondence are available upon request from the Planning and Development Services Department.

December 9, 2025

The Building Inspector conducted a site visit after they noticed new construction on an existing dwelling. During the site visit, the contractor confirmed that the renovation included new plumbing, vapour barrier and insulation, and a new foundation. The Building Inspector informed the contractor that a building permit was required and asked them to cease construction until a building permit application had been approved so the work that needed inspection would not be covered up. A business card with the Building Inspector's contact information was given to the contractor for the property owners.

The property owner called the Building Inspector the same day to ask why the contractor had stopped working. It was explained that continuing construction was not advisable until the previous work had been inspected. The property owner provided an email address so a copy of the building permit application form could be emailed.

December 10, 2025

A copy of the building permit application was emailed to the property owners, along with a list of the required documentation. The property owners were again asked to cease construction. The property owners responded the same day with an email with some questions about the required items to complete the permit application.

December 12, 2025

An email was sent answering the property owners' questions. Staff also requested a building permit application for renovation work and new wood burning appliance installed in the shop on the property. The renovations to the shop were identified by photos the contractor had posted of the renovations on their company Facebook page.

December 14, 2025

The property owners sent an email noting that they were getting all the documents together and would send in the application by the end of the week.

January 30, 2026

The Building Inspector sent an email to the property owners noting that no building permit application or documentation had been received and asked when it could be expected.

February 4, 2026

An email was received from the property owners stating their belief that a building permit was not required, as the repairs to the dwelling were corrective or remedial. The property owners stated that no new construction had taken place in the shop.

February 4, 2026

The Building Inspector responded by email noting that the work to the house and shop requires building permits. The building inspector referenced the photos the contractor had posted of the renovations on their company Facebook page and offered to undertake a site inspection of the house and shop to confirm the nature of the work.

The property owner responded by calling the Director of Planning by phone with another individual to discuss the situation. The Director stated that they would follow up with an email outlining the current situation as it was understood by the RDBN.

February 19, 2026

The Director of Planning sent an email to the property owners. The email contained the following:

- A list of the work which appeared to have been done to the buildings, and a request that they confirm if the list was accurate.
- Confirmation that a stop work order was made verbally and in emails as a benefit to the owner to avoid the 50% increase in the building permit fee for the project.
- Confirmation that one of the dwellings on the property may be legal non-conforming to the zoning bylaw and may not be structurally altered subject to Section 531 of the *Local Government Act*. This situation means that additional approvals regarding the use of the buildings may be necessary prior to the issuance of any building permits for structural alterations to any single family dwelling on the property.
- A notification that the RDBN can be expected to move forward with the process to register a Section 57 Notice on Title if a building permit is not obtained for the work.

February 27, 2026

An email was received from the property owners containing the following:

- An overview of the history of their purchase of the property and the work done.
- The opinion that the guest house on the property is not a second dwelling.
- A request to schedule a meeting and site review.

March 13, 2026

The Director of Planning sent an email clarifying the RDBN's Zoning Bylaw definitions and outlining the process to legalize the recent construction. A meeting by phone or Zoom was requested.

March 20, 2026

A meeting was held with the property owners, the Director of Planning, and the Building Inspector, by Zoom. After discussions about the process and application requirements the property owners stated that they would provide the required building permit applications. The property owners said that it might take some time to complete the applications. A site visit to review the extent of the work was requested by the Building Inspector.

April 15, 2026

No building permit applications were received so the Building Inspector reached out by email offering to undertake a site inspection to assist in the process.

May 14, 2026

No response was received and another site inspection offer was made.

June 4, 2026

A letter requesting building permit applications was sent by registered mail to the property owners. Applications were requested within 30 days to prevent further action.

June 5, 2026

An email was sent to the Building Inspector by the property owners outlining their concerns about how the matter was being handled. They stated that the Building Inspector focused on potential consequences rather than providing clear explanations of process, expectations, and available options. Another representative to work on the file was requested, along with information on how to file a formal complaint.

June 5, 2026

The Director of Planning responded with an email disagreeing with the property owner's characterization of the situation. He noted that the RDBN had been requesting a retroactive permit application for 6 months and had received no application. He noted that if building permit applications or evidence of meaningful action toward that end were not received by the beginning of August, the RDBN would initiate the process to register a notice on title of the property. It was advised that complaints may be made to the RDBN's CAO.

August 5, 2026

Notice was sent to the property owners informing them that the Board would be considering the Building Inspector's recommendation for a Notice on Title, and that they or a representative may provide representations to the RDBN Board in person, in writing or electronically at the Regional District Board meeting concerning the matter. This notice was sent by registered mail to the address noted by BC Assessment.

SECTION 57 REQUIREMENTS

Section 57 of the *Community Charter* authorizes the RDBN to file a Notice on Title of a property when the Building Inspector discovers bylaw contraventions that relate to the building or safety of a structure. To place a Notice on Title the following must occur:

- The Building Inspector must provide a recommendation in writing to the Corporate Officer that the Regional District Board consider a resolution directing the Corporate Officer to file a notice in the land title office stating that a resolution relating to the non-compliance of the property to the BC Building Code and the Regional District's Building Bylaw has been made, and further information about it may be inspected at the Regional District offices. This report serves as the written recommendation from the Building Inspector to the Corporate Officer.
- The Corporate Officer must give notice to the registered owner of the land to which the recommendation relates that the Board will be considering a recommendation that Notice be placed on Title pursuant to Section 57 of the *Community Charter*, and subsequently place the matter before the Regional District Board for consideration. This Notice has been given to the property owner by the Planning Department on behalf of the Corporate Officer.
- Once the Regional District Board has provided the Building Inspector and the owner with an opportunity to be heard, the Board may confirm the recommendations of the Building Inspector by the recommended resolution directing the Corporate Officer to file a Notice in the Land Title Office.
- The RDBN must then ensure that public records relating to the resolution and the reason for the resolution are available for public view.

If the property owner completes the building permit process, or removes the unpermitted building from the property, the Notice on Title can be removed from Title.

FURTHER ENFORCEMENT ACTION

The Regional District Board may direct staff to undertake additional enforcement action, including the initiation of action to have the building removed.

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

Not Applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Danielle Patterson, Senior Planner
Date: August 20, 2026
Subject: **Official Community Plan and Rezoning Application RZ D-01-24 – First and Second Reading for Bylaw Nos. 2106, 2026 and 2107, 2026**

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

1. That Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Amendment Bylaw No. 2106, 2026 be given first and second reading and subsequently be taken to Public Hearing.
 2. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2107, 2026" be given first and second reading and subsequently be taken to Public Hearing.
 3. That the Board consider and approve the attached Official Community Plan (OCP) Consultation and Consideration Checklist.
 4. That the Public Hearing for Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Amendment Bylaw No. 2106, 2026 and Regional District of Bulkley-Nechako Rezoning Bylaw No. 2107, 2026 be delegated to the Director or Alternate Director for Electoral Area D (Fraser Lake Rural).
 5. And, that the Public Hearing be postponed until documentation demonstrating the proposed lots can accommodate on-site sewage disposal systems has been provided to the satisfaction of the Director of Planning and Development.
-

EXECUTIVE SUMMARY

This combined Official Community Plan / Rezoning application requests to redesignate and rezone a ±32.03 ha portion of the southern half of the 352 Francois Lake Road. The proposal area is designated Resource (RE) and Agriculture (AG) in the OCP and is zoned Rural Resource (RR1) in the Zoning Bylaw. The Applicant would like to change the designation to Rural Residential (RR) and change the zone to the Small Holdings Zone (H1) to facilitate a 15-lot subdivision of the subject property. No changes to the northern half of the parcel are proposed.

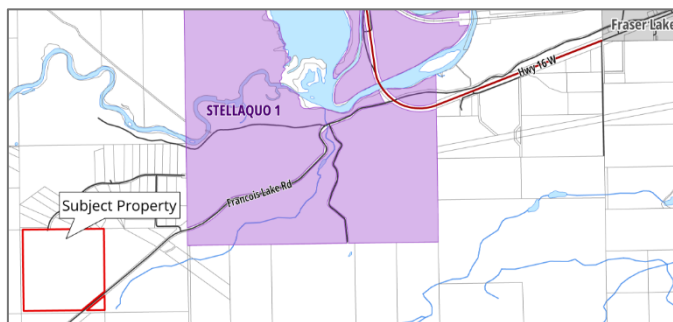
The proposal area is adjacent to an established subdivision of similarly sized parcels and generally fits the character of the area. However, it is noted that the proposal would increase the potential number of dwelling units in an area without building inspection or fire protection service.

Planning and Development Department staff recommend that the Board consider and approve the attached Official Community Plan (OCP) Consultation Checklist, which includes requirements for the Board to consider the RDBN's most recent housing needs reports related to this proposal; that the plan has been considered in conjunction with the RDBN's financial plan and waste management plan.

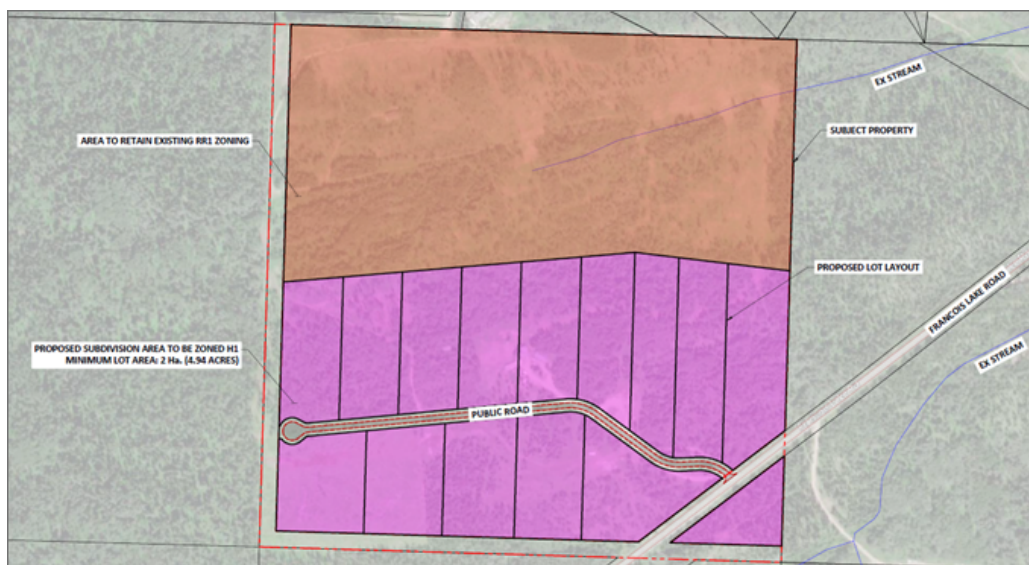
Additionally, staff recommend the Public Hearing be postponed until documentation demonstrating the proposed lots can accommodate on-site sewage disposal systems has been provided to the satisfaction of the Director of Planning and Development.

APPLICATION SUMMARY

Name of Agent / Owner:	Dylan Desousa (agent) / Desousa Holdings Ltd. (owner)
Electoral Area:	Electoral Area D (Fraser Lake Rural)
Subject Property:	352 Francois Lake Road, legally described as the Southwest 1/4 of District Lot 2555, Range 5, Coast District, Except Thereout Strips of Land Being the Most Southerly and the Most Westerly 25 Metres in Parallel Width Thereof, and Except Plan PRP13909 (PID 015-134-211)
Property Size:	Approximately 59.98 ha (144.22 ac)
OCP Designation:	North side of Francois Lake Road: Resource (RE) pursuant to "Endako, Fraser Lake and Fort Fraser Rural Official Community Plan, Bylaw No. 1865, 2019" (the OCP) South side of Francois Lake Road (~1 ha): Agriculture (AG) in the OCP
Zoning:	Rural Resource Zone (RR1) in Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw)
Building Inspection:	Outside Building Inspection Area
Fire Protection:	Outside Fire Protection Area
Existing Land Use:	Abandoned house / partially cleared land / treed
Location:	Approximately 800 m west-southwest of Stellaquo 1 Reserve and approximately 4.4 km west of the Village of Fraser Lake.

Location Map:**Proposal:**

The proponent submitted a combined Official Community Plan / Rezoning application to facilitate a 15-lot subdivision of the subject property. The proposed subdivision has 14 parcels with areas varying from 2 ha to 3.43 hectares and the proposed Remainder Lot is approximately 28 hectares. The basic layout is shown below (see Attachments for a detailed layout). The subject property is designated Agriculture (AG) and Resource (RE) in the OCP. The AG and RE designations require a minimum parcel area at subdivision of 16 hectares and 8 hectares, respectively. The subject property is zoned Rural Resource Zone (RR1), which has a 28-hectare minimum parcel area at subdivision.

Simplified Proposed Subdivision Layout

Given that 14 of the 15 parcels do not meet the minimum OCP and Zoning Bylaw subdivision parcel area requirements, the applicant is requesting to redesignate and rezone a ± 32.03 ha portion of the southern half of the subject property to Rural Residential (RR) and Small Holdings Zone (H1), respectively. No changes to the northern half of the parcel are proposed.

Official Community Plan (OCP)

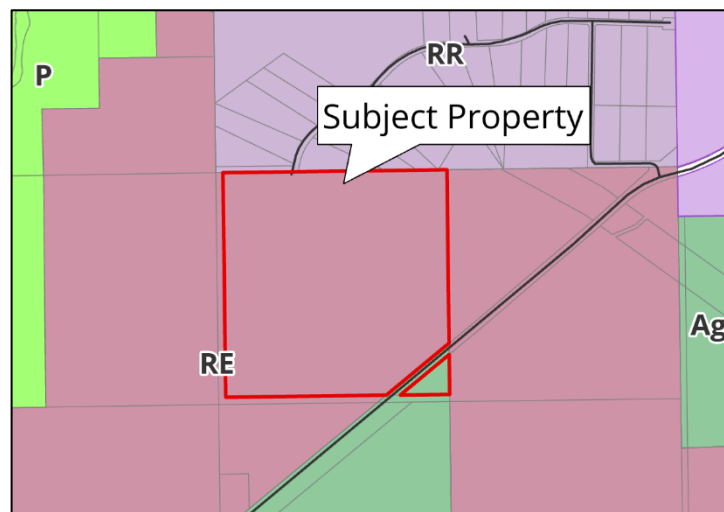
Existing OCP Designation

The 59.98-hectare parcel is designated Resource (RE) except for approximately 1.20 hectares which is designated Agriculture (AG), as shown in the OCP designation map on the following page. The RE designation is characterized by a lack of settlement and by extensive resource management potential. It is the intent of this designation to protect the resource values of the designated area and to minimize resource conflicts among recreation, grazing, mining and wildlife by discouraging settlement on RE designated lands. The AG designation is intended to preserve these lands for the purposes of farming and other related activities.

Agricultural Land Commission (ALC) Records Impact on Existing AG Designation

Based on ALC mapping data, the 1.2-hectare portion of the property designated AG (shown in green below) was identified in ALC records and mapping as being in the Province's Agricultural Land Reserve (ALR). During the application review, planning staff discovered the Crown Grant for the subject property explicitly stated the property was not in the ALR. Since then, the ALC confirmed that they made an error in their mapping and have corrected their records. In general, the AG designation follows the boundaries of the ALR. Given this, the 1.20 hectares was likely designated AG based on the ALC's mapping error.

Subject Property OCP Map Showing Residential Neighbourhood to the North



Proposed OCP Designation

The applicant requests a designation change to the Rural Residential (RR) designation for the southern half of the property to accommodate 14 of the 15 proposed lots and is not requesting any changes to the northern half of the property (the Remainder lot). The RR designation is intended to provide opportunities for people to live in a rural setting while protecting and preserving the rural character of the area. RR Policy 3.4.2 (10) states applications to permit parcels as small as 2 hectares may be considered where:

"(a) it has been demonstrated that the proposed lots can accommodate an on-site water supply and sewage disposal system;

(b) the development is compatible with adjacent land uses and maintains the rural character of the area;

(c) parcels are not located within a floodplain or on other hazard lands; and,

(d) the development adequately addresses wildlife and ecological values."

The lands are not within any known floodplain or hazard areas and are listed as "Settlement/Agriculture" lands in the Provincial Land Resource Management Plan. The subject property abuts the 31-lot Ely Road subdivision created in the 1970s with parcel areas ranging from 2.02 to 6.47 hectares. Typically, an initial site investigation report performed by a Registered Onsite Wastewater Practitioner or a Qualified Professional, is requested for these types of subdivisions. The applicant is working on obtaining this documentation, but it is unlikely to be ready until after August 20th, 2026. Given the prohibitive cost of on-site sewage documentation, changes in Northern Health regulations, and the existing subdivision approving process through the Ministry of Transportation and Transit (MoTT), planning staff typically do not request documentation related to sewage capacity.

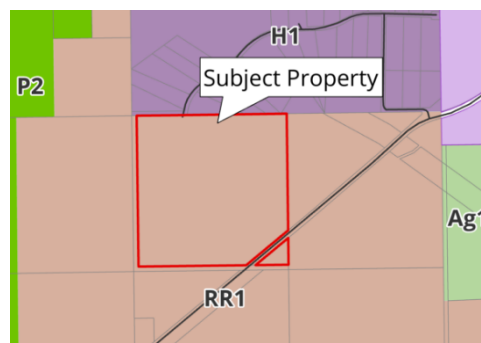
OCP Fire Smart Policies

OCP Fire Smart policies include encouraging the use of non-combustible materials and adequate emergency vehicle access for escape routes. The proposal includes a single public road accessed from Francois Lake Road, proposed to end in a cul-de-sac. The cul-de-sac is near to an existing undeveloped road right-of-way but does not connect to it. The applicant has indicated that if, at the subdivision stage, the Ministry of Transportation and Transit (MoTT) would prefer the road connect to the existing undeveloped road right-of-way, the applicant is open to do this if there are no obligations to build roads beyond their lands. The OCP Fire Smart policies are routinely provided to MoTT as part of the subdivision referral process.

Existing and Proposed Zoning

The table below compares the existing RR1 Zone and the H1 Zone, which is proposed for the southern half of the property. The applicant proposes no change to the RR1 zoning on the northern half of the subject property.

Surrounding Area Zoning Map Showing Residential Neighbourhood to the North



Under current RR1 Zone, the subject property may have up to four dwelling units (excluding a Rural Retreat). If rezoned and subdivided, the proposal could result in an increase of 30 Single Family Dwellings, for a potential maximum increase in residential density of 26 dwelling units.

Under the current RR1 Zone, the subject property could be used as a Rural Retreat or Primitive Campground which allows up to 10 sites for RVs or tenting per hectare.

Zoning Bylaw Element	Existing Zone (RR1)	Proposed Zone (H1)
Min. Parcel Area at Subdivision	28 hectares	2 hectares
Principal Uses	Agriculture, Single Family Dwelling, Two Family Dwelling, Cabin, Farmers' Market, Large Kennel, Portal Sawmill, Rural Retreat, Primitive Campground, Veterinary Clinic, Intensive Agriculture	Agriculture, Single Family Dwelling, Two Family Dwelling
Secondary Uses	Guest Ranch with Agriculture or Intensive Agriculture	Kennel on parcels greater than 2 ha
Density / Total Floor Area	Combination of 4 dwelling units/cabins. 10 camping sites per ha for primitive campground.	2-3 dwelling units with limitations. Maximum combined 600 m ² TFA.
Setbacks	7.5 m 60 m for Intensive Agriculture	Varies from 5 m to 7.5 m

Staff Comments

The proposal area is adjacent to an established subdivision of similarly sized parcels and generally fits the character of the area. While the proposal would increase the potential number of dwelling units in an area without building inspection or fire inspection services, it would significantly reduce the potential number of rural retreat-oriented sleeping units, cabins and camps sites permitted.

Staff recommend the Board consider and approve the attached Official Community Plan (OCP) Consultation and Consideration Checklist Planning and Development Department staff recommend Bylaw Nos. 2106, 2026, and 2107, 2026 receive first and second readings. . Additionally, staff recommend the Public Hearing be postponed until documentation demonstrating the proposed lots can accommodate on-site sewage disposal systems has been provided to the satisfaction of the Director of Planning and Development.

MoTT

The MoTT Subdivision Approving Officer is responsible for subdivision approvals in the RDBN. An application to MoTT would be required to move the subdivision proposal forward. To date, the property owner has not applied to MoTT.

Related Applications

In 2024, the RDBN received Notice of Work Referral from the Province (No. 2000419) under the *Mines Act* for the development of a rock quarry for a 2 hectares portion of land on the north end of subject property. Planning staff have confirmed that this application was denied by the Ministry of Mining and Critical Minerals.

Housing Needs Report

Local governments are required to consider their most recent housing needs report and the housing information on which it is based in several scenarios, including when the local government is going to amend an official community plan in relation to housing map designations.

As the applicant is proposing to change the designation from RE to RR (a housing-focused designation), the Board is required to consider the most recent housing needs report associated with Electoral Area D, which are the *Regional Summary: Interim Housing Needs Report – 2024* and the *Electoral Area D (Fraser Lake Rural): Interim Housing Needs Report - 2024* (see Attachments for links to both reports).

Based on the Housing Needs Report Method established and required by the Province for use in housing needs reports, Electoral Area D has a need for 29 new housing units in the next five years and 71 new housing units in the next 20 years. If the applicant's proposal were approved and the proposed subdivision occurred, this development could potentially create up to 26 new parcels available for residential development (or 37 per cent of the needed new housing units identified in the RDBN's most recent housing needs report for Electoral Area D. It is noted that the current inventory of vacant developable land in the rural area can accommodate the housing need identified in the housing needs reports

REFERRAL RESPONSES

At a May 11, 2026 meeting of members of the **Electoral Area D Advisory Planning Commission** (APC), the members present supported a motion to recommend the Board approve the application. The APC did not have quorum.

MoTT provided a letter providing general information on the subdivision process and placement of buildings and stated that as the subject property is more than 800 metres from a controlled access intersection, MoTT authorization is not required for the bylaws (see Attachments for letter).

The **RDBN Protective Services Department** stated they have no concerns with the proposal.

At the time of the writing of this report, no referral responses were received by Stellat'en First Nation, Nadleh Whut'en First Nation, the Village of Fraser Lake, or School District No. 91 (Nechako Lakes).

ATTACHMENTS:

- Bylaw No. 2106, 2026

- Bylaw No. 2107, 2026
- Official Community Plan (OCP) Amendment Consultation and Consideration Checklist
- [Regional Summary: Interim Housing Needs Report – 2024](#) (link)
- [Electoral Area D \(Fraser Lake Rural\): Interim Housing Needs Report – 2024](#) (link)
- [Applicant's submission](#) (link)
- [H1 and RR1 Zone Excerpts from the Zoning Bylaw](#) (link)
- [MoTT Referral Response Letter Dated May 19, 2026](#) (link)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

3. Housing Supply



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2106, 2026

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

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

That the "Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Bylaw No. 1865, 2019" be amended such that a ±32.03 ha portion of the following lands designated "Resource (RE)" and "Agriculture (AG)" be redesignated to "Rural Residential (RR)".

The Southwest 1/4 of District Lot 2555, Range 5, Coast District, Except Thereout Strips of Land Being the Most Southerly and the Most Westerly 25 Metres in Parallel Width Thereof and Except Plan PRP13909, as shown in Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2106, 2026".

READ A FIRST TIME this ____ day of ____ 2026.

READ A SECOND TIME this ____ day of ____ 2026.

PUBLIC HEARING HELD this ____ day of ____ 2026.

READ A THIRD TIME this ____ day of ____ 2026.

I hereby certify that the foregoing is a true and correct copy of "Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Amendment Bylaw No. 2106, 2026".

DATED AT BURNS LAKE this ____ day of ____ 2026.

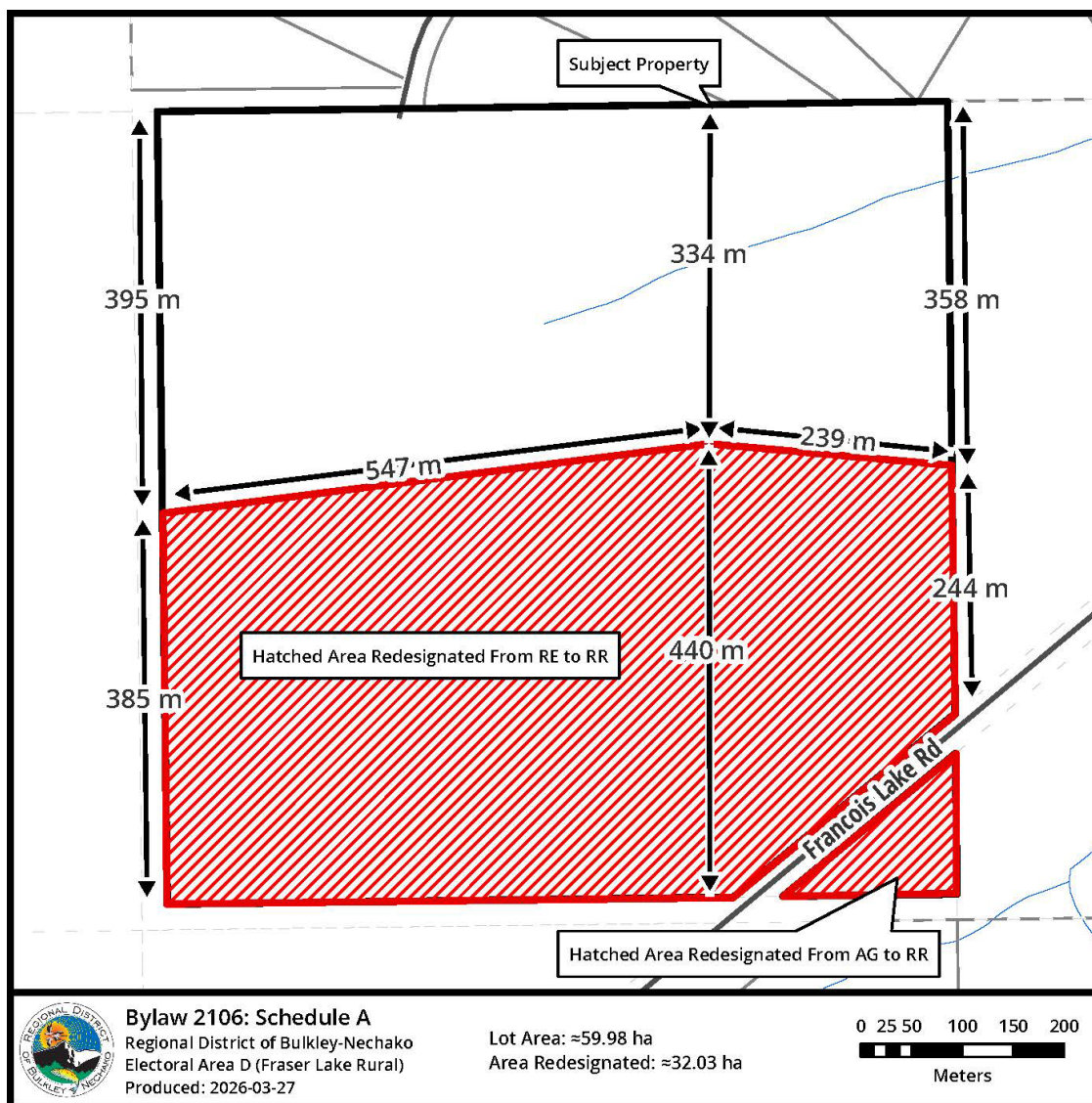
 Corporate Administrator

ADOPTED this ____ day of ____ 2026.

 Chairperson

 Corporate Administrator

SCHEDULE "A" BYLAW NO. 2106, 2026



A ±32.03 ha portion of lands legally described as the Southwest 1/4 of District Lot 2555, Range 5, Coast District, Except Thereout Strips of Land Being the Most Southerly and the Most Westerly 25 Metres in Parallel Width Thereof and Except Plan PRP13909, be redesignated from “Resource Zone (RE)” and “Agriculture (AG)” to “Rural Residential (RR)”.

I hereby certify that this is Schedule "A" of Bylaw No. 2106, 2026.

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2107, 2026

A Bylaw to Amend
 "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

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

That the "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that a ±32.03 ha portion of the following lands zoned "Resource Zone (RE)" be rezoned to the "Small Holdings Zone (H1)".

The Southwest 1/4 of District Lot 2555, Range 5, Coast District, Except Thereout Strips of Land Being the Most Southerly and the Most Westerly 25 Metres in Parallel Width Thereof and Except Plan PRP13909, as shown in Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2107, 2026".

READ A FIRST TIME this ____ day of ____ 2026.

READ A SECOND TIME this ____ day of ____ 2026.

PUBLIC HEARING HELD this ____ day of ____ 2026.

READ A THIRD TIME this ____ day of ____ 2026.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2107, 2026".

DATED AT BURNS LAKE this ____ day of ____ 2026.

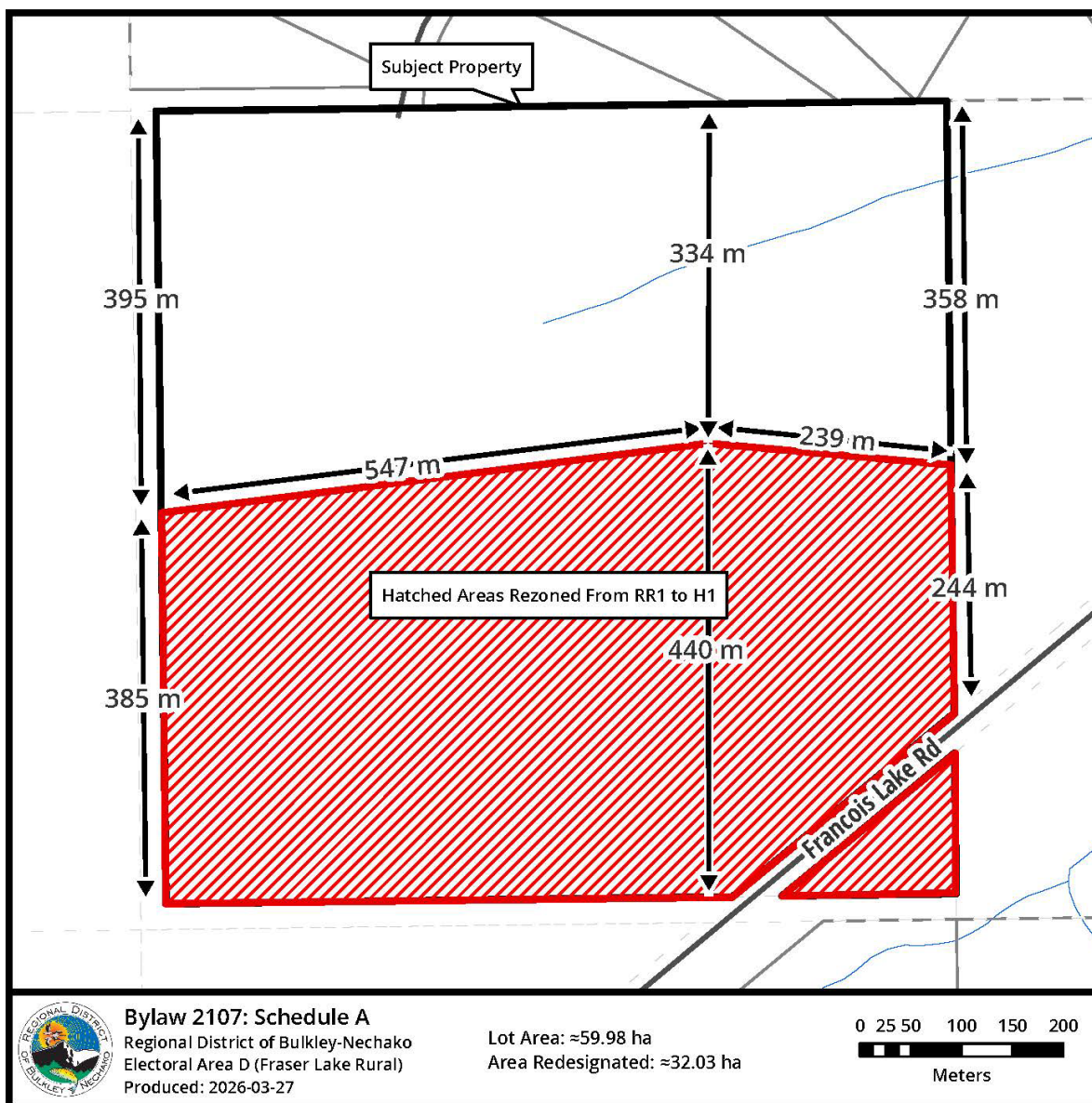
 Corporate Administrator

ADOPTED this ____ day of ____ 2026.

 Chairperson

 Corporate Administrator

SCHEDULE "A" BYLAW NO. 2107, 2026



A ±32.03 ha portion of lands legally described as the Southwest 1/4 of District Lot 2555, Range 5, Coast District, Except Thereout Strips of Land Being the Most Southerly and the Most Westerly 25 Metres in Parallel Width Thereof and Except Plan PRP13909, be rezoned from the "Rural Resource Zone (RR1)" to the "Small Holdings Zone (H1)".

I hereby certify that this is Schedule "A" of Bylaw No. 2107, 2026.

 Corporate Administrator

Appendix A

Official Community Plan (OCP) Amendment Consultation and Consideration Checklist

Associated OCP amendment application number: 2106, 2026

Associated OCP Amendment Bylaw number: 2107, 2026

1. **Special Considerations**

- ☐ Agricultural Land Reserve
- ☐ Floodplain
 - ☐ Floodplain Management Bylaw No. 1878, 2020 Schedule A, B, or C
 - ☐ Floodplain Management Bylaw No. 1878, 2020 Schedule D
 - ☐ Other (specify) _____
- ☐ Known hazards (specify) _____
- ☐ Environmentally sensitive area
- ☐ Potential contaminated site
- ☐ Within 800 metres of a controlled access highway intersection (*requires MoTT referral*)
- ☒ Housing-related proposal.
- ☐ Other (specify) _____

2. **Consultation consideration – housing needs reports** (*required when applicable*)

The most recent housing needs report received by the Board and the housing information on which the report is based has been considered as the proposed OCP Bylaw does one or more of the following.

- ☐ Develops an OCP.
- ☒ Amends an OCP in relation to statements and map designations respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years.
- ☐ Amends OCP policies relating to housing policies respecting affordable housing, rental housing and special needs housing.
- ☐ Amends housing policies respecting each class of housing needs required to be addressed in the most recent housing needs report to the applicable area covered by the plan.
- ☐ None of the above (not applicable)

3. **Consideration and consultation after 1st reading**

The proposed OCP bylaw has been considered in conjunction with the following (*required*)

- ☒ The RDBN's financial plan.
- ☒ The RDBN's waste management plan.

If the proposed OCP bylaw applies to agricultural land refer to the following for comment (*required*)

- ☐ Agricultural Land Commission for comment. [Not applicable]

4. Consideration of affected persons, organizations, and authorities prior to 3rd reading

Consideration has been given to consult with all the following. Consultation is recommended with those selected.

Local Governments

- | | |
|--|--|
| ☐ Cariboo Regional District | ☐ District of Houston |
| ☐ Central Coast Regional District | ☐ District of Vanderhoof |
| ☐ Peace River Regional District | ☐ Village of Burns Lake |
| ☐ Regional District of Fraser-Fort George | ☒ Village of Fraser Lake |
| ☐ Regional District of Kitimat-Stikine | ☐ Village of Granisle |
| ☐ Town of Smithers | ☐ Village of Telkwa |
| ☐ District of Fort St. James | |

Government Agencies

- ☐ Fisheries and Oceans Canada (DFO)
- ☐ Ministry of Agriculture and Food
- ☐ Ministry of Energy, Mines and Low Carbon Innovation
- ☐ Ministry of Environment and Climate Change Strategy
- ☐ Ministry of Forests
- ☐ Ministry of Municipal Affairs - Governance and Structure Branch (Stikine Region)
- ☐ Ministry of Tourism, Arts, Culture, and Sport
- ☒ Ministry of Transportation and Transit
 - ☐ Bulkley-Stikine
 - ☒ Fraser-Fort George
- ☐ Ministry of Water, Land and Resource Stewardship
- ☐ Northern Health
- ☐ Other (specify) _____

First Nations

- | | |
|---|--|
| ☐ Binche Whut'en | ☐ Saik'uz First Nation |
| ☐ Cheslatta Carrier Nation | ☐ Skin Tyee Nation |
| ☐ Doig River First Nation | ☒ Stelat'en First Nation |
| ☐ Halfway River First Nation | ☐ Takla Lake First Nation |
| ☐ Heiltsuk Nation | ☐ Tl'azt'en Nation |
| ☐ Kitselas First Nation | ☐ Ts'il Kaz Koh |
| ☐ Lake Babine Nation | ☐ Tsay Keh Dene |
| ☐ Lheidli T'enneh | ☐ Ulkatcho First Nation |
| ☐ Lhoosk'uz Dené Nation | ☐ West Moberly First Nations |
| ☐ McLeod Lake Indian Band | ☐ Wet'suwet'en First Nation |
| ☒ Nadleh Whut'en | ☐ Wet'suwet'en, Office of the |
| ☐ Nak'azdli Whut'en | ☐ Witset First Nation |
| ☐ Nazko First Nation | ☐ Yekooche First Nation |
| ☐ Nee Tahi Buhn | ☐ Other (specify) _____ |
| ☐ Nuxalk Nation | |

School Districts (required)

- ☐ Bulkley Valley School District (School District No. 54)
- ☒ Nechako Lakes School District (School District No. 91)

Advisory Planning Commissions

- | | |
|--|---|
| ☐ Electoral Area A (Smithers/Telkwa Rural) | ☐ Electoral Area E (Francois/Ootsa Lake Rural) |
| ☐ Electoral Area B (Burns Lake Rural) | ☐ Electoral Area F (Vanderhoof Rural) |
| ☐ Electoral Area C (Fort St. James Rural) | ☐ Electoral Area G (Houston/Granisle Rural) |
| ☒ Electoral Area D (Fraser Lake Rural) | |

Miscellaneous

- ☐ Improvement Districts
- ☐ Fort Fraser Local Commission

Public

- ☐ Public Meeting
- ☐ Direct Engagement with Community
- ☒ Public Hearing
- ☒ Public Notice
- ☐ Other (specify): _____



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cameron Kral, Planner
Date: August 20, 2026
Subject: **Rezoning Application RZ B-01-26 – First, Second, and Third Reading for Zoning Bylaw Amendment No. 2113, 2026 – Electoral Area B (Burns Lake Rural)**

RECOMMENDATION: (all/directors/majority)

That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2113, 2026 be given first, second, and third readings.

EXECUTIVE SUMMARY

This application proposes to amend the Waterfront Residential II Zone (R4) in the Zoning Bylaw by allowing two Single Family Dwellings without Secondary Suites on the subject property. The R4 Zone only allows either one Single Family Dwelling with an attached Secondary Suite or one Two Family Dwelling.

The proposal is consistent with the Official Community Plan's policies for considering a second Single Family Dwelling, and no negative impacts are anticipated from this rezoning. The proposal would not increase the total number of dwellings permitted on the property but would change the form of the dwellings that are permitted. Planning Department staff recommend that Zoning Bylaw Amendment No. 2113, 2026 receive first, second, and third readings.

Pursuant to Section 52(3)(a) of the Transportation Act, the proposed bylaw requires approval from the Ministry of Transportation and Transit after third reading and prior to adoption as the subject property is within 800 metres of an intersection on Highway 16.

APPLICATION SUMMARY

Name of Agent / Owner:	Simeon Weller and Hailey Weller (Owners)
Electoral Area:	Electoral Area B (Burns Lake Rural)
Subject Property:	5485 Goodwin Road, legally described as Part of the Southeast Portion of District Lot 2545, Range 5, Coast District, Plan 1634, Except Plan 1653 (PID 010-311-009)
Property Size:	1.55 ha (3.82 ac)
OCP Designation:	Lakeshore (L) Designation in Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017 (the OCP)
Zoning:	Waterfront Residential II Zone (R4) in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw)
Building Inspection:	Within the Building Inspection Area
Fire Protection:	Within the Burns Lake Rural Fire Protection Area
Existing Land Uses:	Residential
Location:	Approximately 4.5 km northwest of the Village of Burns Lake

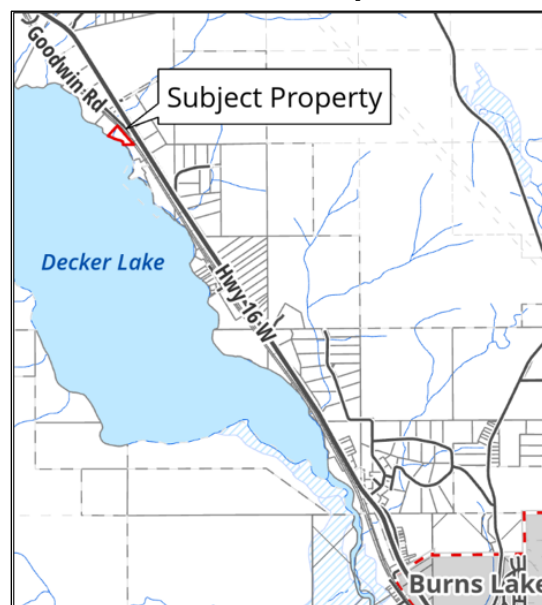
PROPOSAL

The applicants live in an older two-bedroom dwelling on the property and have constructed a new three-bedroom dwelling. The building permit for the second dwelling was issued on the condition that occupancy would not be granted until the older dwelling was decommissioned. The applicants are now requesting to rezone the property so they may keep the two-bedroom dwelling for residential use.

The Waterfront Residential II Zone (R4) only allows one Single Family Dwelling with an attached Secondary Suite, or one Two Family Dwelling on the property. Two detached dwellings are not permitted in the R4 Zone.

Therefore, the applicants are proposing to amend the R4 Zone in the Zoning Bylaw to allow the subject property to have two detached Single Family Dwellings without Secondary Suites.

Location Map



Applicant Site Plan



DISCUSSION

Official Community Plan

The subject property is designated Lakeshore (L) pursuant to the OCP. The intent of the L Designation is to accommodate the demand for residential development in close proximity to lakes within the Plan area. The lands available are limited to allow in-fill development at a scale that will not impact the character of existing lakeshore development or other neighbourhoods. The density and scale of development is also limited to ensure that the environmental integrity of the lakes is not negatively impacted.

Section 3.5.2 of the OCP contains the following policy related to the proposal:

- (7) Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
- (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
 - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
 - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
 - (d) And, the parcel is not located within a floodplain or on other hazard lands.

The attached letter of completion from the Registered Onsite Wastewater Practitioner (ROWP) states that a Type 1 pressurized sand mound septic system capable of serving both dwellings was installed on June 19, 2026 and final inspections are completed. It is noted that the attached sewerage record and site plan identify a one-bedroom and four-bedroom dwelling, but the ROWP has confirmed that the system supports the proposed two-bedroom and three-bedroom dwellings.

Conformity with Northern Health regulations and the RDBN Floodplain Management Bylaw is ensured during the Building Permit process. There are no known notable wildlife or ecological values identified in the OCP on the subject property.

Zoning

The R4 Zone allows up to two Dwelling Units on the subject property in the form of a Single Family Dwelling with a Secondary Suite or one Two Family Dwelling. The R4 Zone does not allow for two detached Single Family Dwellings.

The proposed R4 Zone amendment would allow up to two Dwelling Units in the form of two detached Single Family Dwellings without the ability to add Secondary Suites.

Staff Comments

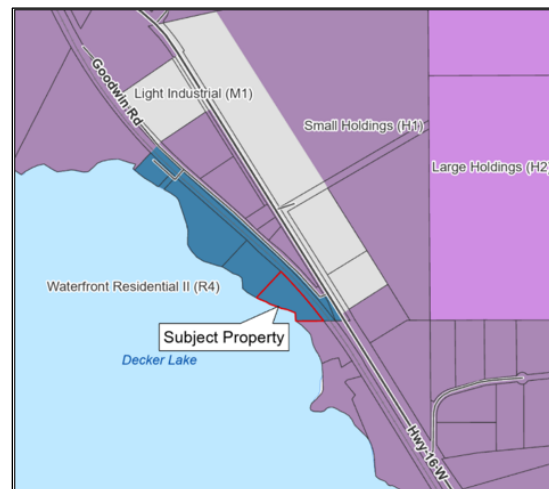
In staff's opinion, the proposal is consistent with the OCP policies for considering a second Single Family Dwelling on the property and no negative impacts are anticipated from this rezoning. The proposal would not increase the total number of dwellings permitted but would change the form of the dwellings that are permitted. Planning Department staff recommend that Bylaw No. 2113, 2026 receive first, second, and third readings.

PUBLIC NOTICE

Pursuant to Section 464(3) of the *Local Government Act* (LGA), a local government must not hold a public hearing on a proposed zoning bylaw if:

- (a) *an official community plan is in effect for the area that is the subject of the zoning bylaw,*
- (b) *the bylaw is consistent with the official community plan,*
- (c) *the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and*
- (d) *the residential component of the development accounts for at least half of the gross floor area of the buildings and other structures proposed as part of the development.*

Zoning Map



The proposed rezoning meets the above requirements of Section 464(3) of the LGA, and a public hearing is not permitted.

Notice of this application was published on the RDBN's website, the RDBN's official Facebook page, the RDBN's Public Notice Posting Place, and in the August 6, 2026 edition of the Lakes District News. The notice informed the public of the date and location of the Board's consideration of first reading of the bylaw and their ability to provide written input. Property owners and tenants within 200 metres of the subject property were sent a similar notice.

REFERRAL RESPONSES

The **Electoral Area B Advisory Planning Commission** supported the application at their July 28, 2026 meeting.

The **Ministry of Transportation and Transit** has no concerns at this time and is prepared to endorse Bylaw No. 2113, 2026 after third reading pursuant to Section 52(3)(a) of the Transportation Act.

The **RDBN Building Inspectors** have no concerns.

The **Village of Burns Lake** has no concerns.

ATTACHMENTS:

- Rezoning Bylaw No. 2113, 2026
- [Applicant Submission](#) (Link)
- [Site Visit Photos](#) (Link)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
3. Housing Supply



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2113, 2026

A Bylaw to Amend "Regional District of
Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

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

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the following text is added to Section 8.0.2 Density as:

4. Notwithstanding Section 8.0.2 (1), two Single Family Dwellings where each Single Family Dwelling contains only one Dwelling Unit, are permitted on the Parcel legally described as Part of the Southeast Portion of District Lot 2545, Range 5, Coast District, Plan 1634, Except Plan 1653.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2113, 2026".

READ A FIRST TIME this _____ day of _____, 2026.

READ A SECOND TIME this _____ day of _____, 2026.

READ A THIRD TIME this _____ day of _____, 2026.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2113, 2026".

DATED AT BURNS LAKE this _____ day of _____, 2026.

Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*
 this _____ day of _____, 20____

 for Minister of Transportation & Transit

ADOPTED this _____ day of _____, 2026.

Chairperson

Corporate Administrator



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Danielle Patterson, Senior Planner
Date: August 20, 2026
Subject: **Temporary Use Permit Application A-02-26 – Electoral Area A
(Smithers/Telkwa Rural)**

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

1. That the Board approve the issuance of Temporary Use Permit A-02-26 to allow aggregate processing at 6165 Donaldson Road for a three-year duration, with operational hours from 8:00 am to 6:00 pm.
 2. And, that TUP A-01-23 be cancelled upon the issuance of Temporary Use Permit A-02-26.
-

EXECUTIVE SUMMARY

Proposed Temporary Use Permit (TUP) A-02-26 is intended to replace existing TUP A-01-23. The TUP is proposed to be replaced to achieve the following:

- increase crushing days at the associated gravel pit from 21 days per calendar year to 150 days, to align the number of crushing days with the number of washing days;
- start processing operations at 6:00 am rather than 8:00 am to allow earlier start times in hot weather;
- increase the TUP area from approximately 0.44 ha to approximately 2.83 ha to align with their ALC approval area; and
- allow the new permit to apply for a three-year duration (TUP A-01-23 expires in May 2028).

The applicant has requested that the Board consider approving their TUP with hours of operation from 6:00 am to 6:00 pm. Given concerns related to noise affecting nearby properties and properties across the Bulkley River, planning staff are not prepared to recommend the Board support the requested 6:00 am start time. Staff recommend the operational hours remain unchanged from 8:00 am to 6:00 pm. If TUP A-02-26 is approved TUP A-01-23 should be cancelled.

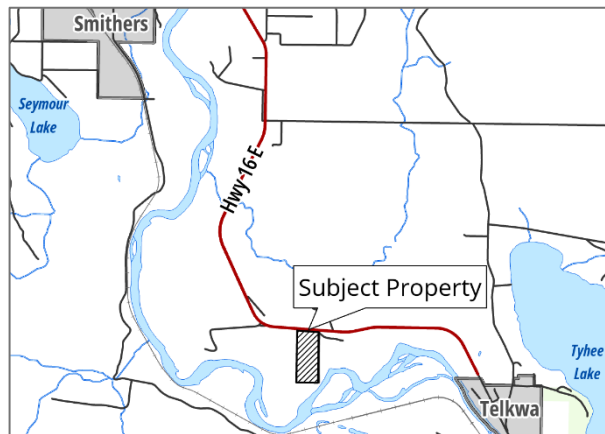
The Agricultural Land Commission has approved the aggregate extraction and processing, and the applicant has a permit from the Ministry of Mining and Critical Minerals. The proposed new TUP is not anticipated to create an increased amount of traffic and includes decommissioning requirements from provincial agencies. The proposed temporary use will provide an important

source of aggregate for concrete projects in the area, while utilizing a parcel of land previously used for aggregate processing.

APPLICATION SUMMARY

Name of Agent/Owner:	Leigh Purnell, West Fraser Concrete Ltd.
Electoral Area:	A (Smithers/Telkwa Rural)
Subject Property:	6165 Donaldson Rd, Lot A, Section 4, Township 4, Range 5, Coast District, Plan 11348 Except Plan PRP14965 (PID 004-310-128)
OCP Designation:	Agriculture (AG) in the Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014 (the OCP)
Zoning:	Agricultural (Ag1) in the Regional District of Bulkley-Nechako Zoning Bylaw No 1800, 2020 (the Zoning Bylaw)
ALR Status:	Within the ALR
Existing Land Use:	Gravel Pit
Location:	Near the intersection of Hwy 16 and Donaldson Road, approximately 2.3 km from the Village of Telkwa and 3.7 km from the Town of Smithers. To the north is Hwy 16 and a dairy farm. To the south is vacant land and the Bulkley River. To the west is a gravel pit and to the east is the Smithers/Telkwa Transfer Station and Recycling Depot. The nearest dwelling is approximately 400 m from the permit area. There are four dwellings within 500 m, and approximately 20 dwellings within 1 km.
Property Area:	22.69 ha (56.06 ac)
TUP Areas:	<u>Proposed Site A:</u> approximately 0.19 ha (~0.47 ac) <u>Proposed Site B:</u> approximately 1.32 ha (~3.26 ac) <u>Total:</u> Approximately 2.83 ha (~3.73 ac)

Subject Property Map:



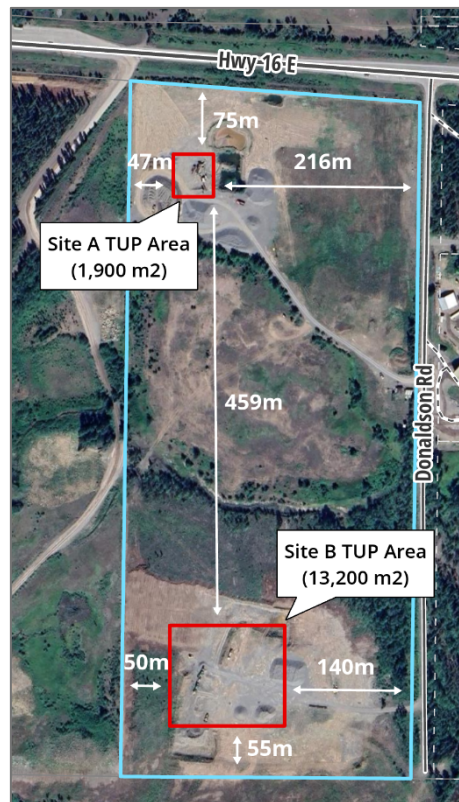
Proposal:

The applicant is requesting a three-year Temporary Use Permit (TUP) to continue aggregate processing on approximately 2.83 ha (~3.73 ac) of the subject property. The applicant proposes removing 60,000 m³ (~78,477 yd³) of material from the subject property over the next 10 years.

The applicant wants to operate a wash plant on Site A and aggregate crushing on Site B, with the support of a loader and excavator. No screening is proposed. Site A is proposed to be 0.19 ha and Site B is proposed to be 2.83 ha. The applicant is requesting to operate the crusher and wash plant each for up to 150 days per calendar year. Operations are requested from March to December, Monday to Saturday, 6:00 am to 6:00 pm.

The lands are zoned Agricultural Zone (Ag1), which does not permit aggregate processing, including crushing and washing; therefore, a TUP is required. Aggregate extraction cannot be regulated by the RDBN. The proposal received Agricultural Land Commission (ALC) approval in November 2024 (ALC resolution #738/2024) and an approved amended Ministry of Energy, Mines and Low Carbon Innovation (MEMLCI) permit in August 2025.

Proposed Site A and Site B TUP Areas



DISCUSSION

Proposed TUP Terms

The property owner has a TUP for aggregate washing and crushing on the subject property which expires May 22, 2028 (TUP A-01-23). The applicant has submitted this new TUP application because they want to modify their operations to an extent that cannot be accommodated within the existing TUP A-01-23. The major differences between the existing TUP A-01-23 and newly proposed TUP A-02-26 are as follows:

- Increased crushing days from 21 days per calendar year to 150 days, to align the number of crushing days with the number of washing days;
- Starting operations at 6:00 am rather than 8:00 am to allow earlier start times in hot weather; and
- An enlarged TUP area, increasing from approximately 0.44 ha to approximately 2.83 ha to align with their ALC approval area.

A copy of the existing TUP A-01-23 is available from staff upon request.

Site Details - Site A

The applicant provided photos of the existing wash pit and the wash plant on Site A, which is on the north end of the parcel and is accessible from Donaldson Road ([see link for Applicant Photos](#)). Staff took additional photos of Site A from Highway 16 and from the side roads in March 2025 and again in June 2026 ([see link for Site Visit Photos – Site A](#)). While the wash plant has some tree coverage, the site is mostly visible from Highway 16 and the side roads (see photo below). There is a temporary structure on skids which contains the wash plant electrical boxes, safety equipment, and spare parts.



Site Details - Site B

Planning staff performed a site visit of the south end (Site B) TUP area in 2024. Site B is cleared of trees (see [link](#) for Site Visit Photos – Site B). The proposed processing area is level and sits at a lower elevation from the lands to the north containing a former landfill site. The Site B TUP area is reasonably well screened by trees, except to the south facing the Bulkley River and as well as an area of thinning of trees along the northwest side of the parcel. The south parcel boundary has some earthworks that act as a low berm (see photo below). Site B is not visible from Highway 16 and has limited visibility from Donaldson Road. There is one gate for entering and exiting Site B and there is a small temporary storage structure for storing safety equipment and spare parts.



Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The intent of the designation is to preserve and encourage the utilization of land for agricultural purposes. OCP Policy 3.1.2(2) states “[t]he responsible Provincial Ministry should ensure that agricultural lands used for aggregate extraction are adequately restored for agricultural purposes”. Additionally, OCP policies 3.1.2(6) states:

“6) Non-farm use of agricultural land shall be avoided. Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.

- (a) There is limited agricultural potential within the proposed area.*
- (b) Soil conditions are not suitable for agriculture.*
- (c) Neighbouring uses will not be compromised.*
- (d) Adequate provisions for fencing are provided, where a proposed development is adjacent to an existing agricultural use.*
- (e) The application is in the best interest of the community.*

(f) The proposed development considers and addresses potential impacts and potential improvements to recreational features and the environment, including wildlife habitat.

(g) And, traffic management issues will be considered and addressed appropriately”.

Temporary Use Permits Explained

A TUP allows a use not permitted by zoning to occur for up to three years, with the option for the applicant to request that the Board consider renewing the TUP for a maximum of three additional years. After the renewed TUP expires, the applicant can submit a new application to allow the use to continue.

The TUP must be in accordance with the policies identified in Section 6.2 of the OCP, which allows for the issuance of a Temporary Use Permit on the following basis:

“(a) The proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;

(b) The environment would not be negatively affected by the proposed temporary use.

(c) The proposed temporary use will not have adverse effects on neighbouring land uses or property owners.

(d) The applicant has provided, for consideration as part of the application process, a decommissioning and reclamation plan, if the temporary use requires a significant amount of capital investment in a particular location, or otherwise results in the need for site reclamation.

(e) The need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.

(f) The proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).”

Ministry of Mining and Critical Minerals Permit

The amended *Mines Act* Sand and Gravel Permit for the subject property is effective from August 12, 2025 to August 12, 2035 (Permit Number G-2-131; Mine Number 0200455). It permits mining, stockpiling, processing, and associated infrastructure as well as three settling ponds for the associated aggregate washing. The settling ponds are regulated by the Ministry.

The Sand and Gravel Permit requires the site be remediated to an agricultural standard and includes more detailed invasive plant prevention requirements than the previous permit, summarized as follows:

- invasive plants on the site must be identified, monitored, controlled and documented;
- reasonable efforts must be made to ensure that invasive plants do not migrate from the site to adjacent areas;
- the control of invasive plants must consider using non-toxic means for invasive plant control; and

- the Permittee must ensure that all seed used on-site are certified weed free.

The amended Sand and Gravel permit does not require the maintenance of a 5-metre vegetative buffer, which was included in the previous permit. However, the applicant stated they plan to maintain the vegetative buffer.

Staff Comments

While the applicant has requested a 6:00 am start time, staff are not prepared to recommend support for this request given concerns related to noise affecting nearby properties and properties across the Bulkley River and the lack of a berm around the processing equipment. Instead, staff are prepared to support the permit with a modified start time of 8:00 am. This 8:00 start time is the same as the start time of existing TUP A-01-23 associated with current sand and gravel extraction operation. Further, this 8:00 am start time was recommended by planning staff to address past concerns with previous extraction operations starting at 7:00 am. Since the start time was set to 8:00 am for the existing TUP A-01-23, no formal complaints, to date, have been received.

The ALC has approved the aggregate processing and MMCM has approved a permit with several conditions. The TUP is not anticipated to create an adverse amount of traffic and includes decommissioning requirements from provincial agencies. The proposed temporary use will provide an important source of aggregate for concrete projects in the area, while utilizing a parcel of land previously used for aggregate processing. Staff do not recommend requiring security for site reclamation given the security requirements of the ALC and MMCM.

PUBLIC NOTICE

Notice of this application was published in the August 5, 2026 edition of the Interior News and on the Regional District's website, the Regional District's Official Facebook page, the Public Notice Posting Place on August 10, 2026. Property owners and tenants within 100 metres of the subject property were sent a notice on August 7, 2026. The notices inform the public of the time and location of the Board's consideration of the application, and their ability to provide input in writing. The applicant posted an RDBN sign along Highway 16 on August 4, 2026.

One public comment has been received as of the time of the writing of this report (see Attachments). Any additional comments received from the public will be presented to the Board for consideration.

REFERRAL RESPONSES

At their August 4, 2026 meeting, the **Electoral Area A Advisory Planning Commission (APC)** recommend the TUP be supported but noted in their discussion that a 6:00 am start was very early.

The **Town of Smithers** provided the attached letter stating the Town has no concerns regarding the approval of the TUP on the condition that the proposed activities will be undertaken in strict compliance with the appropriate environmental protection, mitigation, remediation, and reclamation measures.

No referral response was received from the **Village of Telkwa** as of the time of the writing of this report.

ATTACHMENTS:

- Temporary Use Permit TUP A-02-26
- Applicant's Proposed Site Plan
- Public comment letter dated August 9, 2026 from R. Chipeniuk of 9483 Tatlow Road
- [Town of Smithers referral letter](#) (link)
- [2025 Site visits photos for Site B](#) (link)
- [2025 Applicant photos for Site A](#) (link)
- [2025 and 2026 Site visit photos for Site A \(near Hwy 16\)](#) (link)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

4. Community and Economic Sustainability



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
TEMPORARY USE PERMIT NO. A-02-26**

ISSUED TO: West Fraser Concrete Ltd.
 PO Box 406
 Telkwa, BC V0J 2X0

WITH RESPECT TO THE FOLLOWING LANDS:

**6165 Donaldson Road, legally described as Lot A, Section 4, Township 4,
Range 5, Coast District, Plan 11348 Except Plan PRP14965; PID 004-310-128**

1. This Temporary Use Permit authorizes the following temporary use:

Aggregate processing, which is limited to the operation of a temporary crushing unit, a wash plant, an excavator, and a loader in association with aggregate processing.
2. The temporary use identified in Section 1 may occur only in substantial accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A.
3. The permit holder shall, as a condition of this permit, ensure the following:
 - a. Operations shall be limited to between March and December.
 - b. Hours of operation shall be limited to 8:00 am to 6:00 pm.
 - c. The temporary crushing unit shall be limited to Monday through Saturday, for a maximum of 150 days per calendar year.
 - d. The wash plant days of operation shall be limited to Monday through Saturday, for a maximum of 150 days per calendar year.
 - e. The existing vegetation buffer bordering Highway 16 and Donaldson Road shall be maintained.
 - f. No permanent structures associated with Temporary Use shall be built or placed within the TUP Areas.
 - g. Gravel processing equipment shall not be set up on a permanent foundation.
 - h. The wash plant shall be limited to "Site A TUP Area" as identified in Schedule A.
 - i. Screening and crushing shall be limited to "Site B TUP Area" as identified in Schedule A.

4. This Permit authorizes the temporary use identified in Section 1 of this permit to occur only for a term of three years from the date of issuance of this permit.

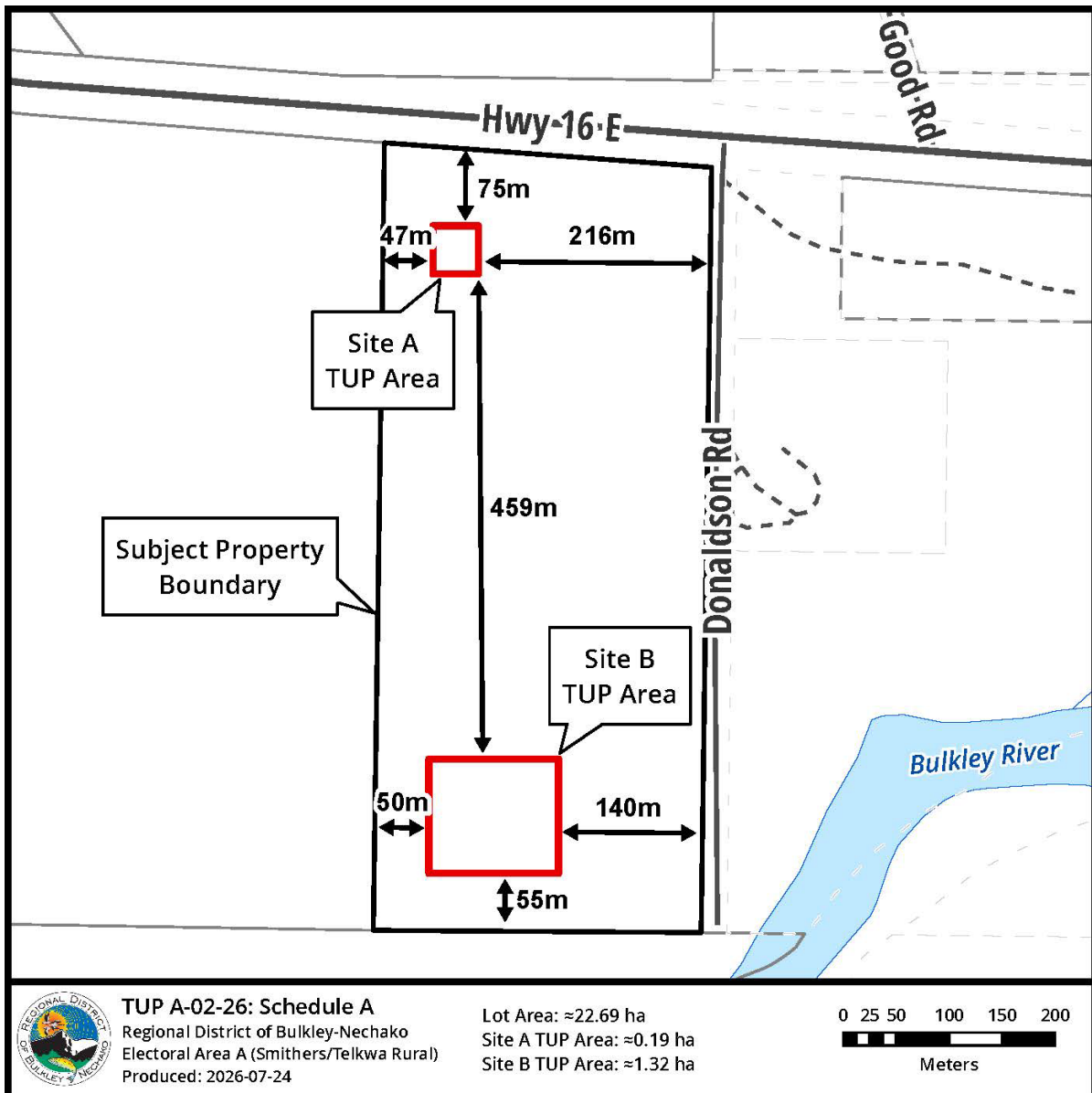
If a term or provision of this permit is contravened or not met, or if the Applicant or property owner suffers or permits any act or thing to be done in contravention of or in violation of any term or provision of this permit, or refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing prescribed or imposed or required by this permit the Applicant and / or property owner are in default of this permit, and the permit shall be void and of no use or effect.

5. As a term of this permit the owner of the land must remove the wash plant and crushing unit from the land upon which the temporary use is occurring or has occurred within two months of the expiration date of this permit unless this permit is renewed by the Board.
6. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

AUTHORIZING RESOLUTION passed by the Regional Board on the _____ day
of _____, 2026.

PERMIT ISSUED on the ____ day of _____, 2026.

Corporate Administrator



Meerdink: Landfill Pit



Proposed Aggregate Washing Area

Proposed TUP Permit Area

From: [RDBN Planning](#)
To: [Danielle Patterson](#)
Subject: FW: Application for TUP A-02-26
Date: August 10, 2026 7:25:35 AM

From: [REDACTED]
Sent: August 9, 2026 9:52 AM
To: RDBN Planning <planning@rdbn.bc.ca>
Cc: [REDACTED]
Subject: Application for TUP A-02-26

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Planning Department, Regional District of Bulkley-Nechako

Dear Staff:

My wife and I write to register our strong opposition to the application for new gravel crushing operations under TUP A-02-26 **unless** the operations include provision for the use of sound suppression at the site of the crusher. For most of the 22 years my wife and I have lived on our property at 9483 Tatlow Road, crushing in the vicinity of the proposed new TUP operation has disturbed our peace and quiet. (Both of us are nearly 80 years old; and a large body of research establishes that noise and vibrations of the sort made by gravel-crushing operations are also harmful to human health and well-being, property values, salmon migration, sensitive valley wildlife, and outdoor recreation such as cycling.) To a large extent, that noise could have been, and now should be, greatly reduced through the use of simple, well-known, and inexpensive sound-suppression measures.

Here is what Google Earth has to say about sound suppression at gravel-crushing operations:

Effective sound-suppression structures for gravel-crushing operations include modular acoustic enclosures, perimeter sound walls, and specialized machinery shrouds. These solutions use dense, sound-absorbing composites—such as mass-loaded vinyl, perforated steel sandwich panels, and open-cell acoustic foams—to block and dampen high-decibel impact noise at the source.

Companies offering assistance with emplacing such structures advertise on the Internet:

<https://www.exmork.com/en/new/Noise-Control-and-Vibration-Reduction-Measures-for->

[Crusher.html](#)

<https://aercoustics.com/industry/aggregate/>

If the TUP applicant claims that noise suppression is too costly, it should provide concrete figures for the costs it would actually incur in putting it into place and estimates for the harms it will impose on the residents along Tatlow Road as well as the cyclists who use that road. A comparison of this sort will allow for rational planning rather than allowing a major public nuisance to proceed just because that is what has been done in the past.

Earthen berms, by the way, are useless as means of sound suppression except over very short distances, for the reason that sound waves curve. Nor do berms mitigate ground vibrations in the least.

I attach a Google Earth image to this message. It shows the site of the proposed TUP crusher and our own property and residence. The crusher would be about 1.5 km from our house, about 800 m from our northern boundary, and maybe as little as 300 m from a channel of the Bulkley River.

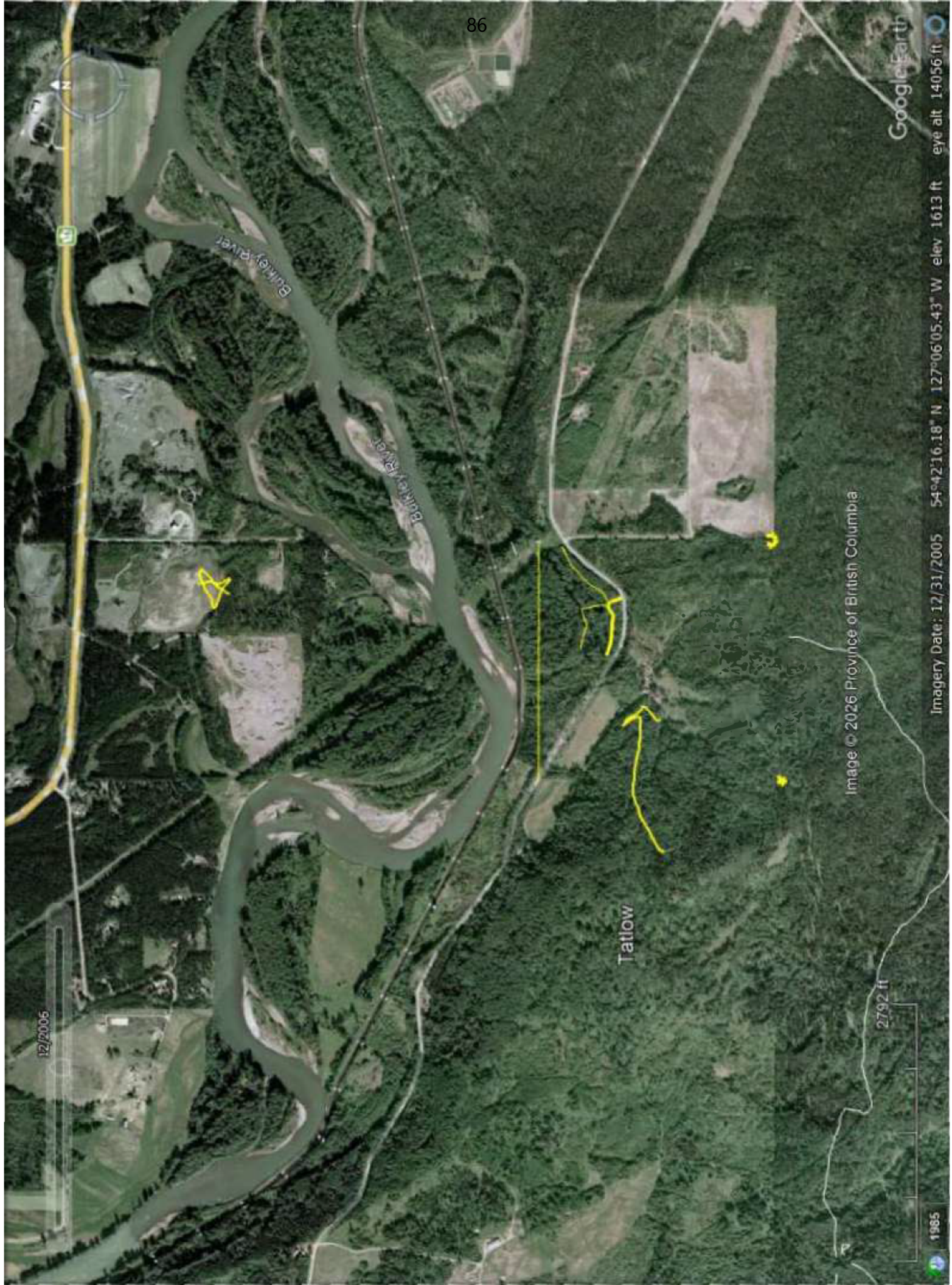
Finally, although the RDBN notice in the *Interior News* refers interested parties to the full text of the TUP application by going to the RDBN Planning Web site, as of today, Sunday, August 9, the text of the TUP A-02-26 application is **not** available on that site.

Yours sincerely,

Raymond Chipeniuk

9483 Tatlow Road
SW1/4, Section 33, TP 5, Range 5, Coast Range 5 Land District

[REDACTED]



Tatlow

Image © 2026 Province of British Columbia

2792 ft

1985

Google Earth



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cameron Kral, Planner
Date: August 20, 2026
Subject: **ALR Removal of Soil Application No. 1288 - Electoral Area D (Fraser Lake Rural)**

RECOMMENDATION: (all/directors/majority)

1. That Agricultural Land Reserve Removal of Soil Application No. 1288 be recommended to the Agricultural Land Commission for approval, and that the ALC be encouraged to ensure adequate reclamation throughout the life of the operation and ensure that Telegraph Road is adequately maintained for nearby farmers.
 2. And that the Ministry of Mining and Critical Minerals be encouraged to engage with area residents to identify any potential community impact issues that require mitigation during their permitting process.
-

EXECUTIVE SUMMARY

The applicant is requesting Agricultural Land Commission approval to develop and operate a sand and gravel pit on the subject property. The applicant is proposing to extract and process approximately 2,175,000 m³ of material from a 20.43 ha (50.5 ac) area over five years (approximately 435,000 m³ annually). The applicant's reclamation plan states that an additional 16.43 ha (40.6 ac) of usable farmland will be created.

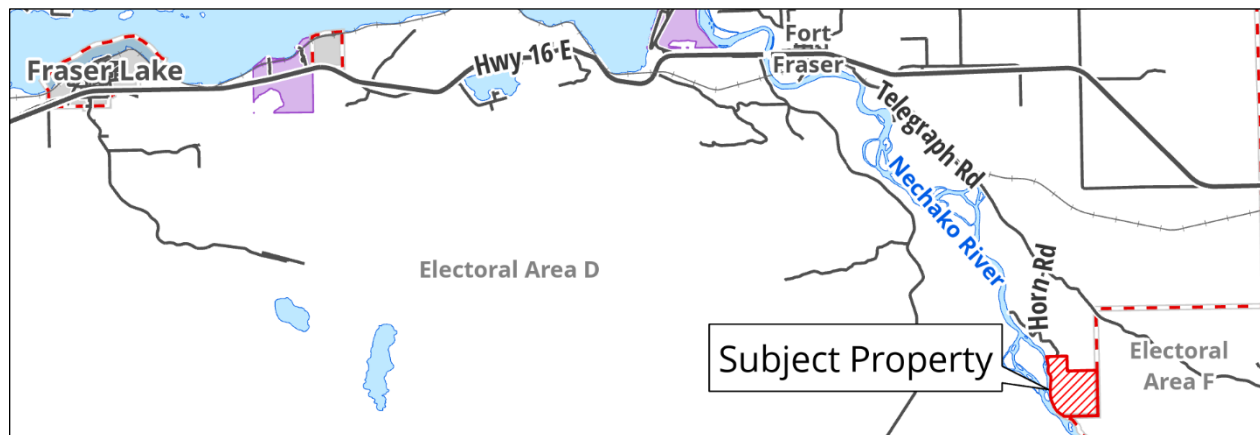
In staff's opinion, the proposal is consistent with the OCP policies for aggregate extraction in the AG Designation and no negative impacts to agriculture on the subject property are anticipated provided the land is adequately reclaimed for agricultural use and invasive weeds are managed effectively. However, staff have some concern regarding the limited details provided and the potential impact of industrial vehicle traffic on Telegraph Road given the scale of the proposed operation.

Staff recommend that the application be forwarded to the ALC for approval and that the ALC ensure adequate remediation throughout the life of the operation and encourage the ALC to ensure that Telegraph Road is adequately maintained for nearby farmers. Staff also recommend that the Ministry of Mining and Critical Minerals be encouraged to engage with area residents to identify any potential community impact issues that require mitigation during their permitting process.

APPLICATION SUMMARY

Name of Agent / Owner:	Dylan Desousa, Civil North Consulting Ltd. (Agent) Dawson Smith, Eastview Holdings Ltd. (Owner)
Electoral Area:	D (Fraser Lake Rural)
Subject Property:	5440 Yvonne Lane, legally described as District Lot 1246, Range 4, Coast District (PID 007-317-441)
Property Size:	≈167.7 ha (414.4 ac)
OCP Designation:	Agriculture (AG) in "Regional District of Bulkley-Nechako Endako, Fraser Lake and Fort Fraser Rural OCP Bylaw No. 1865, 2019" (the OCP)
Zoning:	N/A
Existing Land Uses:	Residential
Location:	Approximately 26 km southeast of the Village of Fraser Lake and approximately 10 km southeast of Fort Fraser, along the Nechako River.
Application Area:	24.43 ha (60.37 ac)

Location Map:

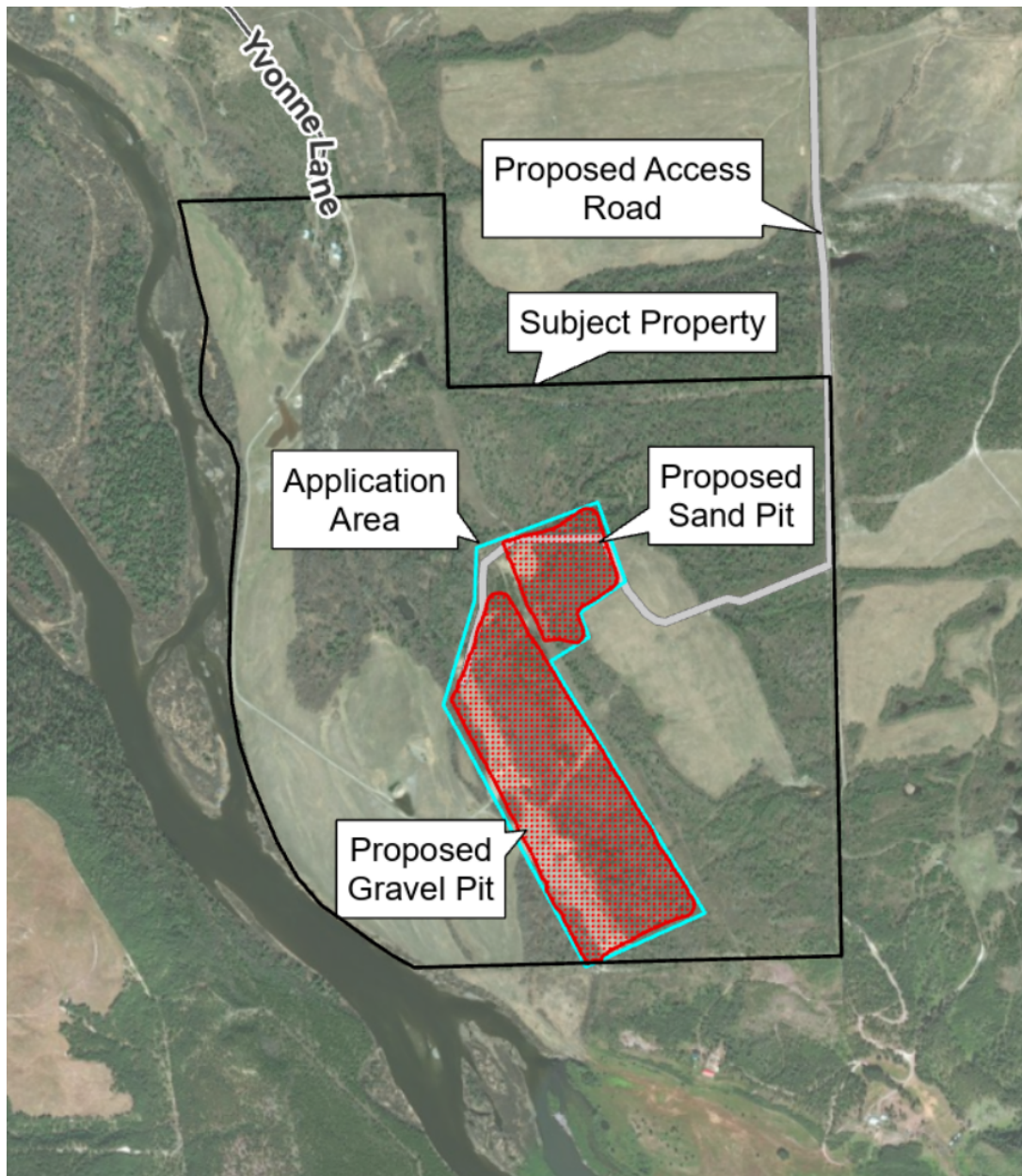


PROPOSAL

The applicant is requesting Agricultural Land Commission (ALC) approval to develop and operate a sand and gravel pit on the subject property. The applicant is proposing to extract and process approximately 2,175,000 m³ of material from a 20.43 ha (50.5 ac) area over five years (approximately 435,000 m³ annually).

The application area would significantly expand on a former sand and gravel pit. RDBN records indicate the former pit was active in the 1980s and 2000s. The application states that 95,000 m³ of material was extracted from the former pit. Access to the site is proposed to follow an unnamed road running from the east side of the subject property north to Telegraph Road and Highway 16, bypassing Horn Road and Yvonne Lane (see Site Map below).

Site Map



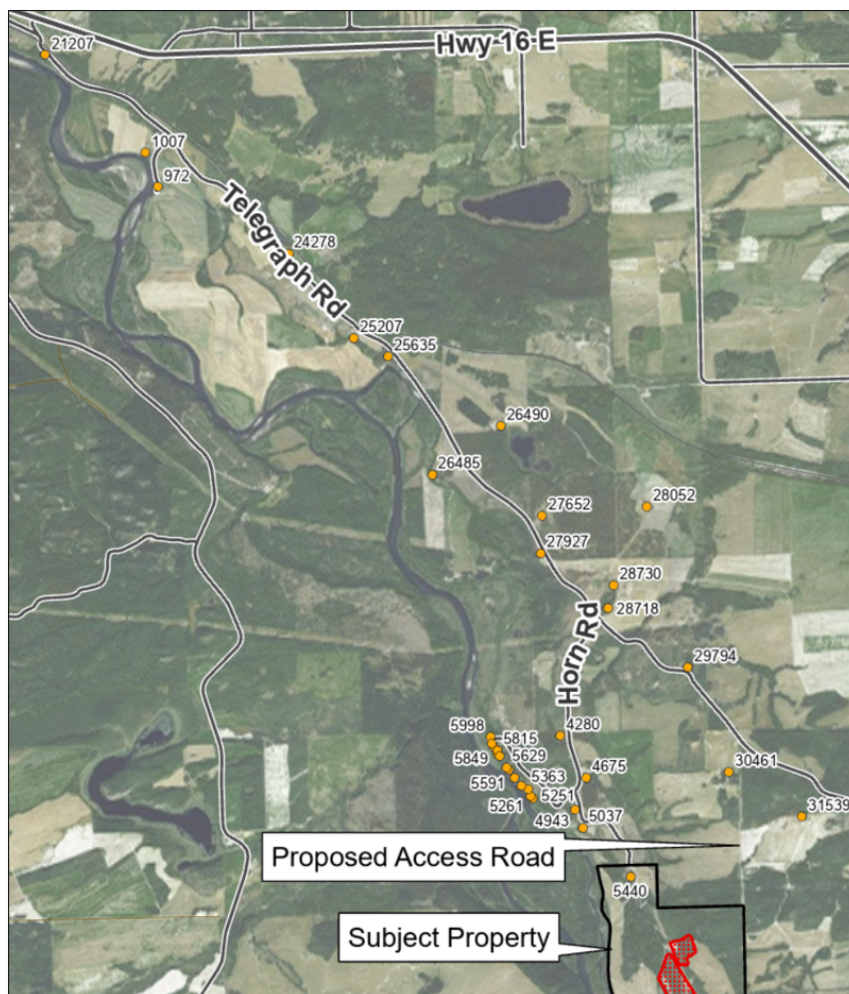
DISCUSSION

Site and Location Details

The subject property contains a residence and associated residential infrastructure, several vacant fields, forested areas, and a former sand and gravel pit. There are currently no agricultural uses on the property. The application area is located along a forested hillside and contains both the former pit area and treed areas. The subject property is heavily treed to the north, east, and south, as well as on the west side of the Nechako River. A powerline cuts through the application area between the proposed Gravel Pit Area and Sand Pit Area (see Attachments for Site Visit Photos).

There are 18 addresses along Horn Road and Yvonne Lane, including the subject property, and 15 addresses along Telegraph Road, not including one additional address southeast of the proposed access road. The nearest residence, not including the subject property, is approximately 1.3 km northwest of the application area (see Address Map below).

Address Map



Previous ALR Application

In 2001, the ALC authorized the extraction of up to 450,000 m³ of material from the former pit, subject to the submission of a phasing and reclamation plan prepared by a Professional Agrologist or Reclamation Specialist (ALC Resolution #430/2001). At that time, barley and hay production, as well as grazing, were occurring on the property according to the application. Several public comments were submitted at the time expressing concerns about dust, industrial vehicle traffic, and poor road maintenance along Horn Road and Yvonne Lane. A resident on Horn Road expressed similar concerns to staff in person when staff visited the site on June 10, 2026.

Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The intent of this designation is to preserve these lands for the purposes of farming and other related activities.

Section 3.1.2 of the OCP contains the following policies relevant to the application:

- (1) Agriculture, grazing, and other compatible uses of land provided within the Agricultural Land Commission Act and Regulations will be permitted.*
- (2) Silviculture practices and aggregate extraction that allow the restoration of land for agriculture are supported within the Agricultural (AG) designation.*

Zoning

The subject property has no zone designation. Staff note that Aggregate Processing, which includes crushing, screening, and washing, is therefore permitted without the need for a Temporary Use Permit subject to approval from the ALC and Ministry of Mining and Critical Minerals (MMCM).

Reclamation and Agricultural Capability

The applicant provided the attached reclamation plan from Civil North Consulting Ltd. which states that reclamation will create an additional 16.43 ha of usable farmland. According to the plan, the site would be developed and reclaimed progressively in nine phases of approximately 2.0 ha each. Reclamation activities would include:

- stripping and stockpiling topsoil and organics prior to excavation;
- recontouring pit slopes to a 2:1 grade or less;
- grading the pit floor to slope one percent toward the western field;
- redistributing stockpiled and stripped material; and
- reseedling of native species, or as requested by the landowner.

Canada Land Inventory mapping indicates the subject property currently has an agricultural capability ranging from Class 4-6, limited by moisture, excess water, topography, adverse climate conditions and stoniness (see Appendix A for details).

Planning Department Comments

It is noted that the application does not contain an agricultural capability analysis, soil survey, or management plan for invasive weeds. Staff have provided the applicant with a copy of the ALC's standards regarding reclamation plans and have advised the applicant to consult with ALC staff to ensure the application contains sufficient information to be evaluated by the ALC.

In staff's opinion, the proposal is consistent with the OCP policies for aggregate extraction in the AG Designation and no negative impacts to agriculture on the subject property are anticipated provided the land is adequately reclaimed for agricultural use and invasive weeds are managed effectively. However, staff have some concern regarding the limited details provided and the potential impact of industrial vehicle traffic on Telegraph Road given the scale of the proposed operation.

Staff recommend that the application be forwarded to the ALC for approval and that the ALC ensure adequate remediation throughout the life of the operation and encourage the ALC to ensure that Telegraph Road is adequately maintained for nearby farmers. Staff also recommend that the Ministry of Mining and Critical Minerals be encouraged to engage with area residents to identify any potential community impact issues that require mitigation during their permitting process.

REFERRALS

The **RDBN Agricultural Coordinator** provided the following response:

Regarding the above-referenced ALR 1288 Referral Report, I didn't see any reference to invasive species management in the application submission. There are several invasive species common throughout the region, such as (but not limited to) the different knapweeds, hawkweed, and oxeye daisy, that establish easily in disturbed soils. Based on the photos, it looks like there is a low cover of preferred forage species in the existing pasture, and no vegetation cover in large areas of the property. In years with low levels of precipitation, it could be difficult to plant the reclaimed areas back to forage vegetation successfully.

The **Area D Advisory Planning** Commission did not have quorum at their June 23, 2026 meeting. The members in attendance noted concerns about dust, noise, and vehicle traffic on Telegraph Road related to the previous pit, and the importance of ensuring adequate reclamation and invasive species management.

The **Ministry of Agriculture and Food** provided the attached response outlining several concerns about the proposal.

No response was received from the **Village of Fraser Lake** at the time of writing this report. Any response received will be made available on the supplemental agenda.

ATTACHMENTS:

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- [Applicant Submission](#) (Link)
- [Ministry of Agriculture and Food Letter, dated July 13, 2026](#) (Link)
- [Site Visit Photos, dated June 10, 2026](#) (Link)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

≈**73.5%** of the subject lands are:

80% Class 5M (limited by moisture)

20% Class 5W (limited by excess water)

≈**17.0%** of the subject lands are:

70% Class 4C (limited by adverse climate conditions)

30% Class 6T (limited by topography)

≈**9.0%** of the subject lands are:

60% Class 6TP (limited by topography and stoniness)

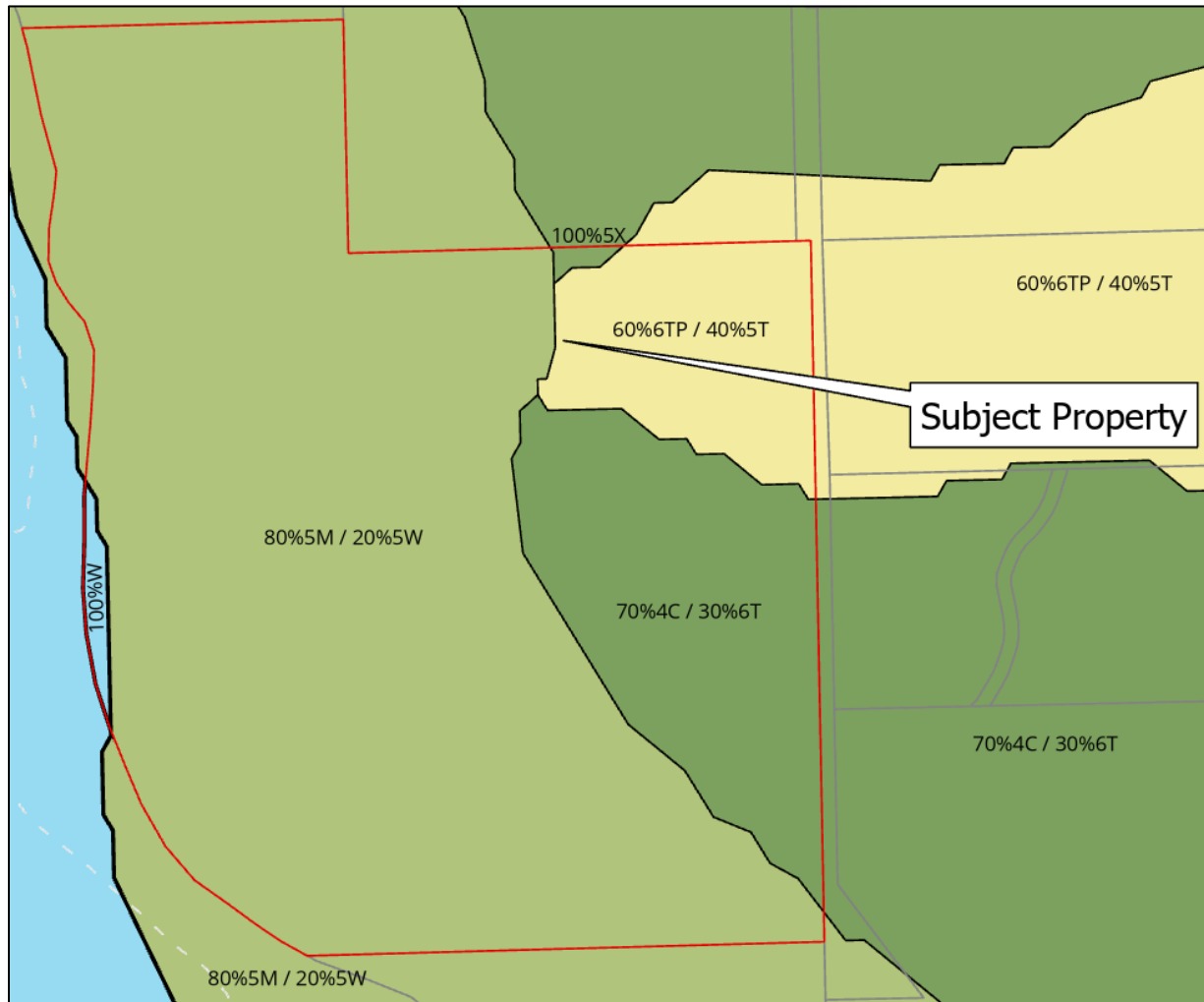
40% Class 5T (limited by topography)

≈**0.5%** of the subject lands are:

100% Class 5X (limited by cumulative or minor adverse conditions)

- | | |
|----------------|---|
| Class 4 | Land in this class has limitations that require special management practises or severely restrict the range of crops, or both. |
| Class 5 | Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. |
| Class 6 | Land in this class is nonarable but is capable of producing native and or uncultivated perennial forage crops. |

Agricultural Capability Map



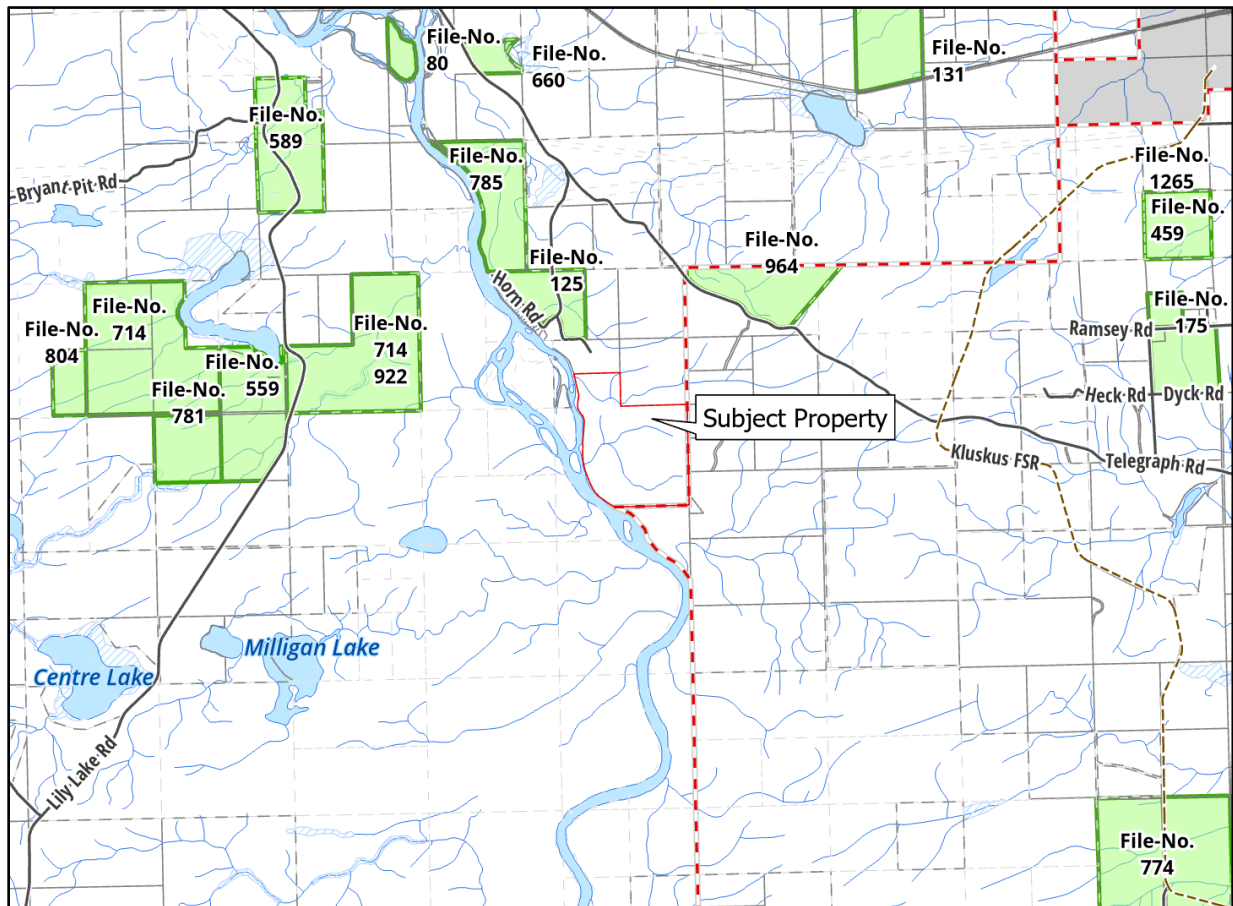
Appendix B

Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
80	Section 8, Township 14, Range 5, Coast District	Application to subdivide 45 ac.	Staff: Approval
			Board: Approval
			ALC: Approved
125	Lots 27 and 29, Plan 7441, NE 1/4 of Section 32 and NW 1/4 of Section 33, Township 9, Range 4, Coast District	Application to subdivide 12 parcels and Lot 29 which consisted of 66.80 ac into 10 ac.	Staff: Approval
			Board: Approval
			ALC: Approved
131	Portion of E 1/2, Section 11, Township 14, lying N of Grand Trunk Pacific Railway, Plan 1150, except most N 50 feet, Range 5, Coast District	Application to subdivide subject property, 5 acres to be used as retirement acreage.	Staff: Approval
			Board: Approval
			ALC: Denied
175	SE 1/4 of Section 31, Township 4, Range 4, Coast District	Application to subdivide a 6± acre parcel from 160 ac.	Staff: Approval
			Board: Approval
			ALC: Approved
459	Block A, NE 1/4 Section 31, Township 4, Range 4, Coast District	Application to convert 216' x 30' hog barn into eight apartments.	Staff: Approval
			Board: Approval
			ALC: Approved
559	Various Crown Parcels, including the S 1/2 of the SW 1/4 of Section 7, Township 16, Range 5, Coast District and NW 1/4 of Section 25, and the NE 1/4 of Section 26, Township 9, Range 4, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
589	NW 1/4 of Section 6 and the SW 1/4 of Section 7, except Block A, all in Township 14, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
660	Section 5 E of Nechako River and Fractional		Staff: Denial
			Board: Approval

	Section 8 except SE 1/4 and North 1/2 of NE 1/4 and Portion S 1/2 of Fractional SW 1/4 Section 8, West of the Nechako River Township 14, Coast Range 5	Application to subdivide one parcel of ± 20 ha from 218 ha.	ALC: Approved
714	Various Parcels, including the Parcel A of Section 31, Township 14, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Denial
			Board: Denial
			ALC: Denied
774	Section 7, Township 4, Range 4, Coast District	Application to subdivide ±246 ha along Kluskus Forest Road, creating one parcel of ± 151 ha west south of the road.	Staff: Approval
			Board: Approval
			ALC: Approved
781	NW 1/4 of Section 25, Township 11, Range 4, Coast District	Application for inclusion of land.	Staff: Approval
			Board: Approval
			ALC: Approved
785	Fractional Section 5 except part lying W of the Nechako River, Township 14, Range 5, Coast District	Application to subdivide 60.75 ha into four parcels: one of 6.2 ha; one of 6.4 ha; one of 5.6 ha and one of 42.55 ha.	Staff: Approval
			Board: Approval
			ALC: Approved
804	Part of NW 1/4 of Section 12, Township 12, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
922	Block A, Section 31, Township 9, Range 4, Coast District.	Application to manufacture specialized farming equipment within an existing 2,400 ft ² shop.	Staff: Approval
			Board: Approval
			ALC: Approved
964	Part of N1/2 of Section 34 and Part of N1/2 of Section 35, Township 9, Range 4, Coast District	Application to include a 54.1 ha parcel into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
1265	The SE 1/4 of Section 6, Township 13, Range 5, Coast District	A Non-Farm Use – Removal of Soil (NFU) application for 150,000 m ³ of rock/gravel from a 3.72 ha area	Staff: Approval
			Board: Approval
			ALC: Approved

Surrounding Applications Map





Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Cameron Kral, Planner

Date: August 20, 2026

Subject: **ALR Removal of Soil Application No. 1290 – Electoral Area B (Burns Lake Rural)**

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

That Agricultural Land Reserve Removal of Soil Application No. 1290 be recommended to the Agricultural Land Commission for approval.

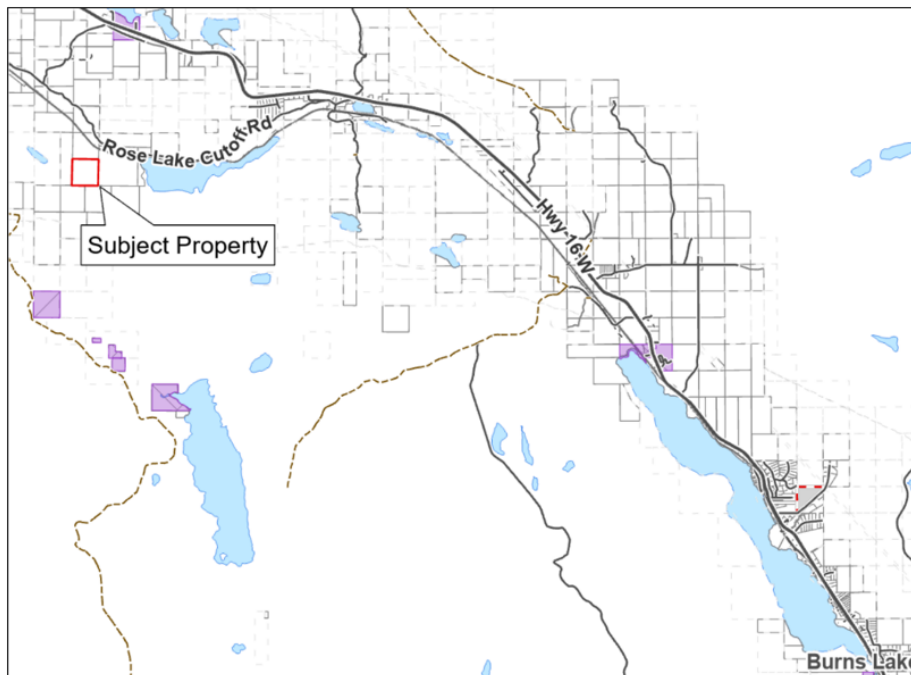
EXECUTIVE SUMMARY

The applicant is requesting Agricultural Land Commission (ALC) approval to allow the continued operation of an existing gravel pit. The applicant is proposing to extract 22,250 m³ of material from a 2.2 ha (5.5 ac) area over five years (4,450 m³ annually). Most of the proposed work is expected to occur within the existing pit area. The applicant's Agricultural Capability Assessment and Reclamation Plan states that the site will be reclaimed to an end land use of agriculture (seasonal enclosed livestock feeding area) and an agricultural capability equal to or better than existed prior to soil removal.

In Staff's opinion, the proposal is consistent with the OCP and no negative impacts to agriculture are anticipated. Planning Department staff recommend that the application be forwarded to the ALC with a recommendation to support.

APPLICATION SUMMARY

Name of Agent / Owner:	E. A Strimbold Ltd. (Owner) Marvin Strimbold, E. A Strimbold Ltd. (Agent)
Electoral Area:	B (Burns Lake Rural)
Subject Property:	Unaddressed Rose Lake Cutoff Road, legally described as the South ½ of District Lot 825, Range 5, Coast District (PID: 015-008-398)
Property Size:	≈64.91 ha (160.38 ac)
OCP Designation:	Agriculture (AG) Designation in "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017" (the OCP)
Zoning:	Agricultural (Ag1) Zone in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Existing Land Uses:	Aggregate extraction and agriculture
Location:	Approximately 29 km northwest of the Village of Burns Lake. Accessed through 24327 Rose Lake Cutoff Road
Application Area:	2.2 ha (5.5 ac)
Location Map:	



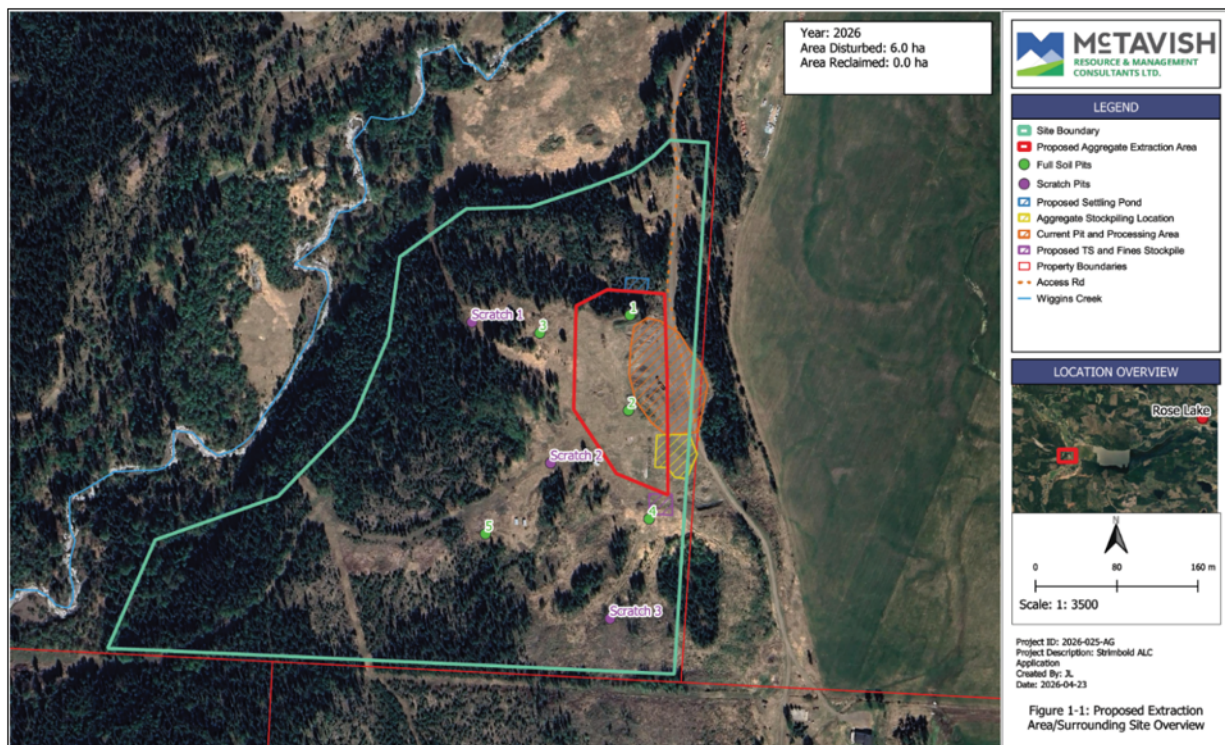
PROPOSAL

The applicant is requesting ALC approval to allow the continued operation of an existing gravel pit on the subject property, known as the "Strimbold Farm Pit". The proposal involves extracting 22,250 m³ of material from a 2.2 ha (5.5 ac) area over five years (4,450 m³ annually), with an average pit depth of 8 m and a maximum depth of 9 m. Most of the proposed work is expected to occur within the existing pit area.

Work is expected to occur seasonally from May to November depending on demand, using an excavator and gravel trucks. It is also possible that a wheel loader, bulldozer, and portable crushing and screening equipment may be used at certain times. The site is accessed by an unpaved farm road through the adjacent property at 24327 Rose Lake Cutoff Road (see Site Map below).

The application states that the proposal supports the long-term economic sustainability of the applicant's surrounding farm operation and benefits economic development in the area. Impacts on surrounding agricultural lands will be mitigated using phased development, progressive reclamation, erosion and sediment control measures, topsoil and soil amendment management, and invasive weed management, as described in the attached Agricultural Capability Assessment and Reclamation Plan.

Site Map



DISCUSSION

Site and Location Details

The subject property is in a rural agricultural area approximately 29 km northwest of the Village of Burns Lake and is surrounded by agricultural lands to the north, east and south. The application states that the property contains an existing gravel pit and is also used for seasonal grazing for livestock. The application also states that all the adjacent properties are owned by the applicant. The application area is bordered by clearcut forest and wetlands to the north, Crow Creek to the west, clearcut forest to the south, and agricultural land to the east (see attached Agricultural Capability Assessment and Reclamation Plan for site photos and detailed mapping).

The nearest residence is located at 24353 Rose Lake Cutoff Road, approximately 185 m east of the subject property. Highway 16 is located approximately 4 km to the north and Rose Lake Hall is approximately 8.5 km to the east, off Highway 16 (see image below).

Address Map



Previous Mines and ALR Applications

The attached Agricultural Capability and Reclamation Plan (the Reclamation Plan) states that the Ministry of Mining and Critical Minerals (MMCM) originally issued *Mines Act* Permit G-2-41 for the pit in 1985. This permit was amended in 2016 to allow operations from 2016 to 2021. The MMCM is currently considering an amendment to allow operations from 2026 to 2031.

RDBN records indicate the ALC approved two previous gravel extraction applications in the area. In 1985, the ALC authorized the removal of up to 300 m³ of gravel over one year from one of two proposed sites on the now adjacent properties to the north and east (ALC Resolution #677/85). In 1994, the ALC authorized the extraction of up to 10,000 m³ of gravel over 10 years from three areas on the subject property and near the southern boundary of the now adjacent property to the north (ALC Resolution #861/94).

Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The intent of this designation is to preserve these lands for the purposes of farming and other directly related activities. Section 3.1.2 under the AG Designation contains the following policies relevant to the application:

- (1) Agriculture, grazing, and other compatible uses of land provided within the Agricultural Land Commission Act will be permitted.*
- (2) Silviculture and aggregate extraction practices that restore the land for agricultural use are supported within the Agricultural (AG) designation.*

Zoning

The subject property is zoned Agricultural (Ag1) under the Zoning Bylaw. Staff have informed the applicant that a Temporary Use Permit would be required prior to any onsite Aggregate Processing, which includes crushing, screening, and washing.

Reclamation and Agricultural Capability

The applicant provided the attached Reclamation Plan prepared by a Professional Agrologist which states that the site will be reclaimed to an end land use of agriculture (seasonal enclosed livestock feeding area) and an agricultural capability equal to or better than before. Reclamation activities are generally to include:

- Use of salvaged topsoil, upper subsoil, and screened fines to regrade pit faces and cover pit floors. Leave soils rough, loose, and mounded to support vegetation, improve infiltration, and reduce erosion;
- Regrade final pit walls to a slope of 3:1 or flatter;
- Track pack topsoil if conditions are suitable, then lightly rip to create microtopography and reduce surface compaction. Till pit floors and access roads with a winged subsoiler to a minimum depth of 50 cm;
- Decommission and remove all mine site infrastructure and equipment;
- Reseed the extraction area with an appropriate forage crop;

- Complete soil sampling and testing to identify contaminated areas, as required under the *Contaminated Sites Regulation* and the *Environmental Management Act*; and
- Conduct maintenance and monitoring programs, as necessary.

Canada Land Inventory Mapping indicates that portions of the subject property have an agricultural capability rating of Class 4, 5 and 7, limited by cumulative factors, adverse climate, excess groundwater and topography (see Appendix A for details). However, the applicant's soil survey indicates that the proposed extraction area and the surrounding area have an agricultural capability of Class 3 to 4, limited by stoniness, aridity and topography, and are improvable to Class 2, 3, and 4. It is noted that Class 1 to 3 soils are considered Prime agricultural soils in B.C.

Staff Comments

In staff's opinion, the proposal is consistent with the OCP and no negative impacts to agriculture are anticipated. Planning Department staff recommend that the application be forwarded to the ALC with a recommendation to support.

REFERRALS

The **Ministry of Agriculture and Food** provided the attached letter stating that the Reclamation Plan provided by the applicant "adequately addresses many components of a gravel extraction site" and that the site could be restored to a suitable agricultural standard based on the report. However, the letter notes that it is unclear if extraction has been occurring without ALC authorization since 2004.

In response to the Ministry's comment, the applicant advised staff that they had worked closely with the MMCM Mines Inspector on their mine plan and permitting at the time, but they did not recall a separate ALC process.

The **Area B Advisory Planning Commission** supported the application at their meeting on July 14, 2026, noting the importance of supplying gravel for major projects in the region.

The **RDBN Agricultural Coordinator** provided the following response:

The Agricultural Capability Assessment and Reclamation Plan for the above-referenced referral seems very thorough. My comments are:

The Northwest Invasive Plant Council re-evaluates the high-priority invasive plant species every year. It would be good for the applicant to stay informed of new invasive species and also manage invasive plant species not on the high-priority list.

It's not an exhaustive list, but two important pieces of legislation that include regulations relevant to confined livestock areas are the Agricultural Environmental Code of Practice and the Water Sustainability Act. Reclamation should take these regulations into consideration.

ATTACHMENTS:

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- Ministry of Agriculture and Food Letter, dated July 30, 2026
- [Applicant Site Photos](#) (Link)
- [Applicant Agricultural Capability Assessment and Reclamation Plan](#) (Link)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

≈**38%** of the subject lands are:

80% Class 5X (limited by cumulative and minor adverse conditions)

20% Class 7TC (limited by topography and adverse climate conditions)

≈**36%** of the subject lands are:

60% Class 7PI (limited by stoniness and inundation)

40% Class 5M (limited by moisture)

≈**21%** of the subject lands are:

70% Class 4C (limited by adverse climate conditions)

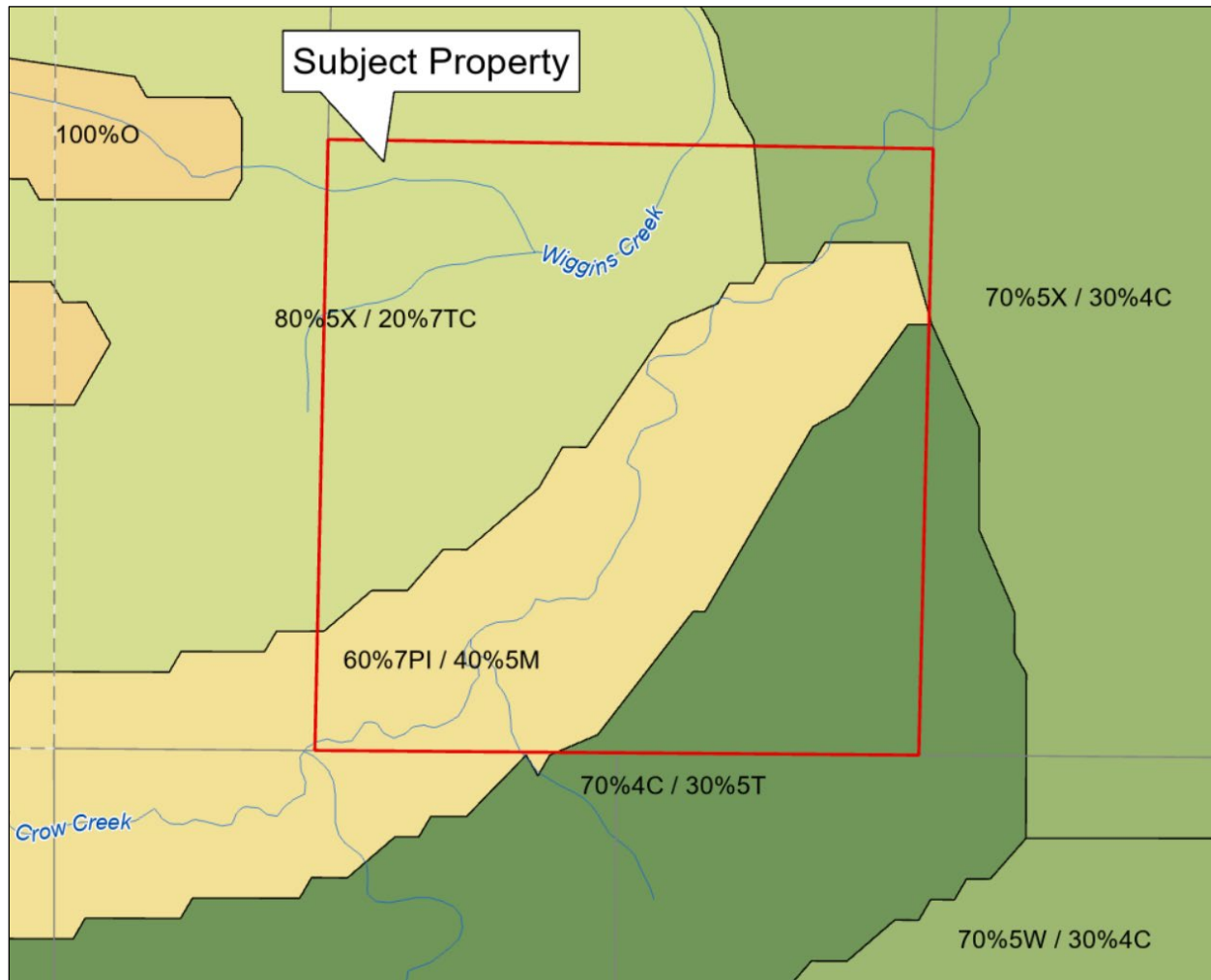
30% Class 5T (limited by topography)

≈**5%** of the subject lands are:

70% Class 5X (limited by cumulative and minor adverse conditions)

30% Class 4C (limited by adverse climate conditions)

- | | |
|----------------|---|
| Class 4 | Land in this class has limitations that require special management practises or severely restrict the range of crops, or both. |
| Class 5 | Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. |
| Class 7 | Land in this class has no capability for arable or sustained natural grazing. |

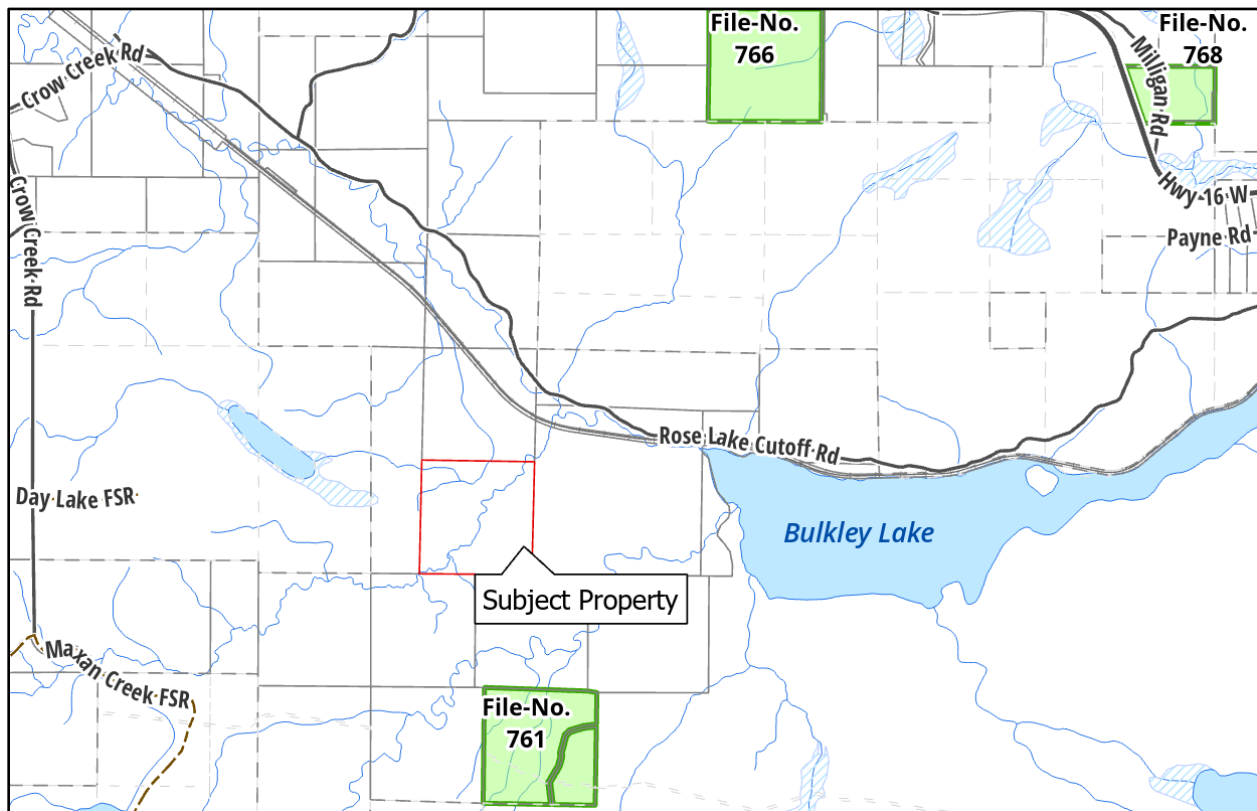
Agricultural Capability Map

Appendix B

Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
761	Block A of District Lot 3368, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
766	District Lot 3504, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved
768	Block A of District Lot 3525A, Range 5, Coast District	Application for Inclusion into the ALR.	Staff: Approval
			Board: Approval
			ALC: Approved

Surrounding Applications Map





July 30, 2026

Cameron Kral
Planner
Regional District of Bulkley-Nechako

Sent by email

Dear Cameron:

Re: File No. ALR 1290 (ALC File: Not provided) – Removal of Soil (Extraction) at Unaddressed Rose Lake Cutoff Road, legally described as the South ½ of District Lot 825, Range 5, Coast District (PID: 015-008-398) – The Subject Property

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File No. ALR 1290 that proposes to extract approximately 22,250 m³ of aggregate from a 2.2 ha area over five years on the Subject Property. From an agricultural planning perspective, Ministry staff offer the following comments:

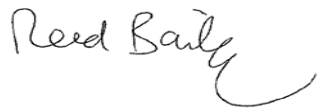
- Ministry staff have reviewed the ALC file history for the Subject Property and note that extraction activities have occurred since the mid-1980s and the most recent ALC approval appeared to expire in 2004. It is unclear if extraction activities have been occurring without ALC authorization for the past ~20 years.
- Ministry staff note that the report completed by McTavish Resource and Management Consultants Ltd., dated May 15, 2026 (the 'Report') that accompanied the application adequately addresses many components of a gravel extraction site including, but not limited to: a description about how topsoil will be salvaged, a detailed analysis of how a portion of the pit will be reclaimed to a suitable agricultural standard over the next five years, how invasive species will be managed and an overview of erosion and sediment control methods.
- The Report mentions seeding of soil piles for erosion control, as well as reseeding of the area during reclamation. Ministry staff encourage the seed to be sourced locally to reduce the risk of the introduction of invasive species from another region, remembering to check the Certificate of Analysis on the seed lot to ensure regional species of concern are not listed. If they have not done so already, Regional District staff may wish to review the regional list of species of concern with the proponent.

- Ultimately, if the proponent carefully follows all aspects of the Report, portions of the disturbed extraction area could be reclaimed to a suitable agricultural standard for future agricultural uses.

Please contact Ministry staff if you have any questions about the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,

A handwritten signature in black ink that reads "Reed Bailey". The signature is written in a cursive style with a long, sweeping underline.

Reed Bailey
Land Use Planner
BC Ministry of Agriculture and Food
778-698-3455
Reed.Bailey@gov.bc.ca

Cc: Agricultural Land Commission – ALC.Referrals@gov.bc.ca



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Natasha Burgert, Planning Summer Student
Date: August 20, 2026
Subject: **Crown Land Referral No. 6409613 – Electoral Area G (Houston/Granisle Rural)**

RECOMMENDATION: (all/directors/majority)

That the attached comment sheet be provided to the Province as the Regional District of Bulkley-Nechako's response to Crown Land Referral No. 6409613.

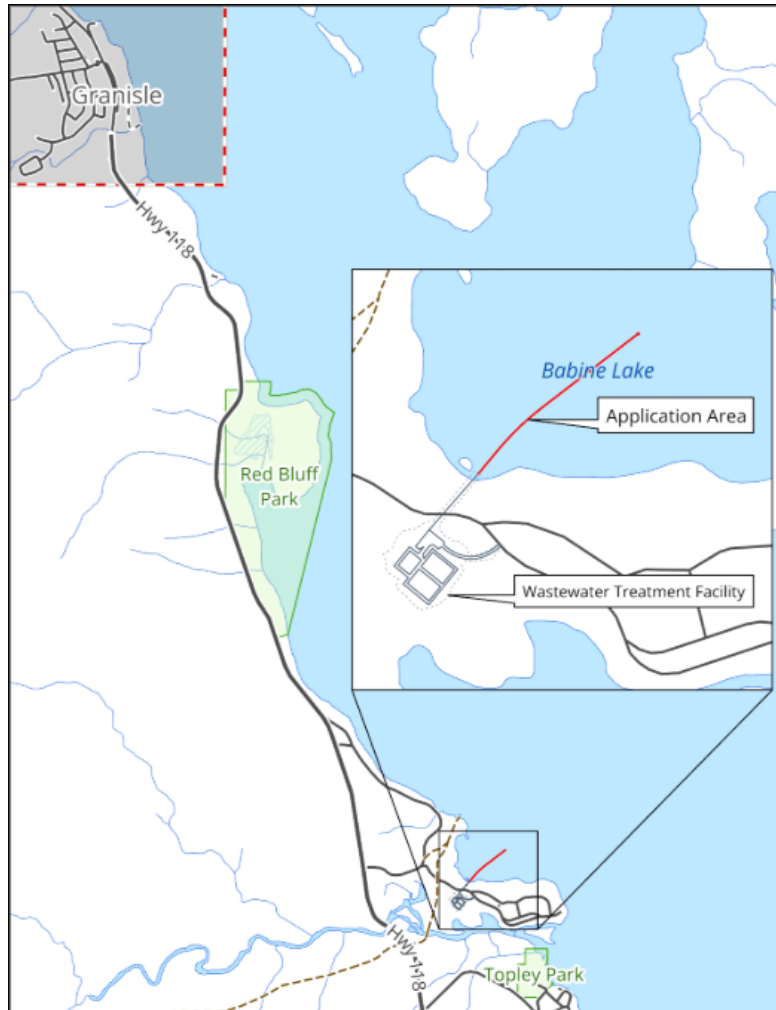
BACKGROUND

Lake Babine Nation has submitted a Crown land application for the construction and operation of a treated effluent outfall into Babine Lake for a new community wastewater system (CWWS) serving the First Nations community of Tachet.

The proposed area is approximately 80 m² with a term of 30+ years. The treated effluent outfall pipe would extend approximately 602 m into Mitchell Bay in Babine Lake, and the outfall structure would have a minimum submergence of 16.75 m with respect to the 100-year minimum water level.

Construction is anticipated to begin in spring 2027, with commissioning beginning in fall 2027 and treated effluent flow beginning in winter or spring of 2028. The outfall intends to operate continuously throughout the year. Construction would primarily use horizontal directional drilling (HDD), with the outfall pipe and structure being anchored to the lakebed.

The applicant indicates that the proposed site for the treated effluent outfall pipe was selected based on proximity to the reserve access road for suitable truck access, as well as environmental assessment and dilution modelling. Mitigation measures to minimize identified impacts have been outlined in the Environmental Management Plan. The Environmental Impact Study determined that the proposed location meets the Ministry of Water, Land and Resource Stewardship requirements and that the potential for adverse effects outside the initial dilution zone is low.



ATTACHMENTS:

- Comment Sheet

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

1. Relationships with First Nations

**Regional District of Bulkley-Nechako****Comment Sheet on Crown Land Referral No. 6409613**

Electoral Area:	G (Houston, Topley, Granisle Rural)
Applicant:	Lake Babine Nation
Existing Land Use:	Waterbody
Zoning:	None
OCP Designation:	None
Proposed Use Comply with Zoning:	Yes
Agricultural Land Reserve:	No
Access:	Lazelle Rd
Building Inspection:	No
Fire Protection:	No
Other comments:	None



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Danielle Patterson, Senior Planner
Date: August 20, 2026
Subject: **PNG Act Referral for a Storage Reservoir Licence**

RECOMMENDATION: (all/directors/majority)

That the attached comment sheet be provided as the Regional District's response to the *PNG Act* Referral for a Storage Reservoir Licence.

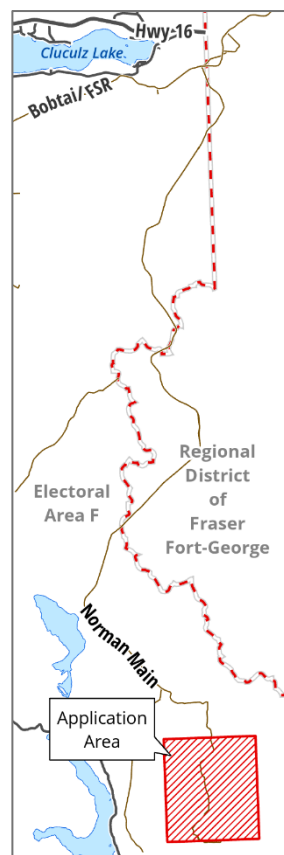
BACKGROUND

CO₂Lock has applied to the Ministry of Energy and Climate Solutions (MECS) for a Storage Reservoir Licence under the *Petroleum and Natural Gas Act (PNG Act)*. MECS staff confirmed that CO₂Lock is interested in sequestering industrial carbon into rock using an injection system.

This initial licence application is for CO₂Lock's pilot project, which Ministry staff described as "small scale" where equipment would be used for exploratory work and sampling. The exploratory area covers approximately 1,225 ha of Crown land, approximately 48 km southwest of Vanderhoof. If the results of this exploratory work were favourable, CO₂Lock would require a longer-term Crown lease, which would involve another application and referral process.

CO₂Lock's were a delegation at the November 21, 2024 Board meeting, where they discussed their pilot program goals, and steps moving forward. Below are figures from CO₂Lock's website summarizing the sequestering process.

Location Map



The proposal area is approximately 48 km southwest of Vanderhoof and east of Naltesby Lake. The nearest civic address is approximately 2 km from the proposal area. These lands do not have an Official Community Plan designation, are not zoned, and are outside of the Agricultural Land Reserve, the building inspection area, and any fire protection area.

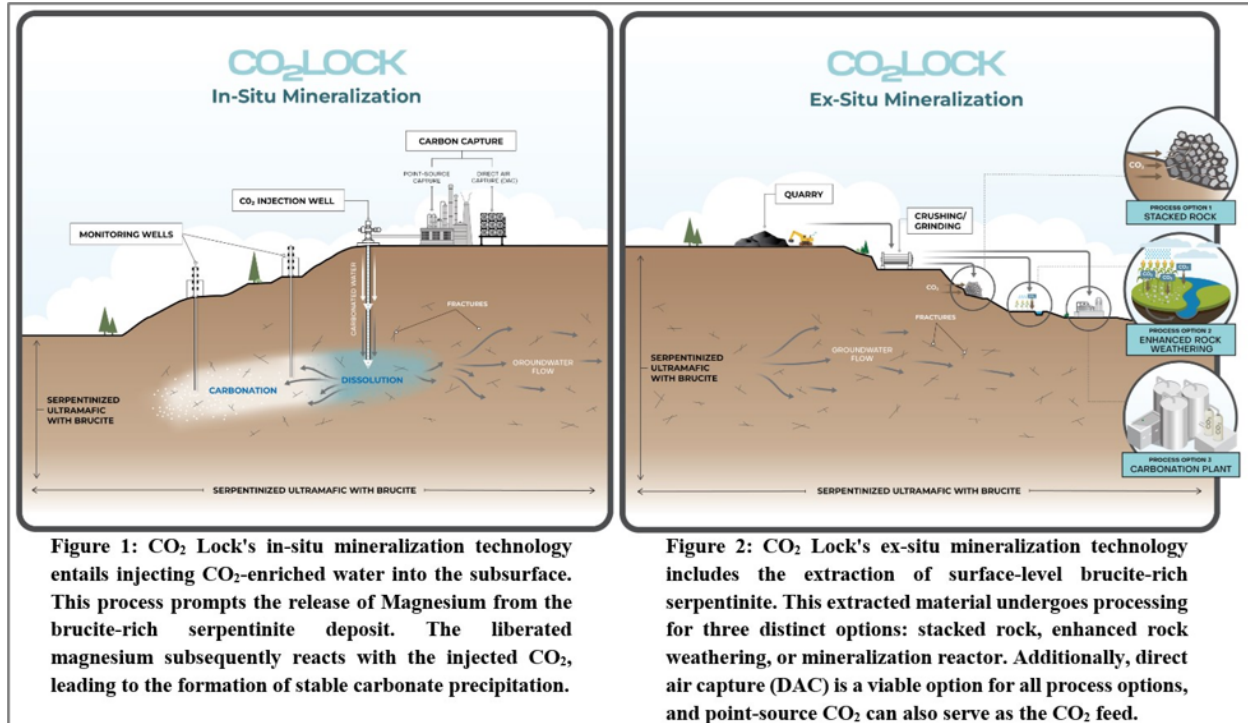


Figure 1: CO₂ Lock's in-situ mineralization technology entails injecting CO₂-enriched water into the subsurface. This process prompts the release of Magnesium from the brucite-rich serpentinite deposit. The liberated magnesium subsequently reacts with the injected CO₂, leading to the formation of stable carbonate precipitation.

Figure 2: CO₂ Lock's ex-situ mineralization technology includes the extraction of surface-level brucite-rich serpentinite. This extracted material undergoes processing for three distinct options: stacked rock, enhanced rock weathering, or mineralization reactor. Additionally, direct air capture (DAC) is a viable option for all process options, and point-source CO₂ can also serve as the CO₂ feed.

ATTACHMENTS:

- Applicant's Submission
- Comment Sheet

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
 4. Community and Economic Sustainability

Sent: August 10, 2026 9:41 AM

To: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>

Subject: FW: Referral Package for the CO2 Lock Storage Reservoir Exploration Licence

Hi Jason,

We're not sure how this came to the Ec Dev email – did Planning also receive it?

Passing on to you!

Thanks,
Nellie

From: PNG Referral ECS:EX <PNGReferral@gov.bc.ca>

Sent: August 4, 2026 2:16 PM

To: Economic Development <economic.development@rdbn.bc.ca>

Cc: PNG Referral ECS:EX <PNGReferral@gov.bc.ca>

Subject: Referral Package for the CO2 Lock Storage Reservoir Exploration Licence

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

Hello Regional District of Bulkley-Nechako

Please find below the referral information for the proposed issuance of a storage reservoir licence to CO2 Lock. This information is being provided to you for your review and comment.

A storage reservoir licence, issued under section 130 of the PNG Act, provides the tenure holder subsurface rights necessary for the purposes of storage or disposal. A storage reservoir licence could be issued to store or dispose of carbon dioxide, natural gas, water or other substances associated with petroleum or natural gas exploration, production or processing, or other prescribed substances. Acquiring a storage reservoir licence does not provide the right to conduct any storage or disposal related surface activities, nor does it provide any surface rights to the tenured area. Such activities and associated rights are subject to the regulatory application, permitting and consultation processes conducted by the BC Energy Regulator.

For more information about the proposed project, Carbon Capture and Storage (CCS), and the storage licence permitting process, please review the Initial Assessment of Potential Impacts and the links found below.

Based on the referral boundary we have on file, your comments are requested for the following parcel:

53713

Detailed referral map(s) and GIS files with more information about the parcel are attached.

Posting request map(s), GIS files and parcel descriptions can be found at:

<http://www2.gov.bc.ca/gov/content/industry/natural-gas-oil/petroleum-natural-gas-tenure/posting-request-maps>

If you require further information or are unable to meet the above deadline, please contact me by email at PNGreferral@gov.bc.ca,

Your response can be submitted to the Tenure and Resource Stewardship Branch by email to PNGreferral@gov.bc.ca. To meet target timelines for this proposed issuance, we ask that you submit your response no later than August 21, 2026. The Province will be proceeding to a decision on the proposed parcel after that date.

If you require further information or are unable to meet the above deadline, please contact me by phone at (250) 850-1780 or by email at PNGreferral@gov.bc.ca.

Sincerely,

Apsana Kafle

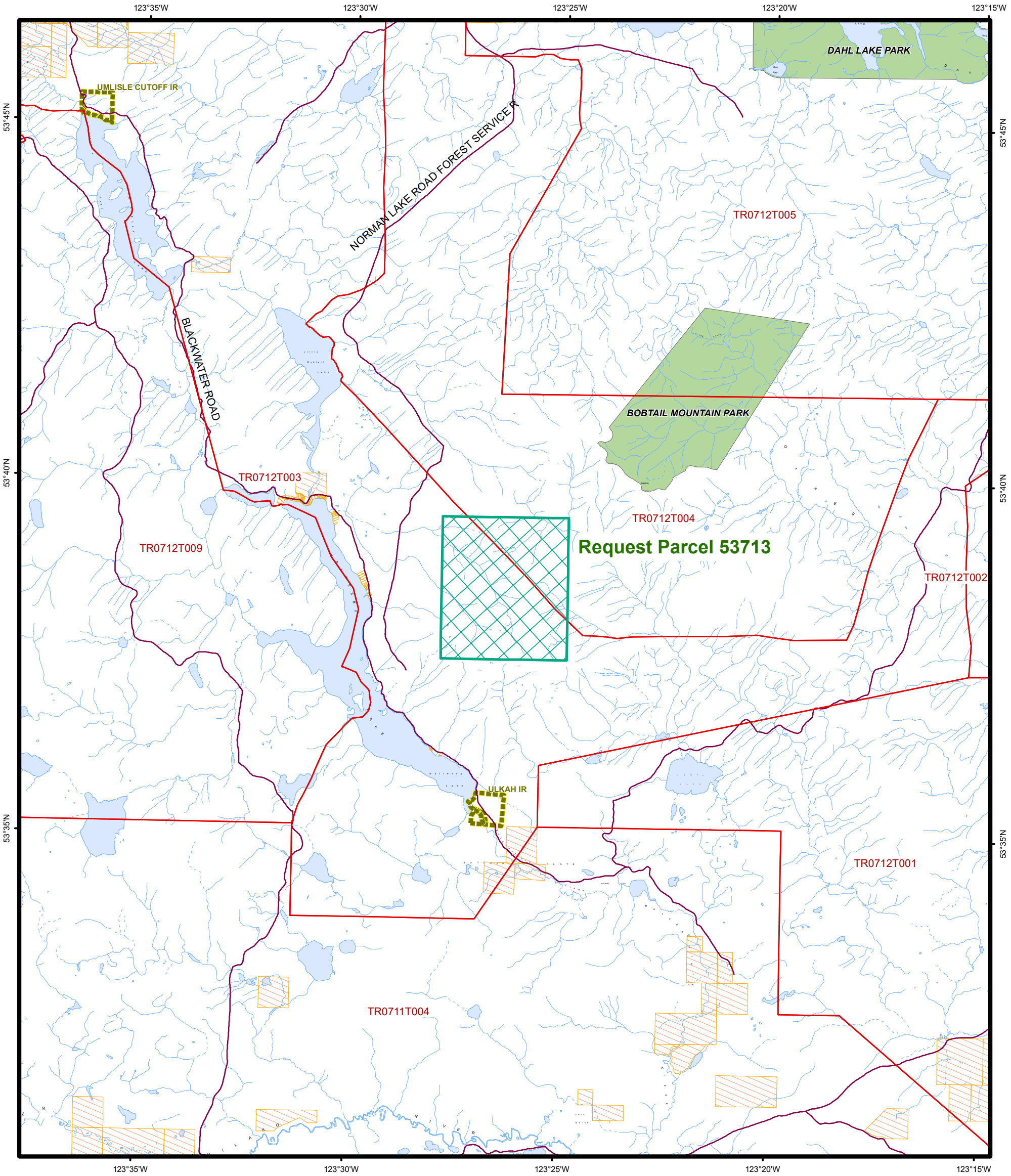


Apsana Kafle (she/her)
Senior First Nations Advisor
Northeast Initiatives Division
Ministry of Energy and Climate Solutions
Phone: 250-850-1780

I acknowledge that I live and work on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

Additional information on Petroleum and Natural Gas Rights and issuance is also available online:

Oil and Gas Titles main page: <http://www2.gov.bc.ca/gov/content/industry/natural-gas-oil/petroleum-natural-gas-tenure>



Detailed Referral Map - CO2 Lock Storage Request

- Referred Parcel

Deferred Parcel

Indian Reserve

Peace Moberly Tract

Active PNG Tenure

Active Geothermal Tenure

Trapline Cabin

Trapline

Park / Protected Area

Private Land (Surface)

Road

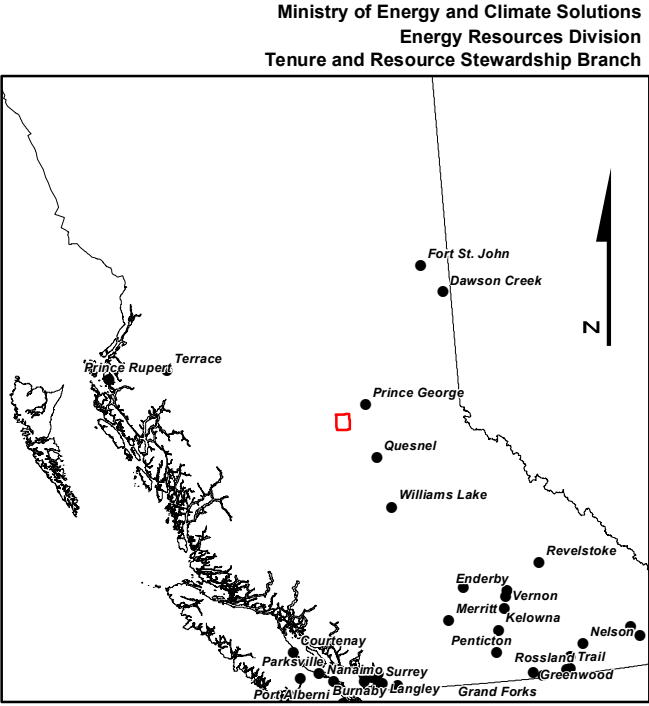
Pipeline
- Well Activity**

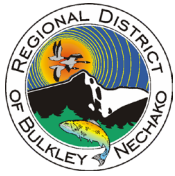
Abandoned

Active

Suspended

Well Authorization Granted





Regional District of Bulkley-Nechako

Comment Sheet on *PNG Act* Referral for a Storage Reservoir Licence

Electoral Area:	Electoral Area F (Vanderhoof Rural)
Applicant:	CO2 Lock
Existing Land Use:	Partially cleared/staked / partially forested
Zoning:	N/A
OCP Designation:	N/A
Proposed Use Comply with Zoning:	N/A
Agricultural Land Reserve:	No
Access:	Via Norman Main FSR. This FSR passes through both the RDBN and RDFFG
Building Inspection:	No
Fire Protection:	No
Other comments:	

As part of the access road to this proposal area passed through the Regional District of Fraser-Fort George (RDFFG), the Province is encouraged to refer this proposal to the RDFFG.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning and Development Services
Date: August 20, 2026
Subject: **Wind Energy Project Review Process**

RECOMMENDATION: (all/directors/majority)

That the Board support the attached Wind Project Review Strategy.

INTRODUCTION

At the July 9, 2026 Board meeting the Board asked staff for a report discussing the issues to be reviewed by the RDBN when engaged by wind farm project proponents. This report provides the requested information, along with the following:

- an overview of the BC Energy Regulator (BCER) review process for wind energy projects, and the opportunities for the RDBN to provide comment;
- and an overview of the RDBN's engagement with the NiTi Mountain Wind Project, which is the only wind project proceeding towards the BCER's application process at this time;
- and, a proposed Wind Project Review Strategy for the Board's consideration

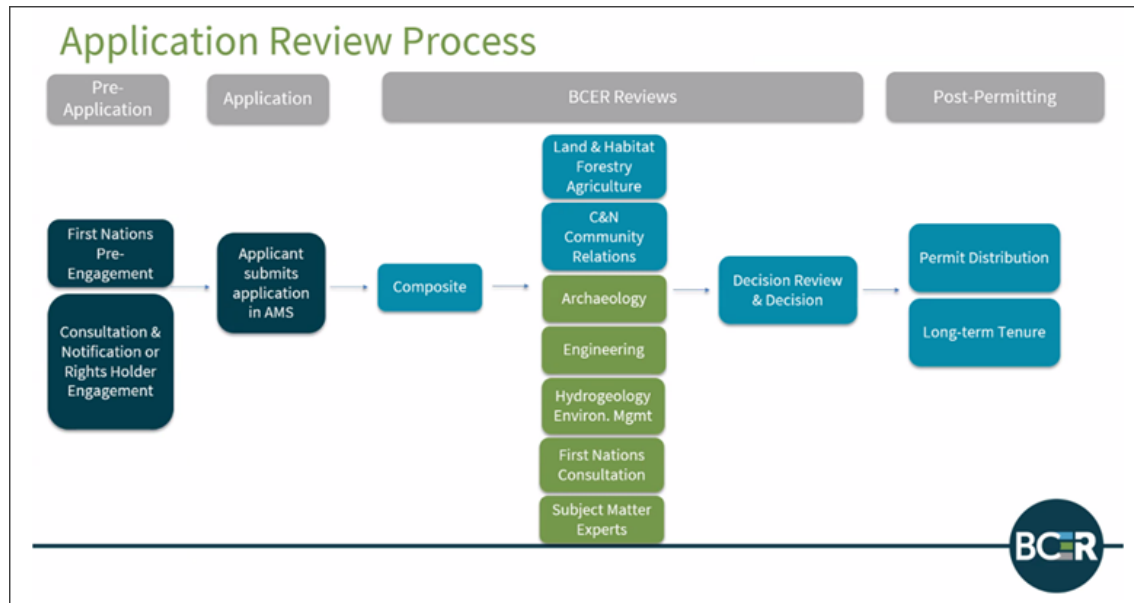
THE BCER REVIEW PROCESS

The *Renewable Energy Project (Streamlined Permitting) Act* (which came into effect July 2025) established the BCER as the primary permitting agency for the North Coast Transmission Line project and prescribed renewable energy projects including wind energy projects and their transmission lines, creating a "single window" permitting process.

This single window model means that when these types of projects require approval pursuant to the *Land Act*, *Agricultural Land Commission Act*, *Forest Act*, *Heritage Conservation Act*, *Environmental Management Act*, or the *Water Sustainability Act* the BCER is now designated as the primary permitting agency and regulator for the lifecycle of the project.

BCER's *Renewable Energy Project Regulation* (the Regulation), which came into effect March 10, 2026 and details the regulatory process for new "high-output" wind and power projects to be permitted by the BCER pursuant to the Regulation. "High-output" solar and wind projects are

those with a capacity of 5 or greater megawatts. The BCER Application Review Process is shown in the following diagram.



THE WIND ENERGY REVIEW PROCESS AND INPUT OPPORTUNITIES

The wind energy review and approval process can be broken down into the following three stages, which are described below.

- Investigative Use License Approvals
- Pre-application Project Engagement
- The BCER Application Review

The RDBN has the formalized opportunity to comment on wind energy projects during the first two stages of the Province's review and approval process.

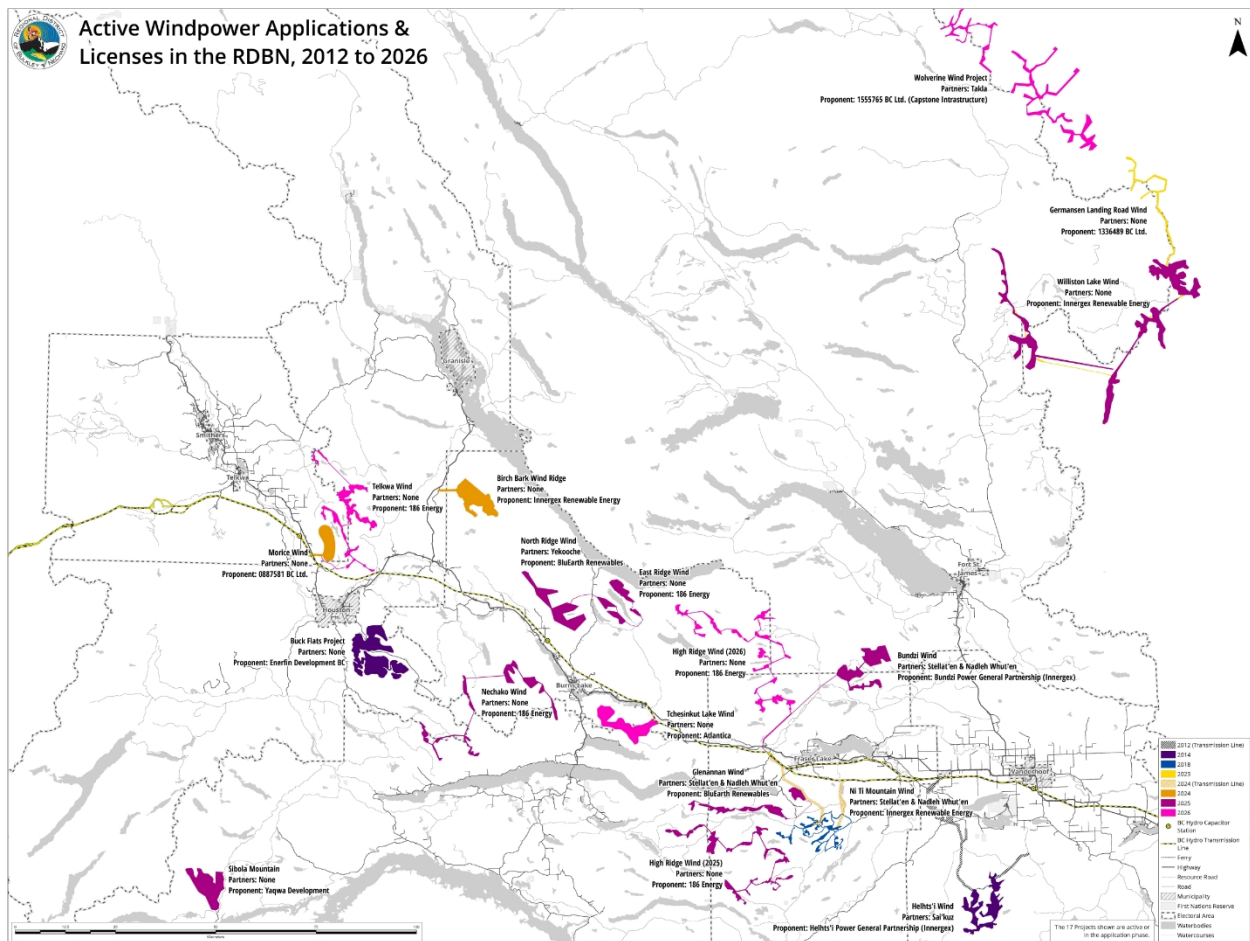
Investigative Use License (IUL) Referrals

The Investigative Use License approval process allows the installation of infrastructure to monitor wind and investigate an areas suitability for a wind energy project. During this process the information made available to the RDBN includes a description of the monitoring equipment and the area being studied. The area being studied commonly includes the area of the proposed transmission corridor. The BCER considers this engagement to be part of their pre-application engagement process. The RDBN's role in the BCER process has changed very little from the Ministry of Water, Land and Resource Stewardship referral process it replaced.

At the Board's May 26, 2026 meeting the Board directed staff to include the following wording as a response to future IUL referrals. This response is sent to the BCER and the proponent.

"The Regional District has concerns regarding the cumulative effects of wind farms and requests that the Province develop a strategy to manage the number and cumulative effects of wind farms in the region. The RDBN is concerned that the BC Hydro Call for Power process and the BCER approval process for selected projects is not adequate to protect community interests in the RDBN."

There is a total of 18 IULs approved, or currently under consideration by the Province. The license areas are shown on the map below. A larger copy of the map is available in the RDBN Board Room.



Pre-application Project Engagement

The next formal opportunity for the RDBN to provide input into a wind energy project is during the planning stage for a proposed project. The proponent's minimum engagement requirements with the RDBN and others is outlined in the *Renewable Energy Project Regulation*. These requirements are summarized below.

Wind project proponents must provide an invitation to consult with the following persons:

- (a) the owner in fee simple of land within 1.5 km of the proposed operating area;
- (b) local governments
- (c) a specified federal entity, if required by the regulator;
- (d) rights holders within the proposed operating area;

An invitation to consult must include the following information:

- (a) a description of the project;
- (b) the location of the project;
- (d) the name and contact information of the person providing the invitation;
- (e) a summary of the nature, geographic area and timing of the impacts on quality of life that would reasonably be expected to occur within 1.5 km of the operating area or proposed operating area;
- (f) if the recipient is the RDBN or other local authority, a summary of the anticipated social and economic impacts of the project within the geographic area of the local authority.

An invitation to consult must include a statement advising that the recipient may, within 30 days after the date the recipient is deemed under section 79 (2) of the Act to have received the invitation, provide one or both of the following to the proponent:

- (a) a written response stating whether the recipient has any concerns with the project, and, if so, the reasons for those concerns;
- (b) a written request for a meeting to discuss the project;
- (c) if applicable, a statement advising that the recipient may make a submission to the regulator under section 22 (5) of the Act.

A proponent must make reasonable efforts to meet with the respondent when requested, and must respond to input received with a written reply that includes all of the following:

- (a) if applicable, a summary of the meetings with the respondent;
- (b) a description of the revisions, if any, that will be made to the project based on the concerns, if any, raised by the respondent;
- (c) a statement advising that the respondent's response and the proponent's reply under this subsection will be included in the report to the BCER.

BCER Application Review Process

Among other things, a proponent must provide the following to the BCER for their review:

- (a) **An adverse impacts report** prepared by an engineer that includes the following:
 - (i) an assessment of the adverse effects on land, water or wildlife;

- (ii) an assessment of the cumulative impacts of the project in the context of the impacts of other industrial and commercial activities and a description of how those cumulative impacts are to be minimized, including through the design of access routes and the use of land that has already been disturbed.
- (b) A **social and economic impact report** that describes the following:
 - (i) adverse impacts of the project to local housing and local infrastructure or services, including landfills, hospitals and emergency services;
 - (ii) differential adverse impacts of the project to distinct human populations;
 - (iii) the measures, if any, that will be taken to mitigate adverse impacts described in paragraph (a) or (b).

This report must include a noise impact and shadow flicker assessment if required by the BCER.
- (c) A first nations **cultural heritage plan**.
- (d) An **access management plan** having regard to public safety, rights and interests of first nations, government's environmental objectives, and any agreements with or expectations respecting other users of land within the project areas.
- (e) A **construction program and plan**.
- (f) An **environmental management program** identifies:
 - (i) the measures to be taken to address the adverse effects on land, water or wildlife and how the effectiveness of those measures will be monitored and the thresholds for taking further action, and;
 - (ii) identifies the cumulative impacts of the project, the measures to be taken to address the impact, and how the effectiveness of those measures will be monitored and the thresholds for taking further action.
- (g) A **management and maintenance program**.
- (h) A **wildlife mitigation and management plan**.
- (i) A **management of change program**.
- (j) An **emergency response plan** developed in consultation with the local authority.
- (k) A **decommissioning and restoration plan**.

Staff note that the following standards regarding setbacks, noise and flicker apply (unless otherwise specified by a permit):

- (a) wind turbines must be at least a product of 1.1 and the total height of the turbine from a property not associated with the project;
- (d) wind turbines must be a product of 2 and the total height of the turbine from an occupied building not associated with the project.

- (c) shadow flicker must not exceed, in a regularly occupied building, either of 30 minutes a day and 30 hours a year.
- (d) A renewable energy project must not cause excessive noise. Excessive noise is not defined.

The legislation does not require a proponent to share draft impact reports or plans with the RDBN or other persons being consulted prior to their submission to the BCER. The legislation does not require the BCER to engage with the RDBN on an application or otherwise respond to comments or concerns raised during the per-application stage.

NITI MOUNTAIN WIND PROJECT ENGAGEMENT

Attached to this report is a timeline of the notable engagement that the proponents of the NiTi Mountain Wind Project have undertaken with the RDBN, along with supporting documents.

Investigative Use License

The RDBN was referred and commented on the Investigative Use License for the project in 2018 and during an expansion of the license area in 2024. The RDBN Board recommended that the Province “ensure that area residents, and other licence holders in the area are aware of the project and have an opportunity to provide comments to the Province.”

Pre-application Project Engagement

The proponents of the NiTi Mountain Wind Project have been very engaged with the RDBN to this point in the process. Of note is the March 2026 referral where the proponent sent the RDBN a referral asking that the RDBN identify key values and provide input on potential quality-of-life impacts and cumulative effects.

RDBN Board responded that the proponent consider environmental (cumulative) impacts, backcountry access and traffic management impacts, decommissioning and reclamation impacts, viewscape impacts, noise and flickering impacts, and work camp impacts. The RDBN also stressed the importance of being able to provide input on the draft studies, reports, and management plans prior to their submission to the BCER for approval.

In April staff followed up with the proponent with the following question:

Can you confirm that drafts of the Access Management Plan, Decommissioning and Restoration Plan, and Noise and shadow flicker reports will be shared with the RDBN for review and comment prior to their submission to the BCER?” and

The proponent responded with:

"The noise and shadow flicker report is going to be a memo. This will be ready to go as soon as the design is finalized, as we are still working on it. Note that the turbines are 1.5 km away from any structure; therefore, a full report will not be required, but rather a memo. We will make it public and available on our website, and they will be part of the ERAA application, so they should be available this summer. I will make sure to send it to the RDBN for review.

RE: Access Management Plan. This year, at a high level, we are identifying roads and negotiating road use agreements. However, the Access Management Plan details will be part of the pre-construction filing to the BCER, so technically those details will be available next summer. I will make sure to share with the RDBN when available for Review.

The decommissioning and restoration details will also be part of the pre-construction filing, so next summer as well." and

In May staff followed up with the proponent with the following question:

"Are there going to be any plans or reports (other than current conditions reports) that relate to community impacts that will be made available in the draft stage prior to filing with the BCER?"

The proponent responded with:

"Yes, there will be a Socio-Economic Assessment Report, an Adverse Impacts report, and a Cumulative Effects Assessment Report. These will all be standalone reports. Quality of Life considerations will also be incorporated throughout these assessments."

Based on the responses received from the NiTi Mountain Wind Project representative it appears that the draft impact reports and various plans will be shared with the RDBN for comment prior to their submission to the BCER.

WIND PROJECT REVIEW STRATEGY

During the Investigative Use License stage of the BCER process the RDBN will respond to referrals with the following comment, along with any other appropriate location specific comment, to the proponent and the BCER.

"The Regional District has concerns regarding the cumulative effects of wind farms and requests that the Province develop a strategy to manage the number and cumulative effects of wind farms in the region. The RDBN is concerned that the BC Hydro Call for Power process and the BCER approval process for selected projects is not adequate to protect community interests in the RDBN."

At the initiation of the Pre-application Project Engagement stage of the BCER process the RDBN will provide the following comments to proponents and the BCER.

Environmental impacts – The RDBN and its residents are relying on the proponent and the Province to undertake a thorough examination of the projects impact to the environment including wildlife, considering the cumulative impacts associated with these projects in the region. It is requested that mitigations such as shared transmission lines be considered.

Backcountry access and traffic management impacts – The proponent is asked to develop an access management plan which clearly outline the impact on back country access during construction as well as long-term during operations and includes adequate measures to ensure forest service road safety during the construction process.

Decommissioning and reclamation impacts – The proponent is asked to develop a decommissioning plan, in consultation with the RDBN which identifies the impacts on RDBN's landfills or other facilities and includes financial security adequate to ensure appropriate decommissioning.

Viewscape impacts – A visual impact study which includes viewscape modelling from strategic locations is requested to assist in evaluating the project's visual impacts.

Noise and flickering impacts – The proponent is asked to complete a noise and flicker impact study and mitigation plan based on engagement with property owners and license holders which may be potentially impacted.

Work Camp Impacts - The RDBN has an interest in understanding the impacts associated with the work camps used during the construction process and working proactively with the proponent to evaluate and mitigate those impacts. The impacts are closely associated with the location, size and duration of operation of the work camp, as well as the way the work camp deals with issues such as water supply, solid and liquid waste, emergence response, and social issues. The RDBN also has an interest in exploring opportunities for work camps to provide legacy infrastructure and mitigate housing impacts in the region.

Emergency Response – An emergency response plan should be developed in close consultation with the RDBN given its primary emergency response obligations.

The RDBN requests that it be provided with drafts of the following documents for review and comment with a 2 month review timeline prior to their submission to the BCER for consideration and permit approval.

- adverse impacts reports
- social and economic impact reports
- access management plans
- environmental management programs
- emergency response plans
- decommissioning and restoration plans

ATTACHMENTS:

NiTi Mountain Wind Project Engagement Timeline

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

2. Advocacy with the Province
4. Community and Economic Stability

NiTi Mountain Wind Project Engagement Timeline

2018, Sept.	Investigative License Crown Land Referral
	The Board recommended that the Province ensure that area residents and other licence holders in the area are aware of the project and have an opportunity to provide comments to the Province.
2024, May	Investigative License Crown Land Referral (area expansion)
2024, June	Proponent letter dated June 12 th (attached) to the Director for Electoral Area D advising of the potential wind farm project.
2025, Dec.	Construction Workforce and Schedule document provided (attached)
2026, Jan.	Staff and EA Director Presentation (PowerPoint and meeting minutes attached)
2026, Jan.	Jan. 23 Public open house in Fraser Lake
2026, March	Proponent letter dated February 27 th (attached) asking the RDBN to identify key values and provide input on potential quality-of-life impacts and cumulative effects.
	RDBN Board considered a staff report dated March 26 th (attached) and responded by letter dated April 2 (attached) asking that they consider environmental (cumulative) impacts, backcountry access and traffic management impacts, decommissioning and reclamation impacts, viewscape impacts, noise and flickering impacts, and work camp impacts. The RDBN also stressed the importance of being able to provide input on the draft studies, reports, and management plans prior to their submission to the BCER for approval.
2026, April	Proponent letter dated April 20 th (attached) providing a link to the aquatic and terrestrial current conditions reports and advising the RDBN on the public open houses in Fraser Lake and Fort Fraser.
2026, April	Proponent email dated April 28 th (attached) responding to the RDBN April referral comments.
2026, April	Contractor emails dated April 23 (attached) regarding work camp regulations
2026, May	May 27 th open house in Fraser Lake and Fort Fraser
2026, June	June 26 th meeting with staff regarding work camp facility issues (attached).
	Staff note that the RDBN wants to review a solid waste management plan, as well as an emergency response plan for the work camp. It was also advised that they begin contractual discussions with the municipality for sewer and water service as soon as possible, if necessary.



STELLAT'EN FIRST NATION

P.O. Box 760, Fraser Lake, BC, V0J 1S0

Phone: (250) 699-8747

www.stellaten.ca



June 12, 2024

Electoral Area D
 Director Mark Parker
 Regional District of Bulkley-Nechako
 37 3rd Avenue, PO Box 820
 Burns Lake, BC
 V0J 1E0

Sent by Canada Post and email to: mark.parker@rdbn.bc.ca

SUBJECT: Nithi Mountain Wind Project Update

Dear Mark:

I am writing to you today to provide an update on the Nithi Mountain Wind Project. Our Nation and Innergex Renewable Energy are collaboratively working to competitively position the Nithi Mountain Wind Project for the 2024 BC Hydro Call for Power. We are excited about the prospect of our first wind energy project and want to make room for members from our neighboring communities to share in the benefits of developing renewable energy.

Innergex and Stellat'en are committed to engaging with the local community and neighboring First Nations to address questions and listen to concerns. We understand that the development process will generate both questions and feedback and aim to begin these discussions early on to best position the project for support and success.

Our Nation is committed to fostering both economic progress and community well-being, and we believe that this project has the potential to bring significant benefits to the residents of the Regional District of Bulkley-Nechako.

We have begun engagement with neighboring First Nations and will consult with the larger impacted community as the project progresses. We welcome the opportunity to share a project presentation with you and your administration.

Please contact David Luggi, Advisor, Stellat'en First Nation at: Tel.: 250-640-6622 or e-mail: dluggi@icloud.com to set up meetings or to find out more information about the project. We are eagerly looking forward to further engagement with you.

Snachalia,

David Luggi, Advisor
Stellat'en First Nation



Ni Ti Mountain Wind Project: Construction Workforce and Schedule

December 2025

Ni Ti Construction Phase

The Ni Ti Mountain Wind Project (the Project) is an initiative of the Stelat'en First Nation (SFN), Nadleh Whut'en First Nation (NWFN) and Innergex Renewable Energy Inc. (Innergex) (collectively the Partnership). The 200 MW wind project will involve approximately 35 wind turbines and associated infrastructure and has a commercial operation date (COD) of November 2029. Construction of the Project will span three field seasons, starting in the second half of 2027.

The purpose of this information package is to share with SFN and NWFN high-level estimates of the labour workforce requirements for the construction of the Project. This information outlines typical construction employment and contracting opportunities that may be available during the construction phase of a wind project, in particular the Project, and promote participation by SFN and NWFN community members and businesses.

The information in this package is approximate and will be further refined and validated when the Prime Contractor (Engineering, Procurement and Construction Contractor) has been selected through a competitive Request for Proposal (RFP) process led by Innergex in its capacity as the manager of the Project. The Prime Contractor RFP process will commence in 2026. The information presented in this document is not a guarantee of the roles and opportunities that will be available during construction. The hiring of workers and selection of subcontractors remains the responsibility of Prime Contractor.

Innergex will engage a Prime Contractor that has demonstrated successful completion of wind projects, experience working in British Columbia, a proven track record of collaboration with Indigenous communities and businesses, and that shares the values and priorities of the Partnership. Once a Prime Contractor has been engaged, Innergex will work with the Prime Contractor to share more definitive information on employment and contracting opportunities that may be available during the construction of the Project. Certain positions may be filled by preexisting staff from the Prime Contractor and/or Innergex.

Innergex is committed to prioritizing hiring and procurement strategies that offer preferential treatment to SFN and NWFN community members and business, and as such will select a Prime Contractor that is aligned with this commitment. To ensure the success of a project, hiring and procurement selections are largely based on competitive processes that consider, amongst other criteria, the qualifications, cost, quality of work, availability and capacity of individuals and businesses that are interested in the project's employment and contracting opportunities.

Construction Workforce and Schedule

Innergex's experience developing and building renewable wind energy projects and collaborating with Prime Contractors, has informed the content in this document. The workforce requirements outlined have not been validated by the Prime Contractor, as the Prime Contractor has not yet been selected. The workforce, schedule, and roles presented were derived based on informed assumptions from other Innergex wind projects, the Project's key project milestones, and the project's capacity, location and geography.

Key project milestones that dictate workforce requirements and scheduling include permit approvals from relevant regulatory bodies (e.g., BC Energy Regulator, Project First Nation's Yinka Dene Environmental Review), energization of the Project substation and the start of operation (i.e., COD). The schedule will be



further refined once the Prime Contractor is engaged and additional project milestone dates are confirmed. All information in this document is subject to change based on the Prime Contractor selected, alterations to the construction schedule, unforeseen weather restrictions, and other project dependencies that may arise over the course of the development and construction of the Project. The on-site workforce will fluctuate depending on the field season, time of year, and particular construction activities taking place. The workforce will gradually increase from year one to year three, with lags during winter months when construction work becomes unfeasible, and peaks during the summer months when conditions are optimal for construction work (Figure 1).

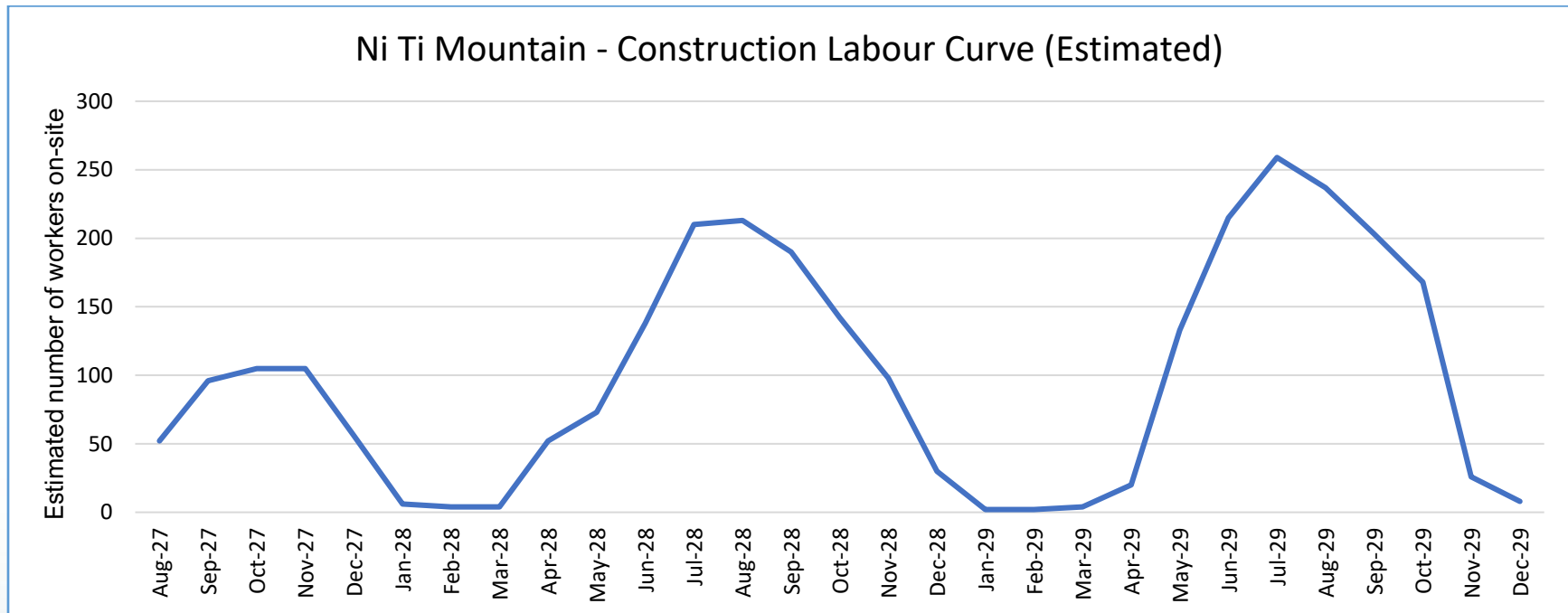
The first year of construction will start once all required permits are received and is tentatively scheduled for August 2027. Tree clearing, and initial earthworks and road building are the main activities during year one of construction in 2027. Additional personnel will be present to perform site management duties. At the peak of year one, approximately 105 workers will be on-site (Table 1).

Road building will continue in the second year of construction in 2028. Work on the collector systems, and transmission line and substation will commence in 2028. The foundations for the turbines will also be excavated and poured during the summer and allowed to cure over the winter into the 2029 field season. The start of the field season will be dependent on winter thaw and suitable weather and ground conditions. Turbine component deliveries by the selected Turbine Supplier (Original Equipment Manufacturer (OEM)) will start in year 2 and extend into year 3. At the peak of year two, approximately 215 workers will be on-site (Table 2).

Final work on the transmission line and substation will occur in the third year of construction before the proposed June 2029 energization milestone. The third year of construction will focus on the collector system and turbine installation, including pre-assembly and erection until the target November 2029 COD milestone. At the peak of year three, approximately 260 workers will be on-site (Table 3).

The schedule and workforce requirements outlined in this document are high-level approximations and are subject to change. See the Construction Workforce Opportunities section below for a more detailed breakdown of the roles included in each Construction Trade outlined in Table 1, 2, and 3.

Construction Phase Labour Curve





Construction Phase Workforce Schedule

Table 1 - Construction Year 1 On-Site Workforce (estimated)

Construction Trade	Construction Year 1 (2027)				
	Aug	Sep	Oct	Nov	Dec
Site Management	12	16	16	16	16
Tree Clearing	40	40	40	30	0
Earthworks & Road Building	0	40	49	59	40
Foundations	0	0	0	0	0
Collector Systems	0	0	0	0	0
Transmission Line & Substation	0	0	0	0	0
Turbine Installation	0	0	0	0	0
TOTAL	52	96	105	105	56

Table 2 - Construction Year 2 On-Site Workforce (estimated)

Construction Trade	Construction Year 2 (2028)											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Management	6	4	4	10	22	32	34	38	40	42	38	10
Tree Clearing	0	0	0	0	0	0	0	0	0	0	0	0
Earthworks & Road Building	0	0	0	40	49	59	59	49	40	30	30	20
Foundations	0	0	0	0	0	0	40	49	40	0	0	0
Collector Systems	0	0	0	0	0	20	40	40	40	40	0	0
Transmission Line & Substation	0	0	0	0	0	20	30	30	30	30	30	0
Turbine Installation	0	0	0	2	2	7	7	7	0	0	0	0
TOTAL	6	4	4	52	73	138	210	213	190	142	98	30

Table 3 - Construction Year 3 On-Site Workforce (estimated)

Construction Trade	Construction Year 3 (2029)											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Management	2	2	4	18	34	36	30	28	24	24	24	6
Tree Clearing	0	0	0	0	0	0	0	0	0	0	0	0
Earthworks & Road Building	0	0	0	0	0	0	0	0	0	0	0	0
Foundations	0	0	0	0	0	0	0	0	0	0	0	0
Collector Systems	0	0	0	0	40	40	20	0	0	0	0	0
Transmission Line & Substation	0	0	0	0	20	0	0	0	0	0	0	0
Turbine Installation	0	0	0	2	39	139	209	209	179	144	2	2
TOTAL	2	2	4	20	133	215	259	237	203	168	26	8

Construction Workforce Opportunities

Typical workforce roles that may be required during the construction of the Project are outlined below. Certain positions may be direct employment opportunities offered by the Prime Contractor; other roles may be offered through a subcontractor that is selected and overseen by the Prime Contractor. Depending on the role, multiple positions may be offered.

Site Management (approx. 2-42 roles depending on the month of activity; activities to occur in Years 1, 2 and 3):

- Administration Assistant
- Archeologist
- Carpenter
- Construction Manager
- Electrician
- Environmental Monitor
- First Aid Attendant
- Foreman
- General Labourer
- Geotechnical Engineer
- Geotechnical Technician
- Health, Safety, Environment (HSE) Manager
- Heating, Ventilation and Air Conditioning (HVAC) Technician
- Logistics & Procurement Coordinator
- Nurse
- Plumber
- Project Administrator
- Project Controls Coordinator
- Project Manager
- Rough Terrain (RT) Crane Operators
- Site Security
- Site Supervisor
- Supervisory Control and Data Acquisition (SCADA) Technician
- Telehandler Operator
- Truck Driver (Class 1)
- Welder
- Worker Transportation

Tree Clearing (approx. 30-40 roles depending on the month of activity; activities to occur in Year 1):

- Chainsaw Operator
- Excavator Operator
- Feller Buncher Operator
- Forester
- General Labourer
- Mulcher Operator
- Skidder Operator
- Tree Clearing Foreman
- Truck Driver

Earthworks & Road Building (approx. 20-59 roles depending on the month of activity; activities to occur in Years 1 and 2):

- Civil Construction Manager
- Civil Project Manager
- Civil Superintendent
- Compactor / Roller Operator
- Crusher Operator
- Dozer Operator
- Driller / Blaster
- Dump Truck Driver
- Excavator Operator
- Field Safety Advisor
- Fuel / Lube Technician
- General Labourer
- Grader Operator
- Heavy Equipment Mechanic
- Loader Operator
- Site Engineer (Civil)
- Surveyor
- Traffic Control / Flagger
- Water Truck Driver

Foundations (approx. 40-49 roles depending on the month of activity; activities to occur in Year 2):

- Batch Plant Operator
- Carpenter
- Concrete Finishing Operator
- Concrete Truck Driver
- Foundation Superintendent
- General Labourer
- Heavy Equipment Operator
- Ironworker
- Pump Truck Operator
- Quality Assurance/Quality Control (QA/QC) Technician (Concrete)
- Site Engineer (Structural)

Collector Systems (approx. 20-40 roles depending on the month of activity; activities to occur in Years 2 and 3):

- Electrical Engineer
- Electrical Project Manager
- Electrical Superintendent
- Electrician
- Heavy Equipment Operator
- Medium Voltage Electrician
- Powerline Technician
- Quality Assurance/Quality Control QA/QC Inspector

Transmission Line & Substation (approx. 20-30 roles depending on the month of activity; activities to occur in Years 2 and 3):

- Electrician
- Instrumentation & Control Technician
- Medium Voltage Electrician
- Powerline Technician
- Rough Terrain (RT) Crane Operator
- Substation Superintendent
- Surveyor (Transmission Line)
- Transmission Line Superintendent

Turbine Installation (approx. 2-209 roles depending on the month of activity; activities to occur in Years 2 and 3):

- General Labourer
- Ironworker
- Main Top Crane Operator
- Millwright
- Rough Terrain (RT) Crane Operator
- Safety Advisor
- Turbine Installation Lead
- Wind Turbine Technician

Wind Project Collaborations by Stellat'en, Nadleh Whu'ten & Innergex



Ni Ti Mountain Wind Project Update &
Bundzi Energy Wind Project Overview

Regional District of Bulkley-Nechako

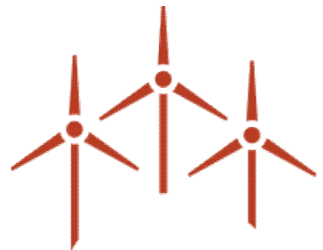
January 23, 2026





Ni Ti Mountain Wind Project

a partnership between Stellat'en, Nadleh Whut'en and Innergex



Ni Ti Mountain Wind Project



Located on Crown Land:

Approx. 14 km south of Fraser Lake, BC



Partnership:

Stellat'en First Nation and Nadleh Whut'en
Innergex Renewable Energy



BC Hydro Call for Power:

Awarded an Energy Purchase Agreement in 2024

Approx. 35 turbines, pending final project layouts
each ~ 5.5 MW

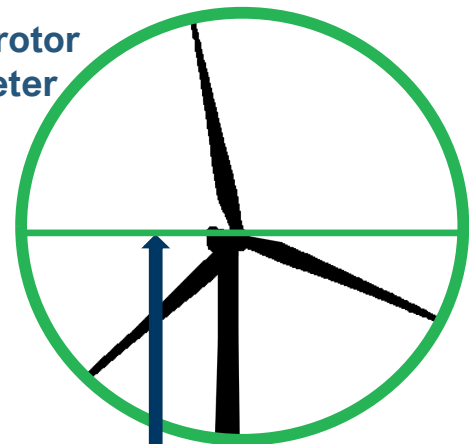
Targeting 200 megawatts
equivalent to the yearly power needs of ~ 35,000 BC households

24.2 km Tx Line, parallels Blackwater Mine Tx Line
POI BC Hydro Glenannan Substation



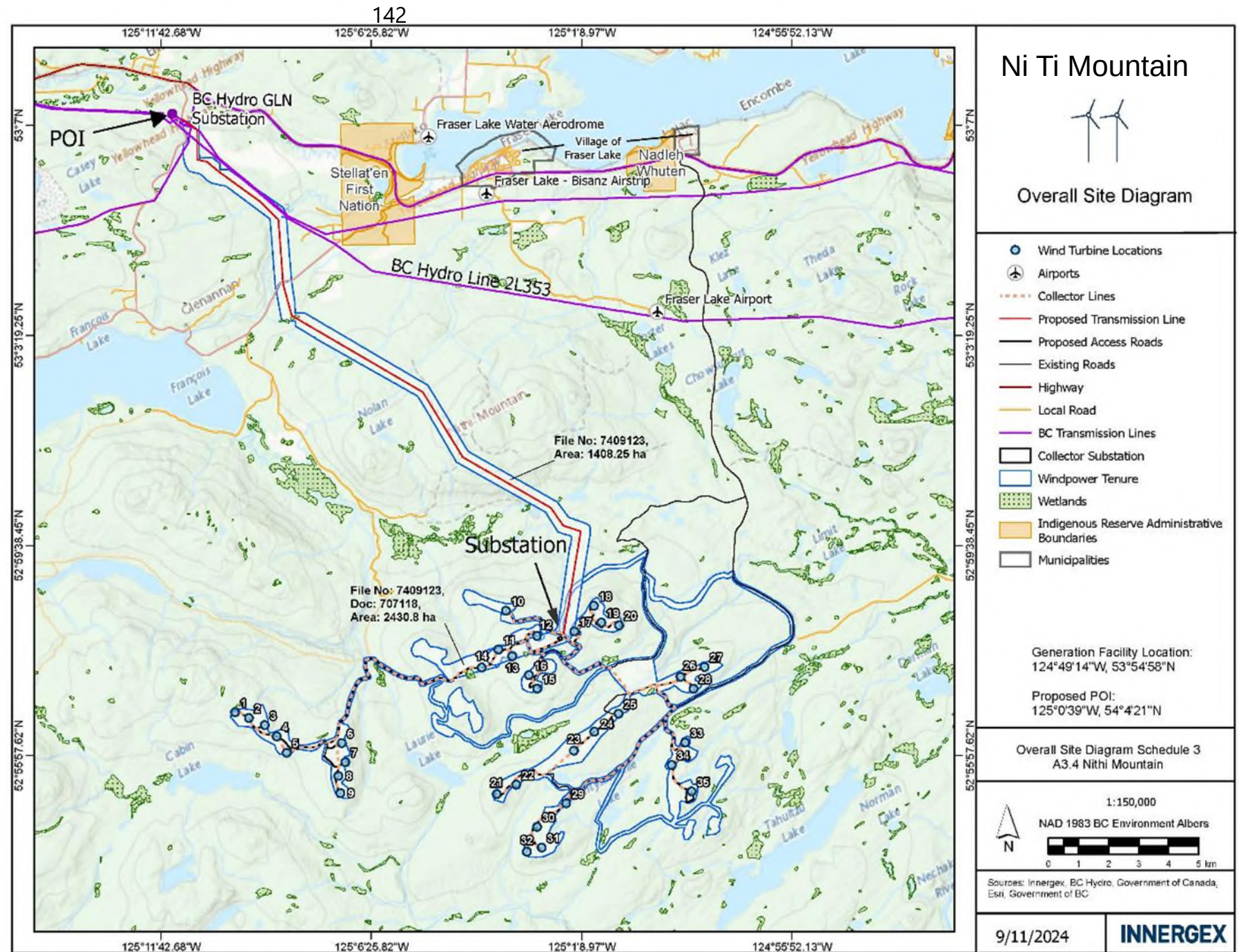
Dokie Wind
Farm in the
Peace Region,
BC

163 m rotor
diameter



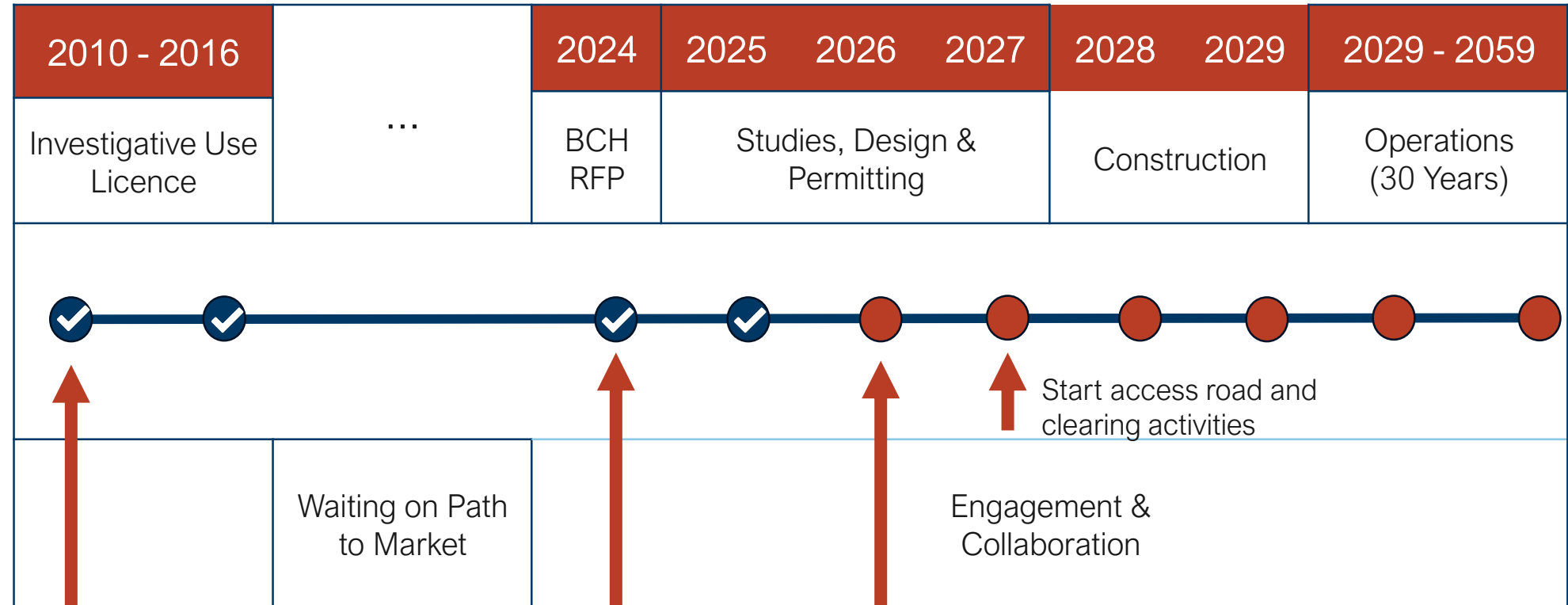
125 m
hub
height

Project Location



The Path We Are Walking

Free Prior and Informed Consent is at the center of this project proposal and partnership development. We are committed to seeking consent through the appropriate community engagement process



**Met
Tower
Installed**

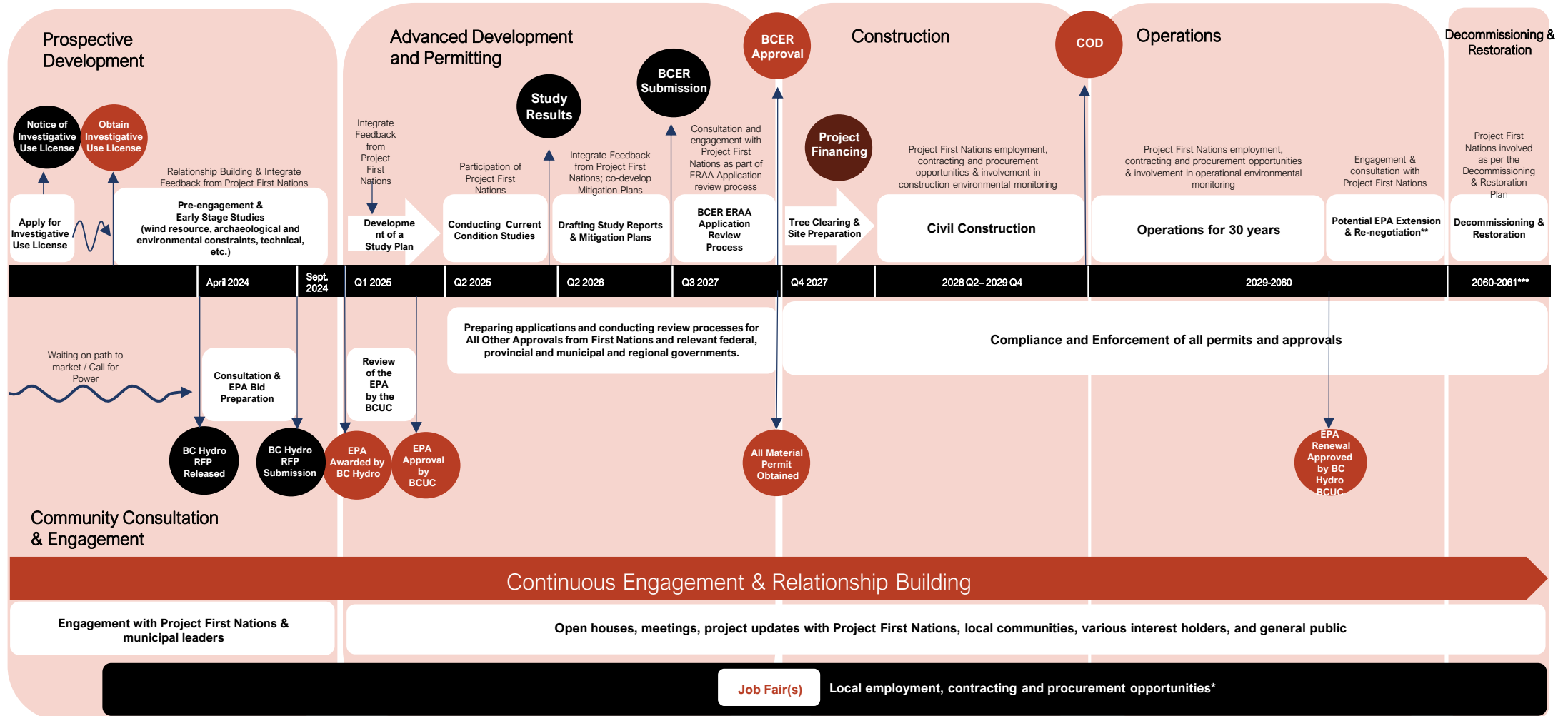
**We were
successful in
being awarded a
BC Hydro PPA.**

We are here!

Studies underway and initiating the permitting process under BCER

Engagement Timeline

Please note that this timeline is for illustrative purposes and is not to scale. For an accurate depiction of timing please refer to the start dates associated with each phase of the project in the central portion of the timeline.



*The majority of employment and contracting opportunities will be available during the field seasons of the construction phase.

**Based on the Project's EPA with BC Hydro, the Project is expected to operate for approximately 30 years (through 2063). At the end of the EPA term, the Project may be re-powered under a renegotiated EPA or other contract with subsequent permits/approvals, if required, or decommissioned.

*** If an additional EPA or other contract is entered, the dates of decommissioning and restoration will be pushed back accordingly.

Summary of Recent Provincial Permitting Changes

BCER will focus BC's renewable energy permitting process such that it:

- o Protects public safety and the environment
- o Supports reconciliation with Indigenous peoples and the transition to low-carbon energy
- o Conserves energy resources
- o Fosters a sound economy and social well-being

Order in Council 585-2025:

Expanded the BCER's role in permitting and regulating wind and solar energy projects.

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 585, Approved and Ordered December 15, 2025

Wendy Cocchia
Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that

(a) the Renewable Energy Projects (Streamlined Permitting) Regulation, B.C. Reg. 93/2025, is amended as set out in the attached Schedule 1,

(b) the Environmental Protection and Management Regulation, B.C. Reg. 200/2010, is amended as set out in the attached Schedule 2, and

(c) the Reviewable Projects Regulation, B.C. Reg. 243/2019, is amended as set out in the attached Schedule 3.

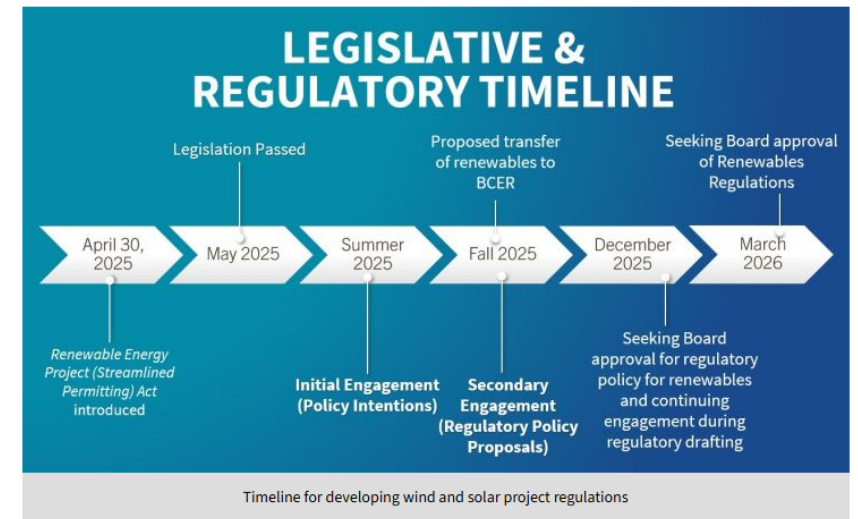
Guidelines for permitting and permit applications released in January 2026

Draft Proposal: Interim Guidance for Renewable Energy Permit Applications

JANUARY 2026 | VERSION 1.2



Tracking on course for official regulation in the spring of 2026



Preliminary Results - Environmental Studies

Vegetation

- 21 survey and soil inspection points completed, including a rare plant assessment
- Findings show relatively uniform ecosystem due to previous disturbances.
- No rare or-at risk plant species identified.
- Any Stellat'en identified forage and berry species were identified (like saskatoon)

Wildlife

- 14 camera deployed since April 2025 with latest data being collected in October 2025.
- Detected animals include lynx, coyote, and elk.

Bird+Bat Surveys

- Breeding/Migratory bird and bat surveys completed during spring and fall migration + summer nesting/roosting
- Detected species of birds: olive-sided flycatcher, common nighthawk, and great-horned owl
- Acoustic data from bat monitoring is currently being analyzed

Amphibian, fish, and aquatic assessments

- Identified amphibians include western toad and Columbia spotted frog.
- Most stream crossings were found to be dry or intermittent.
- Two fish sampling locations were chosen - cutthroat trout was found at one.
- Mixed riparian areas noted along Stellako river.



Property Taxes and Logistics – Current Status

Property taxes:

- Numbers are currently being revalidated and will be shared once finalized

Transportation and Accommodation:

- Discussions are underway with partners to define work camp options
- Engagement with government authorities is ongoing to establish transportation routes to the site



Proposed Project Benefits



Delivering clean, local electricity to BC for 30 years



Supports **regional economic growth** with clean energy



30 years of revenue sharing with project partners



Minimizes land disturbance by utilizing pre distributed areas from forestry and forest fires; avoids old-growth and sensitive sites.



Ongoing **tax payments** to Regional District of Buckley-Nechako and Municipality



Habitat restoration initiatives, including:

- For Ni Ti - Endako Chinook Enhancement Program and Moose habitat enhancement areas
- For Bundzi- Watercourse and Waterway Improvement



Approx. **250 workers** on-site at peak construction and **5-10 long term jobs** for Operations & Maintenance



Supports **long-term community well-being** and resilience



Contracts for local and Indigenous businesses



Advances reconciliation through Indigenous partnership and leadership



Bundzi Energy Wind Project

a partnership between Stellat'en, Nadleh Whut'en and Innergex



Bundzi EnergyWind Project



Located on Crown Land:

Approx. 19 km north of Fraser Lake, BC



Partnership:

Stellat'en First Nation and Nadleh Whut'en
Innergex Renewable Energy



BC Hydro Call for Power:

Submitted into BC Hydro's 2025 Call for Power

Approx. 3 turbines, pending final project layouts
each ~ 5.5 MW

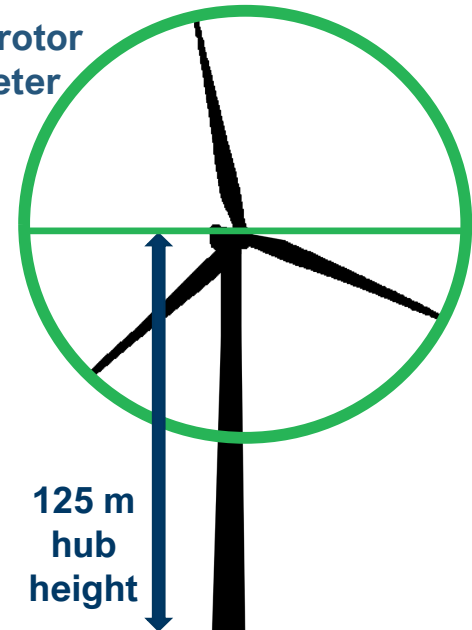
Targeting 182 megawatts
equivalent to the yearly power needs of ~ 32,000 BC households

32 km Tx Line, will look to parallels FPX Tx Line where possible
POI BC Hydro Glenannan Substation



Dokie Wind
Farm in the
Peace Region,
BC

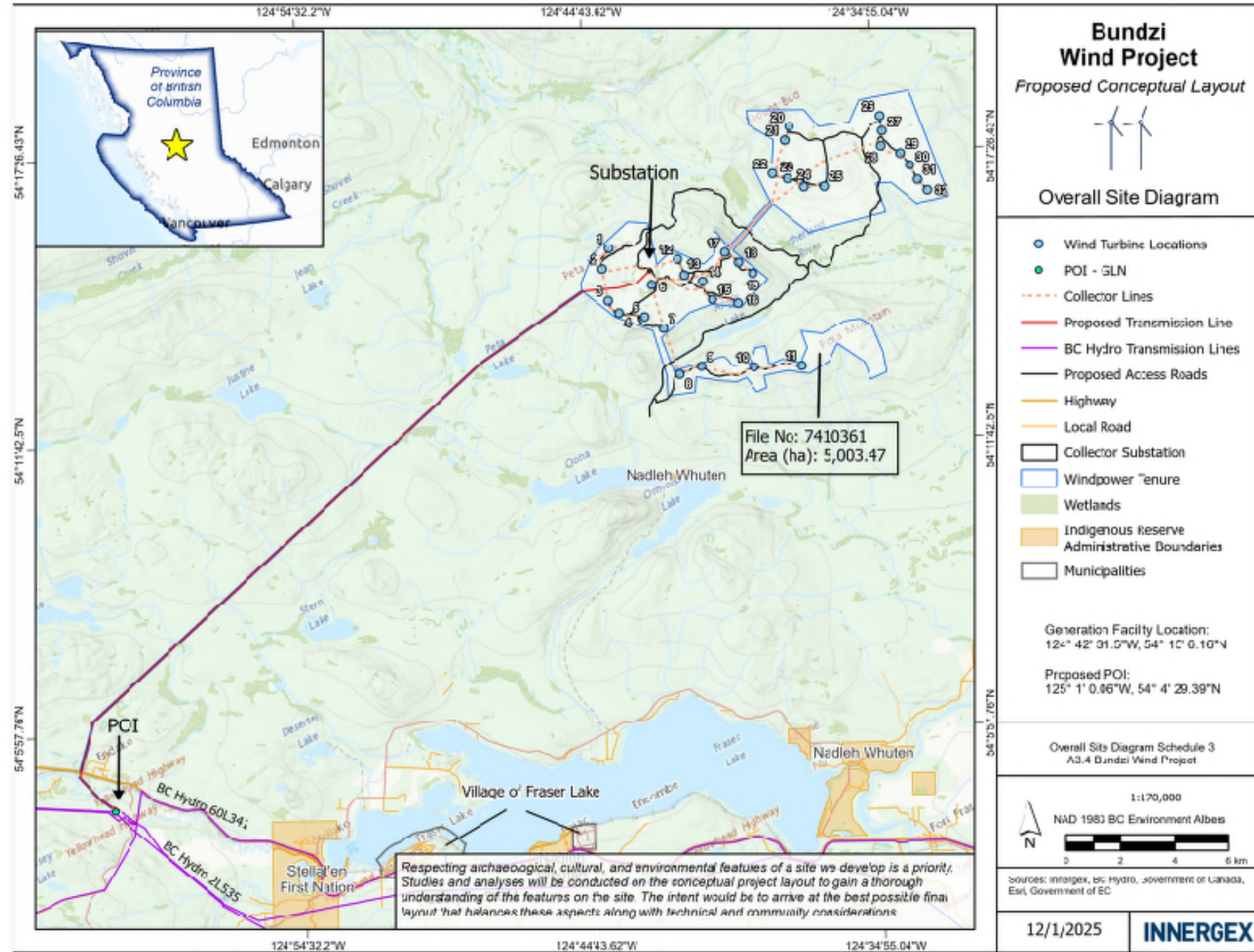
163 m rotor
diameter



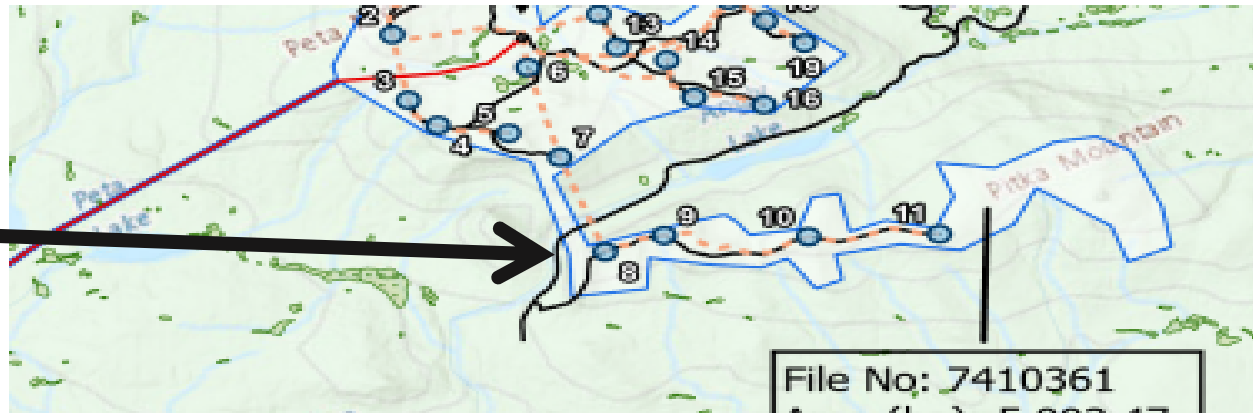
125 m
hub
height



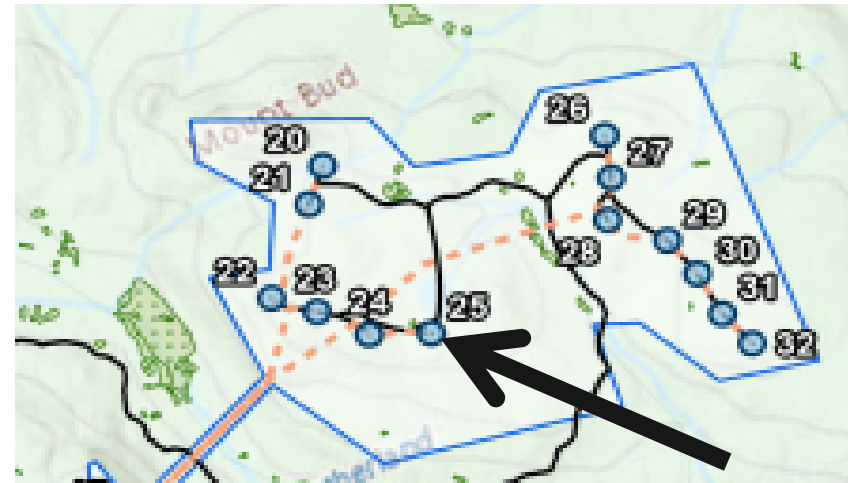
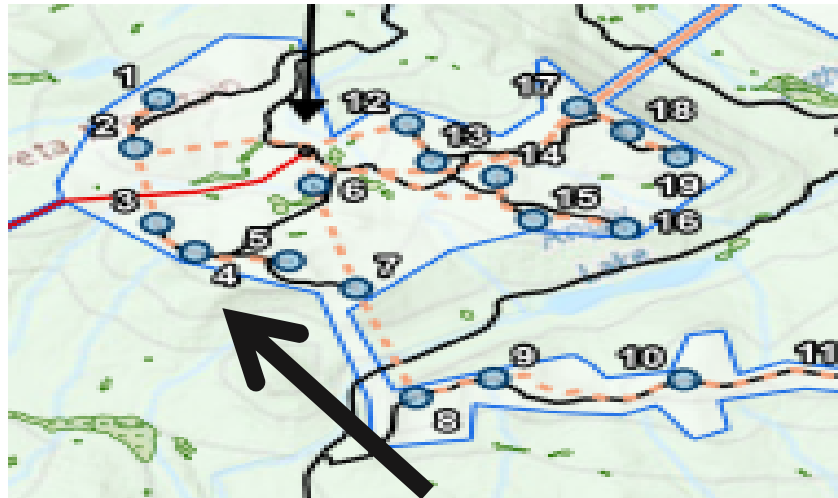
Proposed Location



Proposed Location – Turbines 8 & 9



Proposed Location – Turbines 5 & 25



Environmental Approach

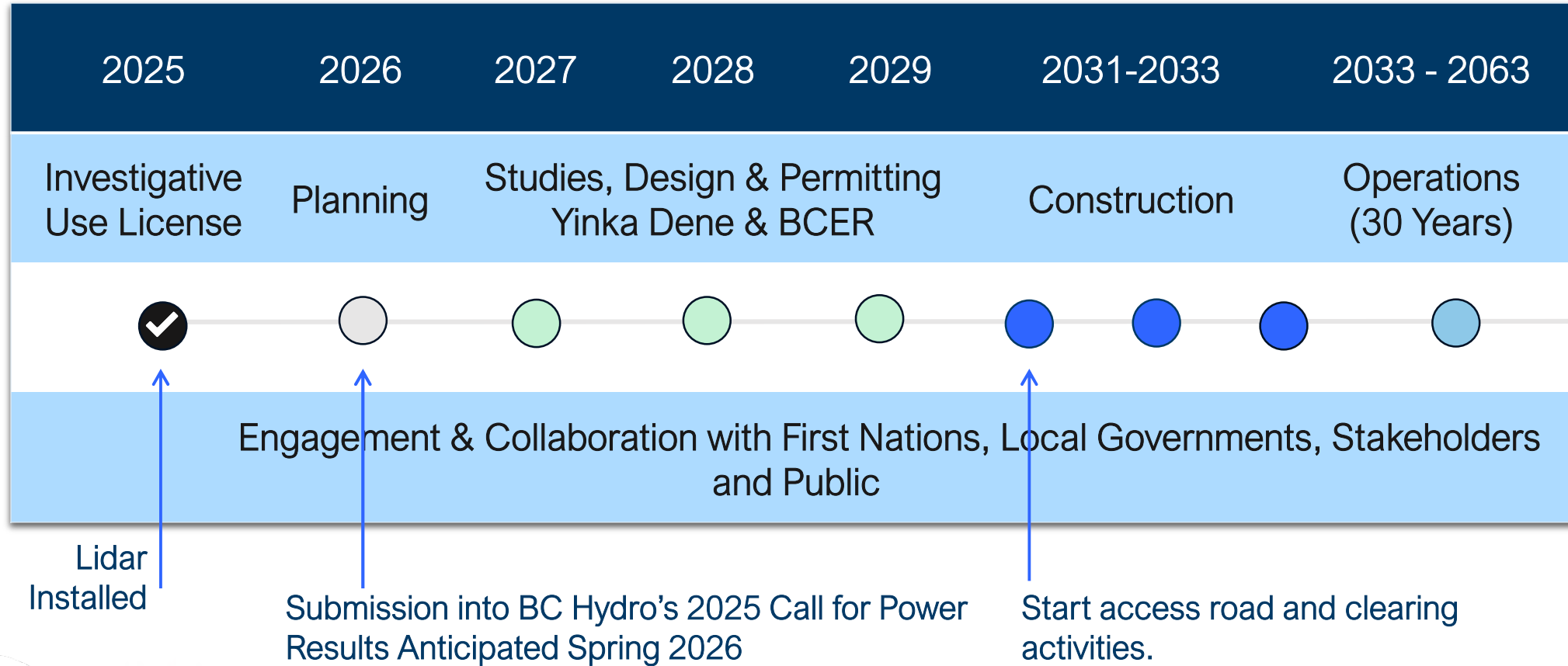


- YINKA DENE BASED + BCER
- 3+ YRS – Studies/Review/Engagement
- Learnings from Ni Ti Mountain Wind Project
- Studies include but not limited to:
 - o Archaeology / Cultural Heritage
 - o Avian / Bat
 - o Fish and Aquatic
 - o Terrestrial Ecology
 - o Socio Economic / Quality of Life
 - o Etc.



The Road We Are Walking

Free Prior and Informed Consent is at the center of this project proposal and partnership development. We are committed to seeking consent of Stellat'en and Nadleh Whut'en through the appropriate community engagement process.



Commercial Operations Date is subject to change pending BC Hydro's completion of the North Coast Transmission Line

Tax Benefits

Fort St. James Rural (C) - 14 Wind Turbines + Substation

Fraser Lake Rural (D) – 12 Wind Turbines + Transmission Line





REGIONAL DISTRICT OF BULKLEY-NECHAKO

Ni Ti and Bundzi Wind Project Update Meeting
10:00am to 12:00pm, Friday January 23, 2026
 719 Shun K'et Ti Rd- Stellat'en Council Chambers

Attendance

In-Person

Mark Parker, RDBN, Area D Director
 Kaia Nitchie, RDBN, First Nations Liaison
 Virginia Rodriguez, Community and Government Relations, Innergex
 Julia Mancinelli, Senior Director- Project Realization, Innergex
 Ina Gjoka, Government Relations, Innergex
 David Luggi, President, Ni Ti Power

Virtual

Jason Llewellyn, RDBN, Director of Planning
 Jason McIvor, Senior Manager, Innergex
 Gillian Boudreau, Senior Project Manager, Innergex
 Josh Parsons, Guardian Coordinator, Nadleh Whut'en

Meeting Notes

Background

- Project names
 - Nithi, the project's previous name, has been changed to Ni Ti. The Ni Ti logo was designed with inspiration from pictographs on the North Shore. At the bottom of the logo are Carrier syllabics which translate to "Ni Ti."
 - Bundzi: "water body" (Nadleh Whut'en).

Overview of the Projects

- Current project status
 - Ni Ti: submitted for the BC Hydro 2024 Call for Power, 30-year electricity purchase agreement (EPA) signed with BC Hydro.
 - Bundzi: submitted Jan 19, 2026 to the BC Hydro 2025 Call for Power.
- Bundzi (32 turbines expected) and Ni Ti (35 turbines expected)
 - It may be possible to use fewer turbines as new technology allows for larger turbine designs.

- Larger turbines would reduce the environmental impact:
 - Less total turbines required (smaller footprint)
 - Less power lines required
 - Fewer access roads required
- Work camps were raised as an area of interest for the Regional District.
 - Estimated 250 workers at the peak of the Bundzi project. Innergex stated they were still looking at site options.
 - RDBN staff encouraged sharing these site options early for review and preliminary comments.
 - Director Parker described that the Regional District is preparing for a potentially substantial increase in work camps due to projects in the area and is mindful of infrastructure capacity.
 - Director Parker described that the Regional District is encouraging work camps to leave legacy benefits (such as infrastructure like housing, sewer/water/power connections, road improvements, etc.) to the area.
 - For the Bundzi and Ni Ti projects, there was discussion of both projects utilizing one piece of land to reduce the footprint caused by multiple work camp sites.
- Tax Benefits
 - Bundzi: 3.5million/year for 30 years
 - Area C and D
 - Innergex presented this information as the areas “Vanderhoof rural C” and “Vanderhoof rural D.” There was discussion regarding future clarification that this would impact Fort St. James Rural (Electoral Area C) and Fraser Lake Rural (Electoral Area D).
 - Ni Ti: Innergex is currently revalidating the numbers and should be able to provide an updated estimate next week.
- Turbines to site
 - Current route planning is in the preliminary coordination stage with MOTT.
 - Issues have been raised with moving large equipment through Burns Lake. There was discussion of using alternative routing, such as the Marilla FSR.

Review and Community Engagement

- Environmental approach: Yinka Dene based + BCER
 - Steps for environmental review include:
 - Step 1: Yinka Dene, gathering information and reviewing environmental impacts
 - Step 2: BCER, provide info from Step 1 to accompany provincial evaluations and referrals

- 3+ years: study/reviews/engagement
- Includes archeological work and studies on fish/aquatic life, wildlife, vegetation, birds and bats.
- Utilizing information gathered from the Ni Ti project to inform the Bundzi project:
 - Bats: adjusting the project to ensure less impact (e.g. Turndown – operating at lower outputs instead of fully spinning – during peak bat activity)
- Impacts to birds was raised as a prominent interest from residents.
 - Monitoring the location of nests and flight paths using information collected from online data sources and fieldwork helps to ensure turbine placement will have a reduced impact.
 - There was consensus that mitigation techniques to prevent negative impacts to birds and other wildlife need to be adequately communicated to residents.
- Information gathered utilizes a combination of studies (Western Knowledge), Traditional Knowledge (Indigenous) and community feedback.
- Community engagement and feedback opportunities will be available throughout the Bundzi project.
 - Open Houses: January 23rd open house, Q2 open house, summer open house.
 - Referral letters will be sent out to gather information on local values that should be integrated into the project.
 - Current opportunities for engagement include the website, email, and Facebook.
 - Future opportunities for engagement: open houses, and the ability to sign up to receive a newsletter with updates.



February 27, 2026

Regional District of Bulkley-Nechako
37 3rd Avenue, PO Box 820
Burns Lake, BC
V0J 1E0

SUBJECT: Ni Ti Mountain Wind Project Assessment Scoping

This letter is to provide you with an update on the Ni Ti Mountain Wind Project (the Project), as you have been identified as a stakeholder in respect to Project development. The proposed Project is a 200 MW Indigenous-majority-owned wind energy project being co-developed by Stellat'en First Nation, Nadleh Whut'en and Innergex Renewable Energy Inc., through the Ni Ti Mountain Power General Partnership (Ni Ti Power). The Project is located on Crown land, approximately 14 km south of Fraser Lake, with access from Highway 16. It will consist of 35 wind turbines and supporting infrastructure including collector lines, an on-site substation, a 230kV transmission line connecting to BC Hydro's Glenannan Substation, and an operations and maintenance facility. Please see the attached figure for a project overview.

Environmental studies, Project design, and preliminary engineering have progressed throughout 2024 and 2025, and the Project is now proceeding to developing and submitting an *Energy Resource Activities Act* (ERAA) permit application to the BC Energy Regulator (BCER).

As part of the ERAA permit application, we are developing assessment reports that consider how the Project, may affect environmental, social, and economic values during construction and over its lifetime. The purpose of these assessments is to identify potential effects and to collaboratively develop mitigation measures that can be integrated into Project design, construction methods, and operational practices to avoid, minimize, or manage those effects. As we begin these assessments, we are reaching out to you to help us identify key values you consider important and how you expect Ni Ti Power to study and consider those values. Your input will help to guide the assessment and its eventual recommendations.

At this stage, your input is requested on two topic areas to help scope the assessment: (i) quality of life impacts and (ii) cumulative effects. You will also have an opportunity to comment on the outcomes of all final reports during BCER-led consultation after the ERAA permit application is submitted, anticipated in late-2026.

Quality of Life Impacts

We anticipate that Project construction and operations will result in limited to no effects on quality of life due to its separation from residential areas and community infrastructure. Construction activities, including site preparation, road construction and upgrades, stream crossings, drilling and blasting, material transport, and infrastructure construction, are expected to be temporary and localized. Potential effects on quality of life during construction are anticipated to be minimal and may be limited to short-term visual and lighting disturbances, increased noise, and increased traffic along designated access routes.

Ni Ti Power

888 Dunsmuir Street, Suite 1100
Vancouver, British Columbia V6C 3K4
Canada
Tel. 604 633-9990
nithi_mountain@innergex.com





During operations, activities such as routine maintenance access and vegetation management are not expected to result in measurable effects on the community's quality of life. Turbine noise and shadow flicker are not anticipated to have offsite effects due to the remote nature of the Project. Site access will be managed throughout both construction and operations to maintain safe conditions, with temporary and localized restrictions implemented only when required for safety, such as active work areas or during winter icing conditions near turbines.

Cumulative Effects

Cumulative effects refer to the combined interactions on the environment resulting from past, existing, and reasonably foreseeable activities, including the Project. The assessment will rely on field studies and available data. However, we are also interested in any local knowledge, observations, or records you may wish to share to ensure the cumulative effects assessment is comprehensive and reflects your experience with the land.

We are also seeking your input on the environmental, social, cultural, and economic values that are important to you, as well as your preferred approach for assessing values and identifying boundaries.

Additional Reports

BCER requires proponents to share the Project's socio-economic impact report and decommissioning and restoration plan with local authorities. At this time, these two documents are being finalized. Once complete, the reports will be shared with the Regional District of Bulkley-Nechako for review. In the meantime, Ni Ti Power would appreciate receiving your initial input on community priorities and our assessments.

Providing Feedback

Ni Ti Power welcomes your input on the topics outlined above. Your feedback will help ensure that land use and access are considered in the assessment and mitigation planning. Please do not hesitate to contact us should you have questions or wish to meet to discuss your feedback. We can be reached at niti_mountain@innergex.com or 778-554-1652. You are also welcome to visit the project website for the latest project newsletter at www.nitimountainwind.com.

You may make a submission directly to the BCER under section 22(5) of the ERAA. The BCER has established a 30-day period for receipt of your comments or for you to request a meeting with us. Please quote Application Determination (AD) number 100122480 when corresponding with BCER. However, we are always happy to connect and welcome conversations at any time.

Submissions can be sent directly to the Project,

Ni Ti Power
niti_mountain@innergex.com
 778-554-1652

or to:

British Columbia Energy Regulator (BCER)
 #201 - 1110 6th Ave
 Prince George, BC, V2L 3M6
<https://www.bc-er.ca/contact/>

Best regards,

Virginia Rodriguez
 Specialist, Community and Government Relations



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning and Development Services
Date: March 26, 2026
Subject: **Ni Ti Mountain Wind Project Preliminary Engagement**

RECOMMENDATION: (all/directors/majority)

That a letter be sent to the Ni Ti Power General Partnership, copied to the BC Energy Regulator, as outlined in the discussion section of this report.

BACKGROUND

The Project

The RDBN has received the attached letter dated February 27, 2026, from Ni Ti Power, which is a General Partnership between the Stellat'en First Nation, Nadleh Whut'en First Nation and Innergex Renewable Energy Inc. This referral letter is asking the RDBN to identify key values the RDBN considers important and how the RDBN expects Ni Ti Power to study and consider those values. Specifically, they are requesting input on quality-of-life impacts and cumulative effects.

The Ni Ti Mountain Wind Project is a proposed windfarm including approximately 35 turbines which are 200 metres tall to the tip of the blade. The closest turbine is proposed to be approximately 14 km south of the Village of Fraser Lake. The windfarm will be connected to the grid by a transmission line which parallels the Blackwater Mine Transmission Line and connected to the BC Hydro substation at Endako Mine Road. The project is described in further detail in the attached Project Overview Map and PowerPoint presentation.

The Process

The Provincial Government has exempted wind projects from the Environmental Assessment process and has assigned the BC Energy Regulator (BCER) with responsibility for all windfarm project reviews and approvals. The Province has not yet released the regulatory policy which will guide the BCER's approach in regard to their new responsibilities. Based on the preliminary description of the process released by the Province the review process appears to be comprehensive. However, the role for local governments based on BCER regulation may be limited. Staff's understanding of the process, based on information available to date, is that the RDBN's involvement in the wind farm project process will be as follows.

Step 1: Preliminary engagement by the proponent with the RDBN (this referral).

Step 2: Proponent completion of impact studies and final reports.

Step 3: Proponent submission of impact studies and final reports to the BCER.

Step 4: BCER referral of impact studies and final reports to the RDBN for comment.

Step 5: BCER approval.

The RDBN has made it clear to the BCER and the proponent that the RDBN wants an opportunity to review and comment on draft impact studies, management plans, and final reports prior to their completion and submission to the BCER for approval. Ni Ti Power has indicated their intent is to provide two upcoming engagement opportunities for the RDBN in the coming months, prior to submission of their application to the BCER. First, when they share the draft Existing Conditions Reports, and second, when they we share the draft Impact and Cumulative Effects Assessments.

DISCUSSION

There are several potential windfarm projects in the region and the RDBN Board has expressed concern about the impacts to local communities and the cumulative impacts on the region. Based on staff's review of the situation, and an understanding of the Board's concerns staff recommend that a letter be sent to the Ni Ti Power General Partnership, copied to the BC Energy Regulator which includes the following:

Quality of Life Impacts and Cumulative Effects

The RDBN has concerns regarding the following quality of life impacts and cumulative effects:

a. Environmental impacts – The RDBN and its residents are relying on the proponent and the Province to undertake a thorough examination of the projects impact to the environment including wildlife, giving notable consideration to the cumulative impacts associated with these projects in the region. Mitigations such as shared transmission lines should be considered.

b. Backcountry access and traffic management impacts – The proponent should develop an access management plan which clearly outline the impact on back country access during construction as well as long-term during operations. A traffic management plan should also be developed which include adequate measures to ensure forest service road safety during the construction process.

c. Decommissioning and reclamation impacts – The proponent should develop a decommissioning plan, in consultation with the RDBN which identifies the impacts on RDBN's landfills or other facilities and includes financial security adequate to ensure appropriate decommissioning.

d. Viewscape impacts – The proponent should complete a visual impact study which includes viewscape modelling from a number of strategic locations to assist in evaluating the project's visual impacts.

e. Noise and flickering impacts - The proponent should complete a noise and flicker impact study and mitigation plan based on engagement with property owners and license holders which may be potentially impacted.

The RDBN appreciates Ni Ti Power's referral and the opportunity to provide input on the draft studies and reports being prepared. It is important that local governments be provided with an opportunity to comment on the adequacy of draft impact studies, management plans and final reports prior to their completion and submission to the BCER for approval.

2. Work Camp Impacts

The RDBN has an interest in understanding the impacts associated with the work camp used during the construction process and working proactively with the proponent to evaluate and mitigate those impacts. The impacts are closely associated with the location, size and duration of operation of the work camp, as well as the manner in which the work camp deals with issues such as water supply, solid and liquid waste, emergence response, and social issues. The RDBN requests that these issues be addressed with the RDBN as soon as possible.

ATTACHMENTS:

Referral Letter

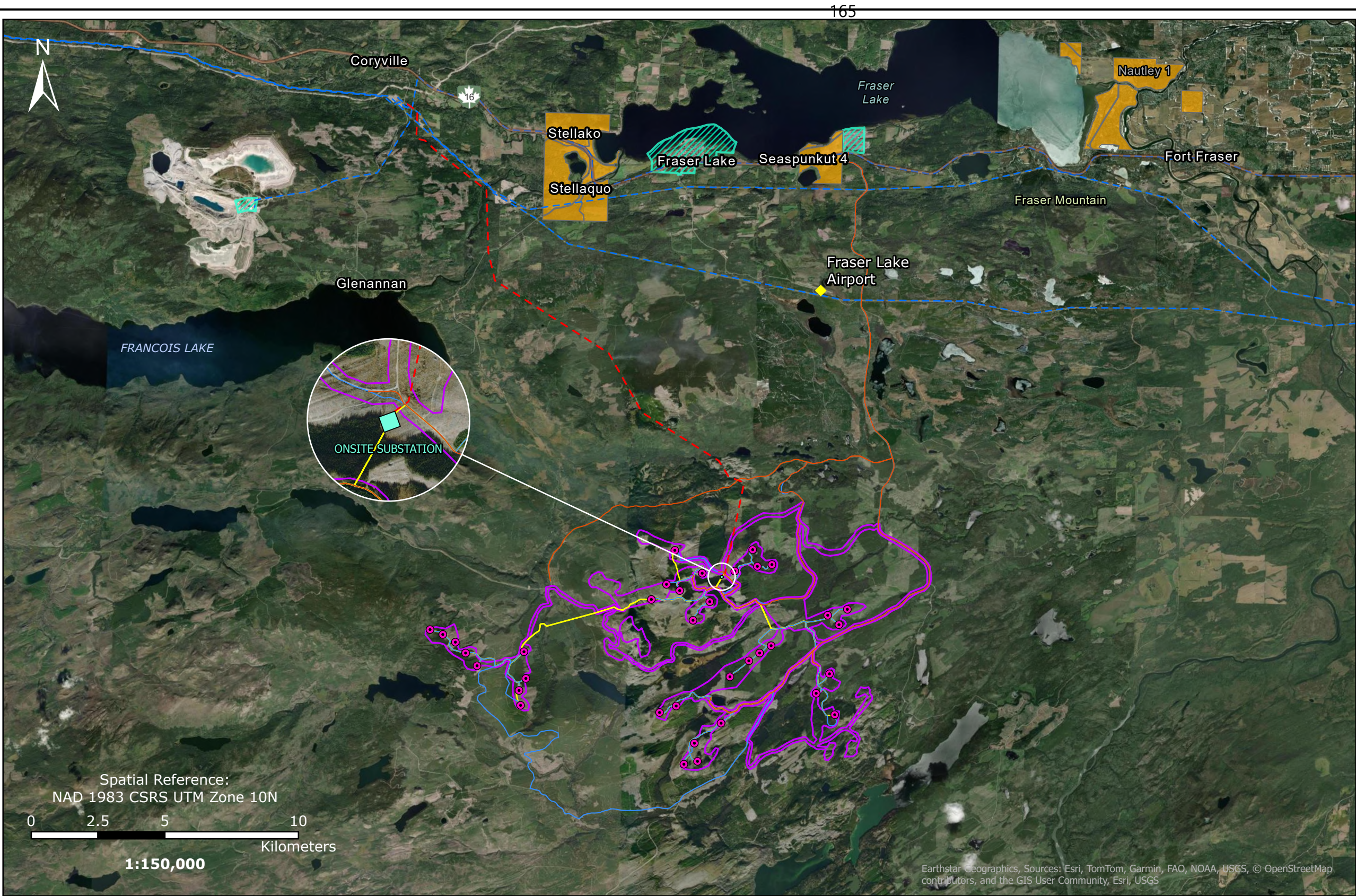
Project Overview Map

[Ni Ti Mountain Wind Project Update Presentation \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

1. Relationships with First Nations
2. Advocacy with the Province
4. Community and Economic Stability



LEGEND	
	Investigative Use Licence Area
	First Nation Reserve
	Village of Fraser Lake Municipality
	Onsite Substation
	Turbines
	Existing Road
	Wind Farm Road
	Collector Lines
	230kv Transmission Line
	Existing Transmission Line

- NOTES & SOURCES:**
- THIS IS NOT A STAND-ALONE DOCUMENT AND SHOULD BE READ IN THE CONTEXT OF THE ACCOMPANYING REPORT.
 - MAPPED FEATURES ARE FOR ILLUSTRATIVE PURPOSES. PRECISE LOCATIONS SHOULD BE CONFIRMED BY SURVEY
 - EXISTING TRANSMISSION LINE, FIRST NATION RESERVES, MUNICIPALITY & AIRPORT: DATA BC
 - BASE MAPS: ESRI



Project:	NI TI MOUNTAIN WIND PROJECT	Project No:	0306.03.01
Prepared for:	NI TI MOUNTAIN POWER GENERAL PARTNERSHIP	Drawn on:	2025-07-11
Title:	PROJECT OVERVIEW	Format:	11" x 17"
		Figure:	1



February 27, 2026

Regional District of Bulkley-Nechako
37 3rd Avenue, PO Box 820
Burns Lake, BC
V0J 1E0

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Environmental studies, Project design, and preliminary engineering have progressed throughout 2024 and 2025, and the Project is now proceeding to developing and submitting an *Energy Resource Activities Act* (ERAA) permit application to the BC Energy Regulator (BCER).

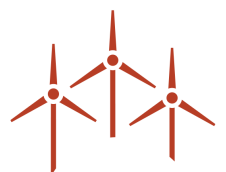
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At this stage, your input is requested on two topic areas to help scope the assessment: (i) quality of life impacts and (ii) cumulative effects. You will also have an opportunity to comment on the outcomes of all final reports during BCER-led consultation after the ERAA permit application is submitted, anticipated in late-2026.

Quality of Life Impacts

We anticipate that Project construction and operations will result in limited to no effects on quality of life due to its separation from residential areas and community infrastructure. Construction activities, including site preparation, road construction and upgrades, stream crossings, drilling and blasting, material transport, and infrastructure construction, are expected to be temporary and localized. Potential effects on quality of life during construction are anticipated to be minimal and may be limited to short-term visual and lighting disturbances, increased noise, and increased traffic along designated access routes.

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Tel. 604 633-9990
nithi_mountain@innergex.com





During operations, activities such as routine maintenance access and vegetation management are not expected to result in measurable effects on the community's quality of life. Turbine noise and shadow flicker are not anticipated to have offsite effects due to the remote nature of the Project. Site access will be managed throughout both construction and operations to maintain safe conditions, with temporary and localized restrictions implemented only when required for safety, such as active work areas or during winter icing conditions near turbines.

Cumulative Effects

Cumulative effects refer to the combined interactions on the environment resulting from past, existing, and reasonably foreseeable activities, including the Project. The assessment will rely on field studies and available data. However, we are also interested in any local knowledge, observations, or records you may wish to share to ensure the cumulative effects assessment is comprehensive and reflects your experience with the land.

We are also seeking your input on the environmental, social, cultural, and economic values that are important to you, as well as your preferred approach for assessing values and identifying boundaries.

Additional Reports

BCER requires proponents to share the Project's socio-economic impact report and decommissioning and restoration plan with local authorities. At this time, these two documents are being finalized. Once complete, the reports will be shared with the Regional District of Bulkley-Nechako for review. In the meantime, Ni Ti Power would appreciate receiving your initial input on community priorities and our assessments.

Providing Feedback

Ni Ti Power welcomes your input on the topics outlined above. Your feedback will help ensure that land use and access are considered in the assessment and mitigation planning. Please do not hesitate to contact us should you have questions or wish to meet to discuss your feedback. We can be reached at niti_mountain@innnergex.com or 778-554-1652. You are also welcome to visit the project website for the latest project newsletter at www.nitimountainwind.com.

You may make a submission directly to the BCER under section 22(5) of the ERAA. The BCER has established a 30-day period for receipt of your comments or for you to request a meeting with us. Please quote Application Determination (AD) number 100122480 when corresponding with BCER. However, we are always happy to connect and welcome conversations at any time.

Submissions can be sent directly to the Project,

Ni Ti Power
niti_mountain@innnergex.com
 778-554-1652

or to:

British Columbia Energy Regulator (BCER)
 #201 - 1110 6th Ave
 Prince George, BC, V2L 3M6
<https://www.bc-er.ca/contact/>

Best regards,

Virginia Rodriguez
 Specialist, Community and Government Relations



April 2, 2026

Virginia Rodriguez Specialist
Community and Government Relations
Ni Ti Power

Via email: niti_mountain@innergex.com

Ni Ti Mountain Wind Project Preliminary Comments

The RDBN Board appreciates your letter asking the RDBN to provide written comments regarding the key values the RDBN considers important and how those values may be considered by Ni Ti Power as they assess the impacts associated with the proposed Ni Ti Mountain Wind Project. The RDBN also appreciates Ni Ti Power's commitment to providing the RDBN with opportunity to review and comment on draft Existing Conditions Reports and draft Impact and Cumulative Effects Assessments prior to submission of an application to the BCER for the project.

The RDBN has the following comments relating to resident quality of life and cumulative impacts concerns.

Environmental impacts – The RDBN and its residents are relying on Ni Ti Power and the Province to undertake a thorough examination of the projects impact to the environment including wildlife, giving notable consideration to the cumulative impacts associated with these projects in the region. It is requested that mitigations such as shared transmission lines be considered.

Backcountry access and traffic management impacts – Ni Ti Power is asked to develop an access management plan which clearly outline the impact on back country access during construction as well as long-term during operations. A traffic management which includes adequate measures to ensure forest service road safety during the construction process would also be useful.

Decommissioning and reclamation impacts – Ni Ti Power is asked to develop a decommissioning plan, in consultation with the RDBN which identifies the impacts on RDBN's landfills or other facilities and includes financial security adequate to ensure appropriate decommissioning.

Viewscape impacts – A visual impact study which includes viewscape modelling from a number of strategic locations would assist in evaluating the project's visual impacts.

Noise and flickering impacts – Ni Ti Power is asked to complete a noise and flicker impact study and mitigation plan based on engagement with property owners and license holders which may be potentially impacted.

Work Camp Impacts - The RDBN has an interest in understanding the impacts associated with the work camp used during the construction process and working proactively with the proponent to evaluate and mitigate those impacts. The impacts are closely associated with the location, size and duration of operation of the work camp, as well as the manner in which the work camp deals with issues such as water supply, solid and liquid waste, emergence response, and social issues. The RDBN requests that these issues be addressed with the RDBN as soon as possible.

As noted, the RDBN appreciates Ni Ti Power's referral and the request that we to provide input on the draft studies and reports being prepared. It is important that local governments be provided with an opportunity to comment on the draft impact studies, management plans and final reports prior to their completion and submission to the BCER for approval.

We look forward to working with Ni Ti Power's on the Ni Ti Mountain Wind Project to our mutual benefit. Please do not hesitate to contact Jason Llewellyn, Director of Planning and Development Services should you have any questions or comments regarding the above.

Sincerely,



Mark Parker
Chair, RDBN Board of Directors

cc: British Columbia Energy Regulator (<https://www.bc-er.ca/contact/>)



April 20, 2026

Sent via Email

Regional District of Bulkley-Nechako

SUBJECT: Ni Ti Mountain Wind Project Draft Current Conditions Reports

This letter is to provide you with an update on the Ni Ti Mountain Wind Project (the Project), as you have been identified as a stakeholder in respect to Project development. The proposed Project is a 200 MW Indigenous-majority-owned wind energy project being co-developed by Stelat'en First Nation, Nadleh Whut'en and Innergex Renewable Energy Inc., through the Ni Ti Mountain Power General Partnership (Ni Ti Power). The Project is located on Crown land, approximately 14 km south of Fraser Lake, with access from Highway 16. It will consist of 35 wind turbines and supporting infrastructure including collector lines, an on-site substation, a 230kV transmission line connecting to BC Hydro's Glenannan Substation, and an operations and maintenance facility.

Environmental studies, Project design, and preliminary engineering have progressed throughout 2024 and 2025, and the Project is now proceeding to developing an *Energy Resource Activities Act* (ERAA) permit application to the BC Energy Regulator (BCER).

Current Conditions Reports

As part of the project activities progressing towards ERAA permit application, we would like to inform you that the draft Current Conditions Reports are now publicly available on the project website at www.nitimountainwind.com

The purpose of the Current Conditions Reports are to establish an in-depth understanding of the baseline environmental conditions of the project's local context. The core areas of focus are aquatic and terrestrial ecosystems. Any questions or feedback you may have regarding these reports are welcome. We will continue to update you as new reports are finalized later this spring/summer.

Invitation to attend Open Houses

Ni Ti Power also invites you to attend our upcoming public open houses which will be held on:

- May 27, 2026 from 5:00 to 8:00 PM at the Royal Canadian Legion Fraser Lake Branch (165 Chowsunket St, Fraser Lake, B.C.)
- May 29, 2026 from 5:00 to 8:00 PM at the Community Hall in Fort Fraser (470 Corporation St, Fort Fraser, BC V0J 1S0; adjacent to Petro-Canada gas station)

We will be sharing key findings from the Current Conditions Reports as well as answering any questions you may have regarding the Project.

Ni Ti Power
 888 Dunsmuir Street, Suite 1100
 Vancouver, British Columbia V6C 3K4
 Canada
 Tel. 604 633-9990
niti_mountain@innergex.com





Providing Feedback

Ni Ti Power appreciates your input on the Current Conditions Reports. Your feedback will help inform that local knowledge is considered in the assessment and mitigation planning that will be completed after the Current Conditions Reports are finalized. Please do not hesitate to contact us should you have questions or wish to meet to discuss your feedback. We can be reached at niti_mountain@innergex.com or 778-554-1652. You are also welcome to visit the project website for the latest project newsletter at www.nitimountainwind.com.

Best regards,

A handwritten signature in blue ink, appearing to read "Virginia Rodriguez".

Virginia Rodriguez
Specialist, Community and Government Relations

We would also like to note that you may make a submission directly to the BCER. The BCER has established a 30-day period for the receipt of your comments or for you to request a meeting with us. Please quote Application Determination (AD) number 100122480 when corresponding with BCER. However, we are always happy to connect and welcome conversation at any time.

To contact the BCER directly submissions can be sent to:

British Columbia Energy Regulator (BCER)
#201 - 1110 6th Ave
Prince George, BC, V2L 3M6
<https://www.bc-er.ca/contact/>

From: [Niti Mountain Project](#)
To: [Jason Llewellyn](#); [Mark Parker](#); [Curtis Helgesen](#); [Kaia Nitchie](#)
Cc: [Niti Mountain Project](#); [Cheryl Anderson](#)
Subject: RE: NiTi Mountain Wind Project RDBN preliminary comment
Date: April 28, 2026 5:07:38 PM
Attachments: [2025-09-08_NIM-2819_GreenCat_Visual_Simulation_VP1- Cabin Creek Falls Trail Head_v1.0.pdf](#)
[2025-09-08_NIM-2819_GreenCat_Visual_Simulation_VP2 - Francois Lake_v1.0.pdf](#)
[2026-04-01_NIM-2819_Current_Conditions_RDBN.pdf](#)

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

Hello Jason and RDBN Team,

Thank you for taking the time to share your comments.

For convenience, I've copied your questions below and provided responses in [blue](#).

Environmental impacts – The RDBN and its residents are relying on Ni Ti Power and the Province to undertake a thorough examination of the projects impact to the environment including wildlife, giving notable consideration to the cumulative impacts associated with these projects in the region. It is requested that mitigations such as shared transmission lines be considered.

[The Project will undergo a robust environmental permitting process through the BC Energy Regulator. This process will include an assessment of impacts to wildlife and other values, including a cumulative effects assessment. You will be given the opportunity to review and comment on application materials as they become available this summer. To your note about shared transmission lines – this initiative is something we would support, but in order to realize this aim, BC Hydro would need to own and operate the transmission line \(and make it available to multiple users\). Discussions on this topic have been initiated with BC Hydro for this region, but it is unlikely that progress will be made soon enough to enable the Ni Ti Mountain project to participate in a shared line.](#)

Backcountry access and traffic management impacts – Ni Ti Power is asked to develop an access management plan which clearly outline the impact on back country access during construction as well as long-term during operations. A traffic management which includes adequate measures to ensure forest service road safety during the construction process would also be useful.

[An Access Management Plan, including traffic management measures will be completed as a component of the BCER permitting process.](#)

Decommissioning and reclamation impacts – Ni Ti Power is asked to develop a decommissioning plan, in consultation with the RDBN which identifies the impacts on RDBN's landfills or other facilities and includes financial security adequate to ensure appropriate decommissioning.

[A Decommissioning and Restoration Plan will be completed as a component of the BCER permitting process.](#)

Viewscape impacts – A visual impact study which includes viewscape modelling from a number of strategic locations would assist in evaluating the project's visual impacts.

Visual simulations have been created to show the project's visibility from several viewpoints. Please see visual simulations as attachments.

Noise and flickering impacts – Ni Ti Power is asked to complete a noise and flicker impact study and mitigation plan based on engagement with property owners and license holders which may be potentially impacted.

Noise and shadow flicker reports will be produced as part of the BCER permitting process. Neither of these issues are anticipated to be issues for the Project, as no occupied residences are located within 1.5 km of the Project. You will recall receiving a message in February requesting comments on potential quality of life impacts. All surrounding rightsholders and interested parties received this letter, and any feedback received will be considered during development of the Project's design.

Work Camp Impacts - The RDBN has an interest in understanding the impacts associated with the work camp used during the construction process and working proactively with the proponent to evaluate and mitigate those impacts. The impacts are closely associated with the location, size and duration of operation of the work camp, as well as the manner in which the work camp deals with issues such as water supply, solid and liquid waste, emergence response, and social issues. The RDBN requests that these issues be addressed with the RDBN as soon as possible.

A location and operational details for the work camp have not yet been finalized. The RDBN will be engaged on camp details when details are available.

Draft Current Conditions Reports and Invitation to Upcoming Open Houses

We would also like to take this opportunity to share an update with you that the draft Current Conditions Reports have been published on the project website for your review: www.nitimountainwind.com. Please see the attached letter titled for more information.

As well, I'd like to invite you to attend our upcoming public open houses which will be held on:

- May 27, 2026 from 5:00 to 8:00 PM at the Royal Canadian Legion Fraser Lake Branch (165 Chowsunket St, Fraser Lake, B.C.)
- May 29, 2026 from 5:00 to 8:00 PM at the Community Hall in Fort Fraser (470 Corporations St, Fort Fraser, BC V0J 1S0; adjacent to the Petro-Canada gas station)

We will be sharing key findings from the draft Current Conditions Reports as well as answering any questions you may have regarding the Project.

If you have any questions or would like to share your thoughts, please feel free to contact me.

Best Regards,

Virginia Rodriguez
On behalf of the Ni Ti Mountain Wind Project

From: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>
Sent: April 2, 2026 11:33 AM
To: Niti Mountain Project <niti_mountain@innergex.com>
Cc: Virginia Rodriguez <vrodriguez@innergex.com>; Cheryl Anderson <cheryl.anderson@rdbn.bc.ca>
Subject: NiTi Mountain Wind Project RDBN preliminary comment

**** AVERTISSEMENT:** Ce courriel a été envoyé de l'extérieur de l'organisation. Ne cliquez pas sur les liens ni sur les pièces jointes à moins de reconnaître l'expéditeur et de savoir que le contenu est sans danger.

**** WARNING:** This email originated from outside of the organization. Do not click on links or open any attachments unless you recognize the sender and know that the content is safe.

Please see the attached letter from the RDBN in response to your request for comment on the Ni Ti Mountain project.

Cheers

Jason Llewellyn, MSc., RPP
 Director of Planning
 Regional District of Bulkley-Nechako / www.rdbn.bc.ca
jason.llewellyn@rdbn.bc.ca / Direct Line: 250-692-1225
 37 3rd Avenue / PO Box 820, Burns Lake, BC, V0J 1E0
 Office Phone: 250-692-3195 / 1-800-320-3339

I respectfully acknowledge that I live and work on the traditional territories of the First Nations in the Bulkley and Nechako watersheds.

This message is intended for the addressee(s) named and is confidential. The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

From: [Amy Wainwright](#)
To: [Justin McKellar](#)
Cc: [Jason Llewellyn](#)
Subject: RE: Building Permit Inquiry
Date: April 23, 2026 4:25:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Justin,

To confirm, this location is outside the RDBN building inspection and zoning areas. Logging permits are done through the province. The Front Counter BC website might have more information.

Sincerely,

Amy Wainwright, B.Sc.
 Deputy Director of Planning and Development Services

amy.wainwright@rdbn.bc.ca | Cell 250-251-5738 | Direct Line 250-692-1567

This message is intended for the addressee(s) named and is confidential.

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From: Justin McKellar <justin@tasu.ca>
Sent: April 23, 2026 4:14 PM
To: Amy Wainwright <amy.wainwright@rdbn.bc.ca>
Cc: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>
Subject: Re: Building Permit Inquiry

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

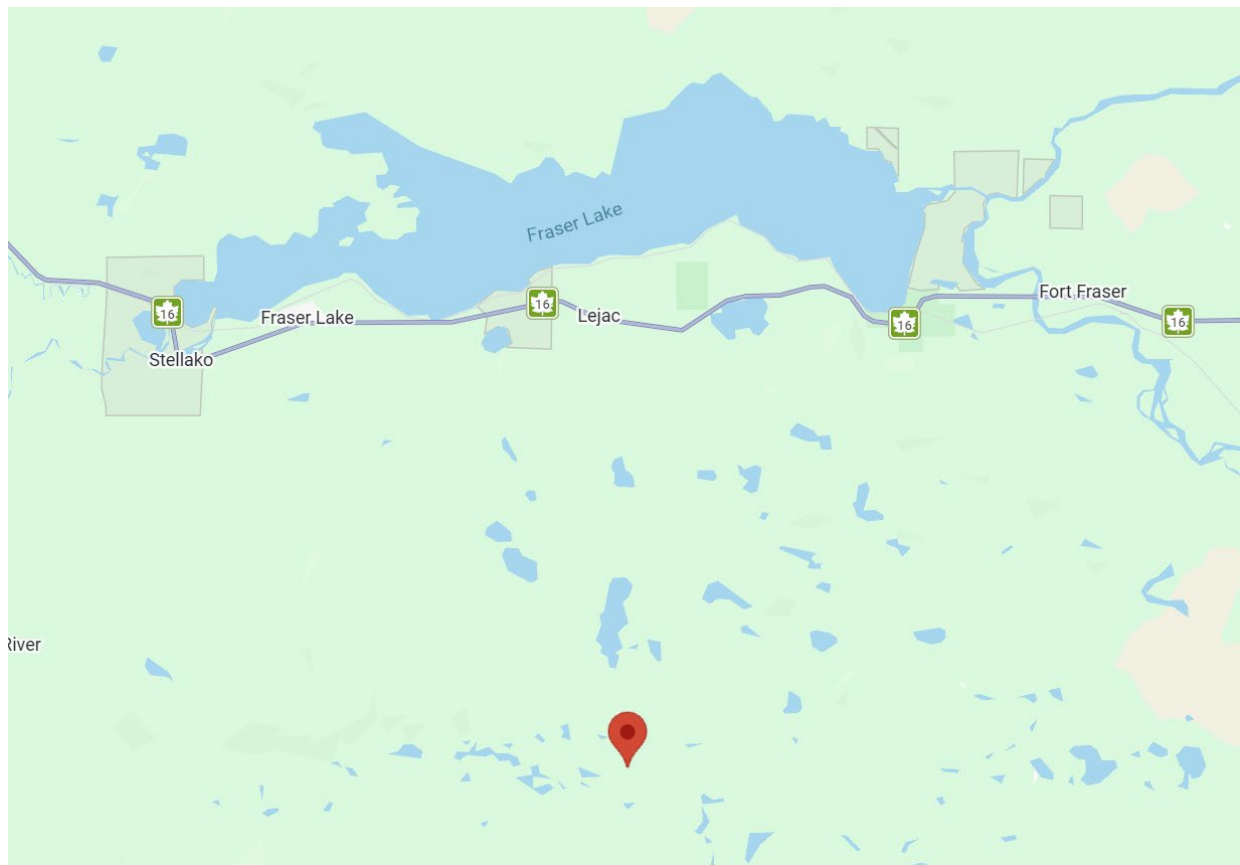
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That is correct.

Get [Outlook for Android](#)

From: Amy Wainwright <amy.wainwright@rdbn.bc.ca>
Sent: Thursday, April 23, 2026 4:08:13 PM
To: Justin McKellar <justin@tasu.ca>
Cc: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>
Subject: RE: Building Permit Inquiry

This location is south of Fraser Lake at the junction of the Holy Cross Road and Holy Cross Binta Forest Service Road?



Amy Wainwright, B.Sc.
Deputy Director of Planning and Development Services

amy.wainwright@rdbn.bc.ca | Cell 250-251-5738 | Direct Line 250-692-1567

This message is intended for the addressee(s) named and is confidential.

The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

From: Justin McKellar <justin@tasu.ca>
Sent: April 23, 2026 3:48 PM
To: Amy Wainwright <amy.wainwright@rdbn.bc.ca>
Cc: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>
Subject: RE: Building Permit Inquiry

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EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello again Amy,

I have another potential site located at:

53°57'21.0"N 124°43'36.7"W

The site is intended for a camp as well. I'm assuming it would be the same requirements as you noted below, but I'd like to confirm.

Because this site is fully treed with second growth trees, what permitting would we need to include for the tree removal?

Justin McKellar, CET

Project Development Manager

Tasu Construction Ltd.

C. 587 223 5950 (preferred)

O. 604 239 4155

www.tasu.ca

[Tasu Construction: About | LinkedIn](#)



From: Amy Wainwright <amy.wainwright@rdbn.bc.ca>

Sent: Thursday, April 2, 2026 8:46 AM

To: Justin McKellar <justin@tasu.ca>

Cc: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>

Subject: RE: Building Permit Inquiry

Hi Justin,

I checked the three site locations that you sent and can confirm the answers to your questions as follows:

1. All three sites are not zoned under the RDBN zoning bylaw and are undesignated in each applicable Official Community Plan. Therefore, no approvals are required for work camps at these locations.
2. A Temporary Use Permit is not required for work camps at these locations.
3. All three sites are outside the RDBN building inspection service areas, therefore building permits are not required.
4. Since all three sites do not require building permits, no building inspections would apply.

Please let me know if you have any further questions or if the camp locations change.

Sincerely,

Amy Wainwright, B.Sc.

Deputy Director of Planning and Development Services

amy.wainwright@rdbn.bc.ca | Cell 250-251-5738 | Direct Line 250-692-1567

This message is intended for the addressee(s) named and is confidential.

The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

From: Justin McKellar <justin@tasu.ca>

Sent: April 1, 2026 10:45 AM

To: RDBN Planning <planning@rdbn.bc.ca>

Cc: Callum Norrish <callum@tasu.ca>; James Fell <james@tasu.ca>

Subject: Building Permit Inquiry

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EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good morning,

I've been asked to develop some preliminary planning and budgets for potential temporary camps for the PRGT Pipeline Project. I have been given 3 site locations that I'm looking to find out about the Building Permit requirements for each site.

The Site Locations are:

Camp 1 54°56'12.39"N, 124°11'09.23"W

Camp 2 54°49'41.05"N 125°38'20.41"W

Camp 3 55°21'45.27"N 126°40'09.87"W

My primary questions for each of these three sites are:

1. Do each of these sites currently have zoning for a camp?
2. Does each site have the ability to accept an application for a Temporary Use Permit?
 - a. Do you have a list of requirements for a TUP process?
3. Does each site require full Building Permit application?
4. Would each site require a Building Permit Inspection?

Your help is much appreciated.

Regards,

Justin McKellar, CET

Project Development Manager

Tasu Construction Ltd.

C. 587 223 5950 (preferred)

O. 604 239 4155

www.tasu.ca

[Tasu Construction: About | LinkedIn](#)



Jason Llewellyn

From: Jason Llewellyn
Sent: June 26, 2026 2:21 PM
To: Niti Mountain Project
Cc: Mark Parker; Curtis Helgesen
Subject: RE: NiTi Mountain Wind Project RDBN preliminary comment
Attachments: Industrial Facility Planning.pdf

Hi Virginia. I am so sorry for signing in late for the meeting. Please pass on my apologies to those who is missed, and please see the comments below as a follow up on our meeting.

The attached brochure outlines the key issue to consider from the RDBN's perspective when planning the work camp, and other construction related facilities. Of specific interest to the RDBN is the management of solid waste for the work camp. The sooner you can get us a solid waste management plan for review and comment the better. We also ask to be able to review your emergency response plan for the work camp (fire response, evacuations, communications, etc.). Additionally, we encourage you to sort out where you are getting water and where you are disposing of liquid waste. I expect your approach may be to obtain these services from a municipality. If this is the case we encourage you to begin these contractual discussions with the municipality as soon as possible.

With regard to issues associated with the wind farm our comments are as identified in our formal referral responses. We very much appreciate your willingness to provide us with draft studies and plans for comment prior to their submission to the BCER.

Please don't hesitate to give me a call at any time regarding the above.

Sincerely!!

Jason Llewellyn, MSc., RPP
 Director of Planning
 Regional District of Bulkley-Nechako / www.rdbn.bc.ca
jason.llewellyn@rdbn.bc.ca / Direct Line: 250-692-1225
 37 3rd Avenue / PO Box 820, Burns Lake, BC, V0J 1E0
 Office Phone: 250-692-3195 / 1-800-320-3339

I respectfully acknowledge that I live and work on the traditional territories of the First Nations in the Bulkley and Nechako watersheds.

This message is intended for the addressee(s) named and is confidential. The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

186 Energy Inc.

Reply to RDBN Formal Response Regarding IUL Application New EERA 100123014

Regional District of Bulkley-Nechako
37 Third Avenue
PO Box 820
Burns Lake, BC. V0J 1E0.

Greetings;

Re: 186 Energy Inc. Investigative Use Licence ERAA: 100123014

Thank you for your letter of July 7, 2026 and BCER Written Submission Form in respect to our application for the above captioned Investigative Use Licence (IUL) on BC Crown land situated to the north of Endako and the BC Hydro Glenannan Substation and the North Coast Transmission Line (NCTL) corridor.

Your letter notes that the June 25 meeting of the RDBN Board of Directors passed a resolution to provide the following response:

“The Regional District has concerns regarding the cumulative effects of wind farms and requests that the Province develop a strategy to manage the number and cumulative effects of wind farms in the region. The RDBN is concerned that the BC Hydro Call for Power process and the BCER approval process for selected projects is not adequate to protect community interest in the RDBN.”

The BCER requires that all Applicants must respond to all submissions received from recipients who were engaged through the formal consultation process.

The RDBN concerns and requests are correctly directed for consideration of the provincial government. Only the provincial government can engage on the referenced policies. Regardless of that circumstance, as the Applicant we appreciate this opportunity to provide some additional information to the RDBN on the BC wind power development process.

This letter may be considered as information.

The purpose of our IUL application is to undertake a **wind power feasibility study** within specific application boundaries. The proposed study described in our Investigative Plan and shared with the RDBN includes measuring the wind resource and undertaking various non-disturbance studies of other technical, environmental, engineering and land use characteristics. **Our study is not an application for a Permit to build a wind project.** If the study determines the site is unsuitable for a wind project, we will remove the monitoring station and leave the site untouched as we found it.

If the study indicates a wind project may be feasible at the site, it does not necessarily mean a wind project will be constructed at the site. Advancing any IUP tenure to become a constructed wind project is a significant multi-year undertaking which is conditional on a number of contracts, permits and consents. At a minimum, these include receiving an Electricity Purchase Agreement (EPA) from BC Hydro within a lowest power price competitive power call (RFP) open to competing project bidders situated throughout British Columbia. It would also be conditional on arranging First Nations consent and project co- ownership, obtaining the appropriate Crown land tenures, obtaining all permits and project financing, and the timely securing of major project components (turbines, transformers, conductors, etc.) necessary to achieve the contracted power delivery date.

July 14, 2026

2 of 2

With respect to the concern about the **number and cumulative effects of wind farms in the region**, our research indicates that less than 10% of wind IUL tenures issued on BC Crown land have resulted in actual BC wind projects that are built or building. Also, only 1 of 23 now built or EPA contracted and building BC wind projects is located in the RDBN. In a similar way, only a fraction of the thousands of BC mineral claims on Crown land result in operational mines.

With respect to potential **future land impacts**, if a contemporary 100 to 200 MegaWatt (MW) wind farm was built in future in our study application area, the expected direct land use by turbines would require less than approximately 200 hectares, or less than 5% of our proposed study area. This is a relatively small footprint compared to alternate power sources, including reservoir hydro-electric projects.

With respect to **protecting community interests**, the boundaries of the IUL study area have been drawn to avoid overlapping provincially mapped valued components. There is no overlap of Water Sustainability Act Features, Conservation Lands, ALR Lands, NGO Conservation Areas, Protected Areas, Parks or Regional Greenspaces. There is no overlap of designated Wildlife Habitat Areas, Management Areas, Habitat Features, or Ungulate Winter Range Areas. Also, we sent Notification Letters to all community Rights Holders whose tenures or territories are overlapped by portions of the application study area including holders of Trap Lines, Range Tenures, Guide Outfitter territories, Forestry tenures and Mineral claim tenures.

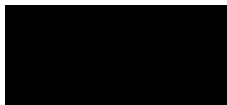
Development can bring significant benefits to First Nations and the RDBN generally

In the event our proposed feasibility study is successful, and a wind project is developed in future years, the project will provide **significant economic and job creation benefits** to the RDBN. If built to the two mentioned capacities, the regional investment in new clean energy infrastructure would be approximately \$300 to \$600 Million. The Project would create more than 200 construction jobs for 1 to 3 years, and up to another 10 to 15 local long-term careers in project operations and maintenance. Indirect and induced jobs would also be created to support local businesses and services, with a substantial regional economic benefit generated over the 30 year service life of the Project.

Notification Letters have also been sent to all First Nations whose traditional territories are overlapped by the application area. Any future Project that may arise from a successful feasibility study will be co-owned by regional First Nations, bringing new wealth creation and other economic benefits to their communities, as well as the region and province generally.

Thank you for providing an opportunity to share this information.

Yours truly,



Steve Davis, P.Eng.
Director,
186 Energy Inc.



July 7, 2026

Steve Davis, P.Eng, Director
186 Energy Inc.
#4289 – 3151 Lakeshore Road
Kelowna, BC, V1W 3S9
Via email: svdavis@gmail.com

Dear Steve Davis:

186 Energy Inc. Investigative Use Licence ERRA: 100123014

At their June 25, 2026 Regular Board Meeting, the RDBN Board of Directors made a resolution to provide the following in response to the High Ridge Investigative Use Licence (IUL) Application (ERRA #100123014).

"The Regional District has concerns regarding the cumulative effects of wind farms and requests that the Province develop a strategy to manage the number and cumulative effects of wind farms in the region. The RDBN is concerned that the BC Hydro Call for Power process and the BCER approval process for selected projects is not adequate to protect community interests in the RDBN."

Attached is a BCER written submission form associated with the IUL ERRA: 100123014.

Sincerely,

Natasha Burgert
Planning Summer Student

cc: British Columbia Energy Regulator (writtensubmissions@bc-er.ca)

Attachment: BCER Written Submission Form



BRITISH COLUMBIA ENERGY REGULATOR

WRITTEN SUBMISSION FORM

6534 – 100th Ave.
Fort St. John, BC
V1J 8C5

Phone: (250) 794-5200

Date Received

Uncontrolled copy once downloaded**Please note:**

1. The British Columbia Energy Regulator (BCER) will forward this submission to the applicant, and will consider it before a decision is made on the application to which it relates.
2. If the BCER requires further clarification on your noted interests, you will be contacted by the Community Relations department.
3. If possible, attach a copy of the Invitation to Consult or Written Notification document that has been provided to you.
4. Refer to Section E for instructions on how to forward your written submission to the BCER.
5. For additional guidance on completing the written submission form, please contact the Community Relations department at 250-794-5200.

CONTACT INFORMATION**A**

Name: Regional District of Bulkley-Nechako

Address: 37 3rd avenue, PO Box 820

The proposed activity is: Investigative Use (Wind Project)

City, Province: Burns Lake, British Columbia

☐ On my land

Postal Code: V0J 1E0

☐ On nearby land

Phone: 250-692-1395

☐ On a tenure I hold

Email: planning@rdbn.bc.ca

☒ Other: Within the RDBN's LG boundaries

Estimated distance of proposed activity to your related interest such as house, barn, field etc.: Dwelling (m/km) ~650 m

APPLICANT INFORMATION**B**

Enter the name of the company applying for the proposed activity which has been identified in either the Invitation to Consult or Written Notification document. Include the name of the referral agent or the contact person for the applicant.

Applicant Name: 186 Energy Inc

Contact Name for the Applicant: Steve Davis

Phone: 604-360-3816

Email: svdavis@gmail.com

PROPOSED PROJECT INFORMATION**C**

Enter project information that has been provided in the Applicant's document. Check off the type of activity and whether the applicant is proposing a new, a revised or an amended activity. Please note the location of the activity and the project name included in the documentation.

Application Number (AA#): 100123014

Activity Type: Proposed wind energy feasibility study, known as High Ridge Wind Project

☐ Well☐ Pipeline☐ Facility☐ Road☐ Water☐ Geophysical☒ Other:

Application Purpose: Investigative-Use License (IUL) application for wind energy resource activity

☒ New☐ Revision☐ Amendment

NTS or DLS Location of the activity: Not Provided. Located north of Endako.

Project Name: High Ridge Wind Project

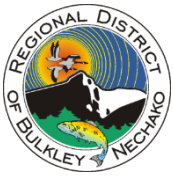
DESCRIPTION OF RELATED INTERESTS		D				
Ensure the interests you express are relevant to a proposed activity and that you include a clear description of how the proposed activity will directly impact you. If possible, provide a suggested approach to minimize the impact and reduce your concerns. Attach additional page(s) if needed.						
Item 1 At their June 25, 2026 Regular Board Meeting, the RDBN Board of Directors provided the following in response to the High Ridge Investigative Use Licence (IUL) Application (ERAA #100123014). "The Regional District has concerns regarding the cumulative effects of wind farms and requests that the Province develop a strategy to manage the number and cumulative effects of wind farms in the region. The RDBN is concerned that the BC Hydro Call for Power process and the BCER approval process for selected projects is not adequate to protect community interests in the RDBN."						
Item 2						
Item 3						
BC ENERGY REGULATOR CONTACT INFORMATION		E				
Please forward to: writtensubmissions@bc-er.ca OR The BCER's Fort St. John or Dawson Creek office. <table border="0"> <tr> <td>Fort St. John Address:</td> <td>Dawson Creek Address:</td> </tr> <tr> <td>6534 – 100th Ave. Fort St. John, BC V1J 8C5</td> <td>#3, 1445 – 102nd Ave. Dawson Creek, B.C. V1G 2E1 Fax: 250.795.2149</td> </tr> </table>			Fort St. John Address:	Dawson Creek Address:	6534 – 100 th Ave. Fort St. John, BC V1J 8C5	#3, 1445 – 102 nd Ave. Dawson Creek, B.C. V1G 2E1 Fax: 250.795.2149
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**Advisory Planning Commission
Meeting Minutes**

Electoral Area A	Meeting Date:	Meeting Location: Virtually via Zoom						
Attendance								
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>APC Members</u> ☒ Natalie Trueit-MacDonald ☒ Bob Posthuma ☒ Sandra Hinchliffe ☐ Andrew Watson ☒ Alan Koopman ☒ Paul Murphy </td> <td style="width: 50%; vertical-align: top;"> <u>Electoral Area Director</u> ☐ Director Stoney Stoltenberg ☐ Alternate Vicky Hoskins <u>Other Attendees</u> ☒ Leigh Purnell, Applicant for TUP A-02-26 West Fraser ☐ Randy Fraser, Applicant for ALR 1291 Vihar ☒ Evelyn Bredow, Agent for TUP A-03-26 Steti ☒ Cameron Kral, Planner, RDBN ☒ Trevor Moffat, Planning Summer Student, RDBN ☐ ☐ </td> </tr> </table>			<u>APC Members</u> ☒ Natalie Trueit-MacDonald ☒ Bob Posthuma ☒ Sandra Hinchliffe ☐ Andrew Watson ☒ Alan Koopman ☒ Paul Murphy	<u>Electoral Area Director</u> ☐ Director Stoney Stoltenberg ☐ Alternate Vicky Hoskins <u>Other Attendees</u> ☒ Leigh Purnell, Applicant for TUP A-02-26 West Fraser ☐ Randy Fraser, Applicant for ALR 1291 Vihar ☒ Evelyn Bredow, Agent for TUP A-03-26 Steti ☒ Cameron Kral, Planner, RDBN ☒ Trevor Moffat, Planning Summer Student, RDBN ☐ ☐				
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Chairperson: Sandra Hinchliffe		Secretary: Natalie Trueit-MacDonald						
Call to Order: 7pm								
<u>Agenda</u> (times are approximate) <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">7:00 pm</td> <td>TUP A-02-26: West Fraser</td> </tr> <tr> <td>7:15 pm</td> <td>ALR 1291: Vihar</td> </tr> <tr> <td>7:30 pm</td> <td>TUP A-03-26 Steti</td> </tr> </table>			7:00 pm	TUP A-02-26: West Fraser	7:15 pm	ALR 1291: Vihar	7:30 pm	TUP A-03-26 Steti
7:00 pm	TUP A-02-26: West Fraser							
7:15 pm	ALR 1291: Vihar							
7:30 pm	TUP A-03-26 Steti							
Applications (Include application number, comments, and resolution) TUP A-02-26: West Fraser – BP abstained – APC supports the application TUP A-03-26 Steti – APC supports the application ALR 1291: Vihar – NM abstained – APC supports the application								
Meeting Adjourned: 7:55pm	Secretary Signature: [REDACTED]							

Advisory Planning Commission
Meeting Minutes

Electoral Area B	Meeting Date: July 28, 2026 7:00 pm	Meeting Location: RDBN Office		
Attendance				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> APC Members ☒ Marvin Strimbold ☒ Ed Martens ☒ Robert Currie ☐ Lynn Synotte ☒ Valerie Anderson ☐ Corrine George ☒ Bob Saul ☐ Daniella Oake </td> <td style="width: 50%; vertical-align: top;"> Electoral Area Director ☒ Director Michael Riis-Christianson ☒ Alternate Director Doug Bysouth Other Attendees ☒ Cameron Kral, Planner (RDBN) ☒ Trevor Moffat, Summer Student (RDBN) ☒ Simeon Weller, Applicant (RZ B-01-26) ☒ Hailey Weller, Applicant (RZ B-01-26) ☒ Marvin Strimbold, Applicant (ALR 1290) </td> </tr> </table>			APC Members ☒ Marvin Strimbold ☒ Ed Martens ☒ Robert Currie ☐ Lynn Synotte ☒ Valerie Anderson ☐ Corrine George ☒ Bob Saul ☐ Daniella Oake	Electoral Area Director ☒ Director Michael Riis-Christianson ☒ Alternate Director Doug Bysouth Other Attendees ☒ Cameron Kral, Planner (RDBN) ☒ Trevor Moffat, Summer Student (RDBN) ☒ Simeon Weller, Applicant (RZ B-01-26) ☒ Hailey Weller, Applicant (RZ B-01-26) ☒ Marvin Strimbold, Applicant (ALR 1290)
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Chairperson: Ed Martens		Recording Secretary: Valerie Anderson		
Call to Order 7:00 pm				
Agenda: Election of Chair and Secretary RZ B-01-26 ALR 1290				
The APC elected Ed Martens as Chairperson and Valerie Anderson as Recording Secretary. <u>RZ B-01-26</u> Simeon Weller provided a summary of the application and Cameron Kral explained the R4 Zone density regulations. The APC discussed the application, including: • Previous Zoning Bylaw housing flexibility amendments and current R4 Zone regulations. • The need for additional housing in the area. • Number of bedrooms per dwelling unit and that the new septic system had been installed. The APC passed a resolution to support RZ B-01-26. <u>ALR 1290</u> Marvin Strimbold recused themselves from the APC to act as the applicant for ALR 1290 and provided a summary of the application. The APC discussed ALR 1290, including • Regulatory requirements for gravel pits, including Ministry of Mines and ALC approvals. • Demand for gravel and importance to major projects in the region. • The status of other gravel pits in the area. The APC passed a resolution to support ALR 1290.				
Meeting Adjourned: 7:45 pm	Secretary Signature: [REDACTED] [REDACTED]			



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: John Illes, CFO
Cheryl Anderson, Director of Corporate Services

Date: August 20, 2026

Subject: **Directors' Remuneration Bylaw No. 2115**

RECOMMENDATION: (all/directors/majority)

1. That "Regional District of Bulkley Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026" be given first reading this 20th day of August, 2026.
 2. That "Regional District of Bulkley Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026" be given second reading this 20th day of August, 2026.
 3. That "Regional District of Bulkley Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026" be given third reading this 20th day of August, 2026.
-

BACKGROUND

At the July 9th meeting, the Board reviewed a number of remuneration options for consideration and based on that feedback and discussion, staff provided options 1A and 1B for consideration at the August 6th Committee of the Whole meeting. The Committee resolved to recommend option 1B to the Board which includes the following changes:

Recommended Option – Presented as Option 1B on August 7th Committee Meeting

This option reflects the move to the median for basic remuneration, an increase in the meeting pay remuneration to the median meeting pay amount, an increase in remuneration for the Chair position, status quo remuneration for the Vice-Chair, a small increase for the Committee Chair position, and a small increase for the payment reviewer position. This option represents a 25% (\$7,792 per year) increase in remuneration for electoral area directors and a 10% (\$1,824 per year) increase for municipal directors.

The current draft Bylaw 2115 attached to this memo includes all the rates for Option 1B. This bylaw proposes to repeal the existing remuneration Bylaw 1837 effective December 1, 2026. Significant changes between Bylaw 1837 and draft Bylaw 2115 are highlighted in yellow.

Option 1B is estimated at a cost of \$0.0098 per \$1,000 of assessed value for Electoral Area Taxpayers and \$0.0035 per thousand for municipal taxpayers and is estimated to result in a combined 0.52% tax (requisition) increase in the 2027 budget.

Any impact to the 2027 budget as a result of the direction provided on the remuneration bylaw, will be incorporated into the overall budget discussions and the Board will maintain the flexibility to set the overall tax increases based on 2027 priorities and the new strategic plan.

As a reminder, General Government (paid for by both the municipalities and the electoral areas) covers the base salary and the meeting attendance costs for all directors as well as the Chair and Vice-Chair costs. Rural Government covers the extra salary that Electoral Area Directors receive and the Rural Committee Chair (in comparison to the Municipal Directors.)

Discussion took place on population comparisons of other regional districts. This is often considered in making remuneration decisions; however, regional districts have primarily been created to serve unincorporated areas and to provide cross regional services. Cross regional services primarily focus on allowing smaller municipalities and electoral areas to create and maintain services that would have otherwise been unaffordable. Often regional districts will have one (or perhaps two) large municipalities – for example Regional District of Fraser-Fort George has a population of 107,000 but only a population of 21,000 when the City of Prince George is excluded. Often total population figures do not adequately correlate with the workload or the accountability of a regional district director.

The attached spreadsheet lists an estimate of the current remuneration and the remuneration model recommended by the committee.

ATTACHMENTS:

Remuneration Rates – Current and New

RDBN Directors' Remuneration and Expenses Bylaw No. 2115, 2026

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable

	PER DIRECTOR Current	PER DIRECTOR As Recommended By Committee
2026 Remuneration Rates	2026 Rates	
Expected Remuneration for Electoral Area Directors		
Base	11,436	12,000
Rural Additional	7,092	12,160
Expected Meeting Pay (21 Meetings Scheduled)	6,090	7,350
Average Rural Director Population Pay	2,300	2,300
Average Rural Director Other Meeting Pay (average 5 Meetings)	1,450	1,750
	<u>28,368</u>	<u>35,560</u>
Average Rural Director Conference Pay (average 10 days)	2,900	3,500
	<u>31,268</u>	<u>39,060</u>
Expected Remuneration for Municipal Directors		
Base	11,436	12,000
Expected Meeting Pay (21 Scheduled)	6,090	7,350
	<u>17,526</u>	<u>19,350</u>
		TOTAL CHANGE FOR RD BUDGET
Total Extra Remuneration Cost General Government (includes municipalities and electoral areas)	-	38,064
Total Extra Remuneration Cost Rural Government (includes electoral areas only)		42,052
Total Estimated Tax Rate Increase (\$\$ per \$1,000) - Municipal	-	0.0033
Total Estimated Tax Rate Increase (\$\$ per \$1,000) - Rural		0.0097
Supplements (Included above)		
Annual Chair Supplement	22,872	30,000
Annual Vice Chair Supplement	8,580	8,580
Annual Committee Chair Supplement	5,724	6,000
Annual Cheque Signer Supplement (2 signers currently and in option 1B but 1 in 2027)	3,432	2,000

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW 2115**

A Bylaw for Directors' Remuneration

WHEREAS, pursuant to the provisions of the *Local Government Act*, a Board may adopt procedures, conditions and amounts for Directors' remuneration and expenses;

NOW THEREFORE the Board of the Regional District of Bulkley Nechako in open meeting assembled enacts as follows:

1. TITLE:

This bylaw shall be cited as the "Regional District of Bulkley Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026".

2. PRINCIPLES

Directors' remuneration and reimbursement for expenses shall be guided by the following principles:

- (A) Directors' remuneration should be structured to recognize the importance of this publicly elected office and provide a reasonable incentive to attract and retain quality individuals to these positions.
- (B) Directors are expected to conduct their business in such a way as to optimize the value to the taxpayer.
- (C) Directors should be reimbursed for their reasonable expenses in carrying out their responsibilities.
- (D) Directors should not use expenses charged for Regional District business to subsidize their personal or business activities.

3. DEFINITIONS:

In this bylaw, unless the context otherwise requires:

Board Day means the day of the regular meeting of the Board for the purposes of conducting regional board business and includes both the public and, when necessary, in-camera portions of the meeting.

Committee means a Committee to which a Director has been appointed by either the Board or the Chair of the Regional District.

Committee of the Whole Meeting means the days on which the entire Board membership meets in a Committee format to discuss and make recommendations to the Board on broad regional topics such as policy issues, etc.

Meals means food and non-alcoholic beverages consumed by individual Directors while attending sanctioned events when the meal service is not already provided.

Miscellaneous Expenses means reimbursable travel-related expenses not expressly dealt with elsewhere in this bylaw, such as: parking fees; hotel internet costs, fares for taxis, airport shuttle services, ferries, buses, toll booth fees, etc.

Per Diem Rates means the maximum a Director may claim for meals and incidentals while on Regional District business.

4. INTERPRETATION AND APPLICATION

(A) The Regional District Chief Financial Officer shall be responsible for reviewing and approving Directors' Remuneration and Expense Reports.

(B) Disputes regarding Directors' Remuneration and Expense Reports shall be forwarded to the Chair, Vice Chair, and CAO for resolution.

5. REMUNERATION

(A) Remuneration shall be paid to Directors for the discharge of the duties of office. Remuneration shall be comprised of the following:

- (i) **Directors, Chair and Vice Chair, Committee Chair Remuneration** -- to be determined and paid pursuant to Schedule A, attached to and forming part of this bylaw; and,

- (ii) **Remuneration for attendance at meetings** -- to be determined in accordance with Schedule B, attached to and forming part of this bylaw.

- B) A Director shall not receive remuneration for wages lost through absence from work or income deemed lost due to attendance at any meeting or as a delegate representing the Regional Board.

6. OTHER REMUNERATION

Travel time remuneration -- to be determined and paid pursuant to Schedule C, attached to and forming part of this bylaw.

7. ALTERNATE DIRECTORS

- (A) When replacing a Director, an Alternate Director is eligible to receive business meeting remuneration in accordance with Schedule B, travel time remuneration in accordance with Schedule C and reimbursement of expenses in accordance with Section 8.
- (B) As an exception to the above, Alternate Directors are not authorized to attend conventions/seminars or other non-business sessions on behalf of the Director.
- (C) Reimbursement for travel expenses and remuneration is authorized for newly appointed Alternate Directors to attend their first Board meeting accompanied by the Director of the electoral area.

8. EXPENSES

Directors shall be reimbursed for reasonable expenses incurred while discharging the duties of office in accordance with the following:

(A) Transportation Costs

- (i) A Director shall be paid a "personal vehicle allowance" per kilometre for the use of their personal vehicle as transportation for Regional District business conducted:

- a) within the Director's electoral area;
- b) for sanctioned meetings; and
- c) other meetings/events authorized by the Board or by the Chair where time constraints preclude Board consideration.

The personal vehicle allowance rate for the above-approved travel shall be the rate published by Canada Revenue Agency's automobile allowance rate per kilometre.

The District shall not reimburse the Director for stand-by charges of his personal vehicle while he is attending a meeting. Stand-by refers to the privately owned vehicle being situated at the point of departure or at the place of the meeting.

For the purpose of calculating distances travelled, the Director's normal place of residence, within the Regional District, shall be considered the starting point and point of return of any trip.

For trips exceeding 600 kilometres, Directors shall be entitled to reasonable accommodation en-route.

No additional personal vehicle allowance is payable for carrying passengers.

- (iii) The amount paid shall not exceed the lesser of the cost of economy airfare and associated ground transportation cost or the personal vehicle allowance.
- (iv) Directors who choose to use commercial transportation shall be reimbursed the actual cost of such transportation based on economy class fares.

(B) Accommodation Costs

- (i) In general, Directors shall be reimbursed for the actual cost of commercial accommodation. For conventions, Board meetings, and Committee of the Whole meetings, commercial accommodation will typically be booked and paid for by the District. A Director may choose to stay at accommodation other than the designated accommodation provided by the corporation; however, they will be responsible for making their own arrangements and will be reimbursed a maximum of the amount charged for the corporate accommodation.

- (ii) A Director who utilizes non-commercial facilities for overnight accommodation shall be paid a private accommodation allowance, provided the period of accommodation would not exceed that required for the purpose of attending to Regional District business. The private accommodation rate shall be \$60.
- (iii) Where specific provisions are required to address disability or health issues that are not available in the designated accommodation, a Director may choose to stay at an alternative, comparable accommodation and in such a case, the Director may request that the Chair authorize additional reimbursement.

(C) Meal Expenses

In lieu of reimbursement of actual expenses for meals and incidentals while travelling away from home on Regional District business, a Director may claim the CRA meal rate for the "Simplified method for meal and vehicle rates used to calculate travel expenses".

For overnight stays, outside the Regional District (excluding Greater Vancouver, Whistler and Greater Victoria), the Director may claim an additional \$60.00 incidental amount for each night of the stay.

For overnight stays, in Greater Vancouver, Whistler, and Greater Victoria, the Director may claim an additional \$75.00 incidental amount for each night of the stay.

A claim for meals can only be made if it has not been provided by the Regional District or as part of a convention or other event. Where meals are provided, there is no reimbursement if the Director chooses to eat elsewhere. Exceptions would include where there are special dietary needs or the inability to take advantage of paid meals because of a timing conflict with other Regional District business.

The actual cost of any meal may be reimbursed if a receipt is provided and the CAO, Chair, or Vice-Chair determines that reimbursement is warranted.

(D) Miscellaneous Expenses

- (i) While away from his/her residence on regional district business, Directors are entitled to reasonable reimbursement of other expenses necessarily incurred such as parking fees, taxis, hotel internet services, ferries, toll booths, etc. Receipts must be provided.
- (ii) Miscellaneous expenses as defined in section 3 shall be reimbursed at actual cost.

(E) Loyalty Programs and Other Travel Programs

- a. Provided that there are no additional costs to the Regional District, Directors travelling on Regional District business can join loyalty programs and retain benefits offered by the travel industry for business or personal use. Such privilege is conditional upon the use of approved services and products wherever possible.

(F) Authorization for Out-of-District Travel

- (i) In general, out-of-district travel will be authorized by the Board.
- (ii) In the absence of Board authorization, the Chair, or in his absence, the Vice-Chair, may authorize out-of-district travel where such travel is necessary to carry out the business of the Regional District.
- (iii) No travel expenses or accommodation expenses for out-of-district travel shall be paid to any member of the Regional District Board unless the travel was first authorized by Board Resolution, or by the Chair/Vice-Chair.

(G) Extraordinary Expenses

Extraordinary expenses which are in excess of the amounts available under this bylaw shall be accounted for on the Director's claim, accompanied by receipts and details of the circumstances. Such a claim will only be paid following the review and approval of both the Chair and Vice-Chair.

(H) Attendance at Commission Meetings

Directors attending meetings of Commissions to which they are appointed by the

Board of the Regional District will be reimbursed for expenses in accordance with this section.

9. INSURANCE - USE OF PRIVATE VEHICLE

- (A) Directors shall be reimbursed for the cost of the deductible for one comprehensive claim per calendar year to a maximum of \$300 for damage to the vehicle or \$300 for windshield replacement, provided the damage to the vehicle was incurred while on regional district business and a receipt is provided.
- (B) Directors are required to ensure that the vehicle(s) they use for regional district business are insured for business class purposes. Upon submitting proof of coverage, the Director will be reimbursed for the difference in cost between insuring one of his/her vehicles for pleasure and business class purposes.
- (C) The Regional District does not accept any liability under any circumstances for claims arising from the use of privately owned vehicles, but will carry additional liability insurance over and above that which Directors carry on their personal vehicles, for claims arising from use of the vehicle while on official business.

10. COMMUNICATIONS

- (A) All Electoral Area directors will be provided with a regional district cell phone and with an official email address. This email address will be used for all communication with the regional district. The regional district will not reimburse directors for corporate use of their personal devices or cell phones.
- (B) Electoral Area directors will be provided an allowance of \$60 per month for home internet service.
- (C) Electoral Area directors will be provided a portable laptop computer for their Regional District duties. The Regional District will work with member municipalities to ensure that the Municipal Directors will be provided with a portable laptop that meets the Regional District cyber security needs for their Regional District duties. This may include the Regional District providing a Municipal Director with a portable laptop computer. Any Director that has received a portable laptop from the Regional District will be provided technical support and standard business software to support their role as Director.

The Regional District will not reimburse directors for the cost of personal software subscriptions, software, or application purchases.

11. LOCAL GOVERNMENT CONVENTIONS

- (A) Electoral Area Directors will be allocated no less than \$10,000 (to be increased by CPI annually) to attend conventions and meetings related to their work as an Electoral Area Director including meetings with Elected Officials or officer of other governments including Indigenous Governments.

This amount includes costs associated with attendance at the UBCM and NCLGA conventions. This amount may be used for convention costs, travel and remuneration.

Costs will be reimbursed at the regular expense rate described in this bylaw. Remuneration rates will be either at the ½ day or full day meeting rates listed in Schedule B.

- (B) The Board of the Regional District may send any director to any convention or meeting with its associated cost paid from "General Government – Legislative" at its discretion.
- (C) The Rural Directors may send any director to any convention or meeting with its associated costs paid from "Rural Government – Legislative" at its discretion.
- (D) This section does not apply to the Chair (or Vice Chair) in performing the duties of the Chair.

12. REPEAL

Regional District of Bulkley-Nechako Directors' Remuneration Bylaw No. 1837, 2018 and all bylaws enacted in amendment thereto are hereby repealed.

13. EFFECTIVE DATE

This bylaw comes into effect December 1, 2026.

14. ADJUSTMENT FOR CONSUMER PRICE INDEX

The overnight amounts listed in Section 8 (C); the private accommodation rate listed in section 8 (B) (ii); the rates listed in Schedule A (except for the Schedule A Section 2), Schedule B and Schedule C are to be increased annually on January 1st, based on the previous year's consumer price index (yearly average for the Province of B. C. as published by Statistics Canada). In the event that there is no increase to the consumer price index, or if it were to decline, these amounts would remain the same as in the previous year. The increase to these amounts will be calculated to the nearest cent and this new amount will be used as the basis for the next year's calculation. However, the amount payable for expense claims will be the new amount adjusted for inflation rounded to the nearest dollar.

15. REVIEW

The Board will review this bylaw in the first quarter of the year of each general local government election.

Certified a true and correct copy of "Regional District of Bulkley Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026."

Corporate Administrator

READ A FIRST TIME this day of , 2026.

READ A SECOND TIME this day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

CHAIRPERSON

CORPORATE ADMINISTRATOR

SCHEDULE A

Chair and Directors' Remuneration and other Benefits

1) Directors' Basic Remuneration

Effective upon adoption of this bylaw, each Director Electoral Area Director will be paid \$24,160 per year, paid in equal monthly amounts.

Effective upon adoption of this bylaw, each Municipal Director will be paid \$12,000 per year, paid in equal monthly amounts.

2) Rural Directors' Population Remuneration

In addition, each Electoral Area director will receive \$1 for each resident in his/her Electoral Area based on the most recent Canadian Census figures per annum paid in instalments of 8.33 cents per resident monthly.

3) Chair, Vice-Chair, and Committee Chair Remuneration

- A) The Chair of the Regional District Board shall receive an additional amount \$30,000 per year, paid in equal monthly amounts
- B) The Vice-Chair of the Regional District Board shall receive an additional \$8,580 per year, paid in equal monthly amounts
- C) A Committee Chair of the Regional District Board shall receive an additional \$6,000 per year, paid in equal monthly amounts
- D) The appointed payment reviewer (that is not the Board Chair or Vice Chair) shall receive an additional \$2,000 per year, paid in equal monthly amounts

4) Acting Chair

In addition to his/her remuneration for attendance at a Board meeting as specified in this schedule, any Board member who serves as Acting-Chair on Board Day due to the absence of the Chair, shall be compensated \$400 for his/her services in chairing the Board meeting.

5) Emergency Operations

Directors required to attend office at the Regional District or other meetings to support emergency operations will receive the meeting ½ or full day rate (see Schedule B). The board must approve or ratify the Director's attendance for this allowance to be received.

6) Partner's Program Expense

Once a year, the Regional District will pay the registration fees for the partner's program and any additional accommodation costs for the spouse of a Director to stay in the Director's hotel room when attending either a convention or conference.

7) Extended Health and Dental Benefits

Extended Health and Dental Benefits will be provided to all Directors. Directors that can provide proof of existing other coverage can waive this benefit. Extended Health and Dental Benefits will end for exiting directors on the last day of the month in which an election is held and begin for continuing or new directors on the 1st day of the first full month following an election.

8) Reimbursement of Caregiver's Costs

The Regional District shall reimburse up to the lesser of \$100 or the actual cost of daily day-care for those directors requiring care for their dependents for when the director is attending Board or Committee Meetings.

SCHEDULE B

Meeting Remuneration

It must be noted that the following table is intended to provide examples of categories of meetings and the remuneration applicable to that category. It must be recognized that the Board may eliminate or establish committees from time to time, which may or may not be eligible for remuneration in accordance with the applicable category.

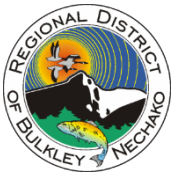
- (A) For attendance at meetings, Directors will be remunerated and expenses will be paid in accordance with the attached table.
- (B) Those meetings which receive remuneration as indicated in the attached table are deemed to be "Sanctioned Meetings".
- (C) Where more than one meeting is held on the same day, the meetings shall be deemed to be one meeting.
- (D) Directors are only eligible for remuneration where an agenda for the meeting is prepared and distributed in advance and minutes are recorded and submitted to the Board for consideration or for meetings called because of an emergency.
- (E) Where a Director attends a meeting by means of electronic communications, remuneration shall be at the normal rate for that meeting.
- (F) Remuneration for meetings not listed on the attached table must be approved by the Board. It is noted that Directors may choose to accept appointments to a wide variety of bodies; however, except as specifically provided for herein, those appointments shall be without remuneration. For clarity, meetings regarding a Director's local services, Regional District public hearings, and Advisory Planning Committee and commission meetings are excluded from remuneration under this section.

Meeting Type	Allowance *		Notes
	Half Day < 3.5 hrs	Full Day 3.5 hrs+	
Board and Committee Meetings	\$350	\$350	Travel time may be claimed (if applicable)
Other meetings approved by Board motion within the Regional District	\$175	\$350	Travel time may be claimed (if applicable)
For the Chair, the Vice Chair acting as Chair, Committee Chairs (acting in their role of Committee Chair) and for Electoral Area Directors: Attendance and travel to political conventions or similar events, for attendance at meetings between the Regional District and other levels of government including with Indigenous Governments, and for the attendance at ceremonial events. Attendance by virtual means is included.	\$175	\$350	Includes time spent travelling to these events. Additional travel time is not applicable. All costs are charged to rural government except for costs associated with travel and remuneration of the chair or committee chair are charged to general government.

Schedule C

Travel Time Remuneration

1. Travel time remuneration of \$31.00 for every 100 kilometres driven (for trips over 20 km [one way]) shall apply to all travel when attending Regional District Board and Committee Meetings. For Municipal Directors, this distance is determined from their respective municipal office. Travel time remuneration is also paid for attendance at political conventions and similar events held within the Regional District.
2. Travel remuneration for travel to or from conventions or similar events outside the Regional District boundaries, where attendance is approved by the Board, shall be a ½ day meeting rate for travel of five hours or less and a full day meeting rate for travel more than five hours. This form of remuneration is not available for conventions or similar events held within the Regional District.
3. There is no travel time payable for other events or other types of meetings; however, directors may claim mileage, if eligible, as per section 8 (A).



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: John Illes, CFO
Date: August 20, 2026
Subject: **Five Year Financial Plan Amendment**

RECOMMENDATION: (all/directors/majority)

That "Regional District of Bulkley Nechako Directors' 2026 Five-Year Financial Plan Amendment Bylaw No. 2117, 2026" be given first, second, third reading and adoption this 20th day of August, 2026.

BACKGROUND

The purpose of this five-year financial plan or budget amendment is to update the capital budget and the reserve budgets to reflect purchasing and financial decisions made by the board from the time of budget approval to the current time.

Normally such a bylaw would be brought forward in December; however, it is best practice to have the same Board as that have provided the direction to make the changes through the year to also approve the Financial Plan amendment.

The following items are highlighted:

- Rural Services budget is being amended to increase the Gas Tax grants from \$250,000 to \$1 million. There have been a number of successful and completed municipal projects, and the budget should be amended to better estimate the current year's total grant. To date \$675,000 in total grants have been provided.
- General Government services is being amended to reduce capital expenditures by \$100,000 and to increase special projects by \$100,000 to reflect the regional district's commitment to Fraser Lake's industrial assessment analysis project. The funding source for this project is Northern Capital and Planning Grant.
- Topley Fire Service and Cluculz Lake Fire Service are being amended to reflect the actual cost of the two new fire apparatuses and the timing of delivery.
- The Bulkley Valley Pool Service is being amended to reflect the actual bid price of the current architectural work underway as well as the estimate of the HVAC upgrade project. Funds for these projects are coming from the Climate Action Fund, the Growing Community Fund, and a donation from the Bulkley Valley Aquatic Management Society.

- The Lakes District Arts and Culture budget is proposed to be changed by reducing the discretionary Arts and Culture Grant in Aid in favour of other annual grants and has been reviewed by the Directors involved.

ATTACHMENTS:

Bylaw 2117 Five-Year Financial Plan Amendment Bylaw

Budget details for Rural Services, General Services, Topley Fire, Cluculz Lake Fire, Bulkley Valley Pool, and Lakes District Arts and Culture

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

Not Applicable

REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2117

**Being a bylaw to amend the Financial Plan
for the years 2026 to 2030**

The Regional District of Bulkley-Nechako in open meeting assembled enacted as follows:

1. Schedule "A", attached hereto and made part of this bylaw, is the amended schedule "A" for Bylaw No. 2102 for the Regional District of Bulkley-Nechako for the years 2026 through 2030.
2. This bylaw may be cited as "Regional District of Bulkley-Nechako Five-Year Financial Plan Amendment Bylaw No. 2117, 2026".

READ A FIRST TIME this ____ day of

READ A SECOND TIME this ____ day of

READ A THIRD TIME this ____ day of

ADOPTED this ____ day of

Chairperson

Corporate Administrator

I hereby certify that the foregoing is a true copy of Bylaw No. 2117 as adopted.

Corporate Administrator

Regional District of Bulkley-Nechako

2026 to 2030 Financial Plan Year One (2026) Summary

Bylaw 2102

Schedule "A"

Service	Prop. Value	Parcel	FUNDING				Total	TRANSFERS From/(To)					Total	EXPENDITURES:					Total
	Taxes	Taxes	Fees and Charges	Proceeds of Borrowing	Other Revenue	Funding		Transfer to Reserve	Transfer from Reserve	Surplus of Prior Yr.	Equity in TCAs	Transfers		Debt Pmts. Int. & P'pal.	Capital Expenditures	Amortization of TCAs	Other Expenses	Deficit from Prior Year	
1101 Rural Government Services	665,455				245,324	910,778		0	1,135,000	0		1,135,000					2,045,778		2,045,778
1131 Area "A" Grant in Aid	0					0				0		0					0		0
1132 Area "B" Grant in Aid	0					0				0		0					0		0
1133 Area "C" Grant in Aid	0					0				0		0					0		0
1134 Area "D" Grant in Aid	0				0	0				0		0					0		0
1135 Area "E" Grant in Aid	0				0	0				0		0					0		0
1136 Area "F" Grant in Aid	0					0				0		0					0		0
1137 Area "G" Grant in Aid	0					0				0		0					0		0
1200 General Government Services	1,611,093				323,282	1,934,375		(525,000)	782,408	614,331	145,000	1,016,739		0	387,408	145,000	2,418,706		2,951,114
1206 Nechako Watershed/Fraser Basin Council	4,983				859	5,842				3,458		3,458					9,300		9,300
1301 Feasibility Studies	0				0	0				37,079		37,079					37,079	0	37,079
1501 Local Community of Fort Fraser	7,788				5,000	12,788				7,934		7,934					20,722		20,722
1701 Chinook Community Forest					25,000	25,000				2,426		2,426					27,426	0	27,426
2401 Area "A" Economic Development	15,000					15,000				37,902		37,902					52,902		52,902
2402 Area "B" Economic Development	68,475				100	68,575				0		0					65,975	2,600	68,575
2403 Area "C" Economic Development	66,500					66,500				33,500		33,500					100,000		100,000
2404 Area "D" Economic Development	19,068				11,303	30,371				119,629		119,629					150,000		150,000
2405 Area "E" Economic Development	35,631				21,123	56,754				81,540		81,540					138,294		138,294
2406 Area "F" Economic Development	46,630					46,630				53,370		53,370					100,000		100,000
2407 Area "G" Economic Development						0				43,313		43,313					43,313		43,313
2500 Regional Economic Development																			
3101 Member Fiscal Services					694,574	694,574						0		694,574					694,574
4101 Planning	314,563		20,000		36,391	370,954						0					370,954		370,954
4201 Building Inspection	288,398		140,000		237,385	665,784		0		50,000	5,500	55,500			50,000	5,500	665,784		721,284
4301 Development Services	358,341		42,500		84,820	485,661			10,000			10,000			0		495,661		495,661
4401 Building Numbering Extended Service	19,594				3,207	22,801		0		1,485		1,485					24,287		24,287
4501 Unsightly Premises Regulatory Control	2,176				197	2,373				377		377					2,750		2,750
4601 Bylaw Enforcement	0				75,978	75,978		(10,500)		0	6,000	(4,500)			0	6,000	60,205	5,273	71,478
5101 Environmental Services	5,365,902				1,909,560	7,275,462		(400,000)	3,265,000	400,000	870,000	4,135,000		0	3,410,000	870,000	7,130,462		11,410,462
5901 Invasive Plant Control	29,931				4,975	34,906			0	619		619					35,525	0	35,525
5902 Lake Kathryn Aquatic Weed Harvesting		9,625	1,000		0	10,625				215		215					10,840		10,840
5903 Glacier Gulch Water Diversion		7,800	350		0	8,150		(10,709)	15,105	3,333		7,729					15,879		15,879
6101 Ft. Fraser Sewer System		49,796	31,495		0	81,291		(100)	122,000	35,711	13,650	171,261			200,000	13,650	38,902		252,552
6201 Ft. Fraser Water System		61,980	52,565		0	114,545		(150)	180,375	48,379	95,000	323,604		0	280,000	95,000	63,149		438,149
6301 Clucutz Lake - Somerset Estates Sewer		14,073			0	14,073		(100)	30,000	0		29,900			30,000		13,070	903	43,973
6402 Liquid Waste Disposal			6,000			6,000				26,959		26,959					32,959		32,959
7101 Ft. Fraser Fire Protection	63,982				15,000	78,982		(34,000)	50,000	10,761	21,000	47,761		0	30,000	21,000	75,743	0	126,743
7102 Southside Rural Fire Protection	67,884					67,884		(10,000)	50,000	0	35,400	75,400		0	30,000	35,400	73,104	4,780	143,284
7103 Topley Rural Fire Protection	89,139				2,310	91,449		(10,000)	782,677	0	32,170	804,847		270,051	510,520	32,170	77,947	5,608	896,296
7104 Clucutz Lake Emergency Response						29,296		0	498,520	0		498,520			468,520		52,653	6,643	527,816
7201 Burns Lake Rural Fire Protection	161,479				687	162,166			0	40,000	40,000	0		0		40,000	162,166	0	202,166
7202 Ft.St.James Rural Fire Protection	246,025			0		246,025		0		0		0					246,025	0	246,025
7203 Houston Rural Fire Protection	27,853					27,853			0	0		0					27,853	0	27,853
7204 Luck Bay Rural fire Protection	78,867				4,545	83,412		0	0	0	9,000	9,000		9,699	0	9,000	69,523	4,190	92,412
7205 Smithers Rural Fire Protection	387,241					387,241			50,000	0		50,000					437,241		437,241
7206 Telkwa Rural Fire Protection	174,902				108	175,009		0	7,000	30,000		37,000		1,133			162,646	48,230	212,009
7207 Vanderhoof Rural Fire Protection	46,516					46,516		0		0		0					45,821	695	46,516
7501 9-1-1 Service	463,958		107,000		50,391	621,350		0		0	4,500	4,500			0	4,500	621,350		625,850
7601 Emergency Preparedness Planning	530,212				729,931	1,260,143		0	167,000	0	34,730	201,730			167,000	34,730	1,260,143		1,461,873
7701 Burns Lake & Area Victim Services	21,975				2,605	24,581				919		919					25,500		25,500
7702 Smithers Victim Services	48,141				500	48,641				79		79					48,720		48,720
8101 Lakes District Airport	61,783				21,126	82,909		(80,000)	0	3,366		(76,634)					6,275		6,275
8202 FSJ Seniors Helping Seniors Transportation Se	0				0	0				0		0					0	0	0
8203 Regional Transit Service	81,768		26,000		63,500	171,268		0	75,000	0		75,000					238,802	7,466	246,268
9101 Decker Lake Street Lighting		10,338	350			10,688				312		312					11,000	0	11,000
9102 Endako Street Lighting	3,660		343			4,003				0		0					4,000	3	4,003
9103 Ft. Fraser Street Lighting	10,635		400			11,035				465		465					11,500	0	11,500
9104 Gerow Island Street Lighting	4,576					4,576			0	0		0					4,500	76	4,576
9106 Colony Point Street Lighting	3,347					3,347				103		103					3,450	0	3,450
9107 Laidlaw Street Lighting	250					250				1,609		1,609					1,859	0	1,859
9108 Gowan Loop Street Lighting	1,617				0	1,617				83		83					1,700	0	1,700
10101 Bulkley Valley Regional Pool and Rec. Centre	1,179,401				417,000	1,596,401		(235,600)	0	0	160,000	(75,600)			340,000	160,000	1,003,066	17,735	1,520,801
10102 Vanderhoof Pool	552,558					552,558		(5,000)		0		(5,000)					547,558		547,558
10201 Ft.St.James Arena Grant	50,750					50,750				0		0					50,750		50,750
10202 Burns Lake Arena	242,220				2,500	244,720				543		543					245,263	0	245,263
10301 Smithers Rural Recreation/Culture	603,558					603,558				0		0					603,558	0	603,558

10302	Vanderhoof Recreation & Culture	108,199				108,199		0		0		108,199		108,199				
10303	Lakes District Recreation and Culture	350,343		113,574	463,916	(200)		173,441		173,241		637,157		637,157				
10401	Ft Fraser Cemetary Grant	3,974		100	4,074			176		176		4,250	0	4,250				
10402	Topley Cemetery Grant	1,746			1,746			4		4		1,750	0	1,750				
10501	Smithers, Telkwa, Houston TV Rebroadcast	60,560		500	61,060			0		0		60,900	160	61,060				
10502	Fraser Lake and Area TV Rebroadcasting	58,319		28,616	86,934			4,416		4,416		91,350	0	91,350				
10503	Ft. St. James and Area TV Rebroadcasting	163,781		3,000	166,781			0		0		165,445	1,336	166,781				
10504	Burns Lake and Area TV Rebroadcasting	23,851		8,140	31,990	0		1,010		1,010		33,000	0	33,000				
10602	Fraser Lake Rural Library Grant	52,680		31,629	84,309			3,221		3,221		87,530	0	87,530				
10603	Fort St. James Library	21,483		0	21,483			0		0		21,433	50	21,483				
10801	Fort Fraser Community Hall	2,574		93	2,667			83		83		2,750	0	2,750				
10802	Braeside Community Hall	2,850			2,850					0		2,850		2,850				
10902	Bulkley Valley Trails	159,763	9,000	0	168,763		50,000	54,557	35,000	139,557		25,000	35,000	248,320	0	308,320		
10903	Houston Trails	81,894		0	81,894		74,606	0		74,606		50,000		91,168	15,331	156,500		
10904	Lakes Trails	71,201		22,777	93,978		160,000	23,626	3,000	186,626		160,000	3,000	117,604		280,604		
10905	Fort St. James Trails	64,540		0	64,540		66,750	1,551		68,301		50,000		82,841		132,841		
10912	Bulkley Valley Recreation	55,039		0	55,039	0		78,648		78,648				133,687		133,687		
10913	Houston Recreation	15,371		0	15,371	0		40,004		40,004				55,375		55,375		
10914	Lakes Recreation	43,132		14,048	57,180	0		65,902		65,902				123,082		123,082		
10915	Fort St. James Recreation	35,394		250	35,644	0		65,106		65,106				100,750		100,750		
Total for all Departments		15,529,815	153,611	437,003	0	5,212,008	21,332,437	(1,321,359)	7,571,441	2,161,547	1,509,950	9,921,579	975,457	6,188,448	1,509,950	22,459,081	121,079	31,254,015

REGIONAL DISTRICT OF BULKLEY-NECHAKO

RURAL GOVERNMENT SERVICES

1101 1102 1104

Legislative

		2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	2032 Budget	2033 Budget	2034 Budget	2035 Budget
REVENUE:														
400002	General Taxation on All Electoral Areas (A to G)	368,031	619,335	619,335	665,455	728,372	699,281	723,098	714,576	783,016	743,470	750,554	752,324	762,990
443001	Province of B.C. - Admin. Grant	71,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800
	General Government (1201)	28,800												
	General Government (1202)	57,600												
	General Government (1203)	28,800												
	Rural Government (1101)	64,800												
	Fort Fraser Local Community (1501)	5,000												
446001	Grant in Lieu of Taxes	246	4,750	9										
446002	Grant in Lieu of Alcan Taxes	66,041	110,899	125,603	109,024	109,024	109,024	109,024	109,024	109,024	109,024	109,024	109,024	109,024
480001	Miscellaneous Revenue													
499999	Prior Year's Surplus - Operations													
TOTAL REVENUE:.....		500,292	799,784	809,747	839,278	902,195	873,104	896,922	888,400	956,839	917,293	924,378	926,147	936,814
EXPENDITURE:														
Legislative Expenses														
600101	Director's Remuneration	-	73,310	-	74,246	76,473	75,731	78,003	77,246	79,563	78,790	81,154	80,366	82,777
	Rural Directors' Monthly Fee	49,644												
	Rural Directors' Committee Chair	5,724												
	Population Pay	16,378												
	Contingency	2,500												
		74,246												
600151	Director's Remuneration - Area "A"	15,581	4,800	12,848	4,800	6,600	4,800	6,000	4,800	6,600	4,080	3,660	3,240	2,820
600152	Director's Remuneration - Area "B"	12,073	4,800	17,866	4,800	6,600	4,800	6,000	4,800	6,600	4,080	3,660	3,240	2,820
600153	Director's Remuneration - Area "C"	13,763	4,800	13,498	4,800	6,600	4,800	6,000	4,800	6,600	4,080	3,660	3,240	2,820
600154	Director's Remuneration - Area "D"	12,014	4,800	11,872	4,800	6,600	4,800	6,000	4,800	6,600	4,080	3,660	3,240	2,820
600155	Director's Remuneration - Area "E"	18,147	4,800	12,460	4,800	6,600	4,800	6,000	4,800	6,600	4,080	3,660	3,240	2,820
600156	Director's Remuneration - Area "F"	16,158	4,800	15,470	4,800	6,600	4,800	6,000	4,800	6,600	4,080	3,660	3,240	2,820
600157	Director's Remuneration - Area "G"	11,246	4,800	11,930	4,800	6,600	4,800	6,000	4,800	6,600	4,080	3,660	3,240	2,820
600251	Electoral Area "A" Travel	4,814	12,000	3,621	12,000	16,000	12,000	12,000	12,000	16,000	11,200	10,400	9,600	8,800
600252	Electoral Area "B" Travel	7,212	12,000	7,633	12,000	16,000	12,000	12,000	12,000	16,000	11,200	10,400	9,600	8,800
600253	Electoral Area "C" Travel	9,422	12,000	12,189	12,000	16,000	12,000	12,000	12,000	16,000	11,200	10,400	9,600	8,800
600254	Electoral Area "D" Travel	2,317	12,000	7,219	12,000	16,000	12,000	12,000	12,000	16,000	11,200	10,400	9,600	8,800
600255	Electoral Area "E" Travel	9,587	12,000	7,545	12,000	16,000	12,000	12,000	12,000	16,000	11,200	10,400	9,600	8,800
600256	Electoral Area "F" Travel	10,412	12,000	10,239	12,000	16,000	12,000	12,000	12,000	16,000	11,200	10,400	9,600	8,800
600257	Electoral Area "G" Travel	6,537	12,000	10,313	12,000	16,000	12,000	12,000	12,000	16,000	11,200	10,400	9,600	8,800
601109	Employer Health Tax and CPP Matching	2,124	2,085	2,002	2,103	2,392	2,132	2,340	2,161	2,452	2,093	2,082	2,009	1,999
601801	Association Dues & Memberships	22,757	25,200	28,425	25,200	25,956	26,735	27,537	28,363	29,214	30,090	30,993	31,923	32,880
	NCLGA	8,500												
	FCM	5,200												
	Civic Info BC	1,000												
	UBCM	10,500												
		25,200												
607001	Legal Expense			1,184										
604001	Computer Systems - Contribution for Electronics	4,757	2,500	1,995	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
606001	Communications (Directors Internet)	6,774	13,300	7,643	13,300	13,300	13,300	13,300	13,300	13,300	13,300	13,300	13,300	13,300
651014	Allocation Cellular	4,631	4,257	4,257	5,203	5,359	5,359	5,359	5,359	5,520	5,520	5,520	5,520	5,685
606003	Advertising		2,000	394	2,000	2,060	2,000	2,000	2,000	2,060	2,000	2,000	2,000	2,060

[illegible]

REGIONAL DISTRICT OF BULKLEY-NECHAKO

GENERAL GOVERNMENT SERVICES 1201

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
REVENUE:									
400002 Taxation	985,281	1,841,178	2,538,265	2,538,265	1,611,093	1,915,416	2,282,039	2,308,785	2,402,001
442101 Other Grant Revenue <i>Provincial</i>	1,782,924	414,845	70,000		35,000	35,000			
420095 Northwest Regional Funding		2,126,217	340,000	213,666	200,000	185,000	100,000	100,000	100,000
443001 Province of B.C. - Admin. Grant	121,200	122,200	115,200	115,200	115,200	115,200	115,200	115,200	115,200
443004 Climate Action Program Grant	112,082	328,408					112,082	112,082	112,082
444001 Grant from UBCM		5,000							
445001 NDI Grant	67,202								
446001 Grants in Lieu of Taxes	8,625	13,472	12,000	16,083	12,000	12,000	12,000	12,000	12,000
446002 Grant in Lieu of Alcan Taxes	116,454	168,605	198,905	242,114	145,182	174,219	209,063	250,875	250,875
460001 Admin. Recovery - SNRHD	17,799	23,758	15,900	26,385	15,900	15,900	15,900	15,900	15,900
480001 Miscellaneous Revenue	18,290	3,033		11,742					
480003 Sale of Capital Asset (Net)				550					
499999 Prior Year's Surplus	450,000	300,000	-		500,000	250,000			
TOTAL REVENUE:.....	3,679,858	5,346,716	3,290,270	3,164,005	2,634,375	2,702,735	2,846,283	2,914,842	3,008,059
EXPENDITURE:									
600101 Director's Remuneration	327,056	338,524	355,343	324,418	345,335	355,695	366,366	377,357	388,678
15 Directors	171,540								
Chair, Vice Chair & Committee Chairs	31,452								
Travel Time	25,536								
Cheque Signer Fees	3,432								
25 Board Meetings	108,375								
Other Meetings (2)									
Minister and Deputy Minister Meeting	5,000								
	<u>345,335</u>								
601101 Director's Benefits (CPP)	15,780	15,790	24,718	15,210	20,000	20,600	21,218	21,855	22,510
600197 Director's Accident Insurance			1,400	2,035	2,100	2,100	2,100	2,100	2,100
600198 Director's Health Insurance	58,075	58,185	60,000	49,553	60,000	61,800	63,654	65,564	67,531
600201 Director's Travel	35,967	47,908	64,013	40,557	74,310	76,539	78,835	81,201	83,637
600201 Directors Travel Minister and Deputy Minister			25,000			12,500	12,500	12,500	12,500
601109 Employer Health Tax	7,955	6,408	8,101	6,188	8,289	8,538	8,794	9,058	9,330
604001 Computer Network	1,913	240	2,500	6,874	40,000	2,500	2,500	2,500	25,000
606001 Communications			4,257		2,500	2,500	2,500	2,500	2,500
607001 Legal Expense (FCM Defense Fund \$500)		639	500	1,285	500	500	500	500	500

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
608002 Liability Insurance	4,000	5,528	4,000	4,000	10,000	10,000	10,000	10,000	10,000
608003 Vehicle Insurance	196	1,074	3,000	958	3,000	3,000	3,000	3,000	3,000
609011 Board meetings - supplies & food	23,516	21,468	30,000	20,966	24,000	24,720	25,462	26,225	27,012
609012 Public Relations					2,500	5,000	5,000	5,000	5,000
612100 Regional Grant In Aid	200,000	294,201	724,000	712,466	724,000	724,000	724,000	724,000	724,000
612101 Grants to Indigenous Groups				21,250					
612801 Special Projects	46,464	841	895,000	29,901	165,000	65,000	30,000	30,000	30,000
All Nations Conference		35,000							
RBA Expenses		30,000							
Industrial Assessment		100,000							
		165,000							
Total Legislative Expenses	720,921	790,806	2,201,831	1,235,661	1,481,534	1,374,992	1,356,429	1,373,359	1,413,297
Corporate Services Expenses	895,119	963,137	1,076,470	1,056,960	1,105,884	1,137,866	1,170,784	1,204,665	1,239,538
Financial Services Expenses	625,730	610,219	894,407	775,547	839,782	861,977	884,804	908,279	932,422
HR Expenses	78,623	176,894	217,162	171,887	214,906	221,152	227,580	234,197	241,009
Agricultural Expenses			163,797	129,463	249,858	169,337	173,946	178,688	183,568
651010 Less Administration Charges from Local Services	(735,652)	(732,797)	(823,396)	(823,396)	(837,590)	(837,590)	(854,342)	(871,429)	(888,857)
651012 Less Rural Government Admin Charge	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)
Total General Government Expenses	638,820	1,583,259	3,505,271	2,321,121	2,829,375	2,702,735	2,734,201	2,802,760	2,895,977
Revenues minus Expenditures	3,041,037	3,763,457	(215,000)	842,884	(195,000)	-	112,082	112,082	112,082
RESERVE BUDGET									
Transfer from Reserves									
420001 Transfer from NCPG Reserve	35,701	45,796		18,800	534,908				
420003 Transfer from Internal Reserve				27,508	27,500		50,000		50,000
420097 Transfer from Climate Reserve		139,378	305,000	51,642	20,000				
Transfer To Reserves									
781097 Climate Reserve Contribution/Growing Communities	1,764,000	308,408					112,082	112,082	112,082
781095 Contribution to Northwest Revenue Reserve		2,126,217							
Net Reserves	(1,728,299)	(2,249,452)	305,000	97,950	582,408	-	(62,082)	(112,082)	(62,082)
CAPITAL BUDGET									
780001 New Capital Items	205,436	236,864	90,000	117,957	387,408		50,000		50,000
490001 Use of Capital Items	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000
780101 Amortization	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000
	1,107,302	1,277,142	(0)	822,877	-	-	-	-	-

REGIONAL DISTRICT OF BULKLEY-NECHAKO

TOPLEY RURAL FIRE PROTECTION 7103

Bylaw No. 2092, \$112,000

BC ASSESSMENT I 755 26 SRVA #35

Five Year Financial Plan:

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
REVENUE:									
400002 Taxation	89,747	89,656	87,473	87,473	89,139	90,250	80,250	100,250	105,250
420001 NCPG		5,000	23,500	233,193					
420095 Northwest Revenue Sharing (\$30 Capital \$20 Operational)					710,677	175,000	50,000		100,000
420099 Gas Tax Reserve					72,000				
441001 Donations Received				34,160					
490002 MFA Acturial Recognized			2,310	2,772	2,310				
499999 Prior Year's Surplus	1,766	5,586	2,722	3,361					
TOTAL REVENUE.....	91,513	100,242	116,004	360,958	874,126	265,250	130,250	100,250	205,250
EXPENDITURE:									
651012 Fire Service Administration	21,500	21,500	21,500	21,500	15,000	15,000	15,000	15,000	15,000
601102 Accident Insurance	651	843	900	1,335	900	900	900	900	900
601801 Association Dues (Fire Chief's)	264	275	400		400	400	400	400	400
603008 Repairs and Maintenance					4,000	4,000	4,000	4,000	4,000
608001 Property Insurance	2,491	3,446	3,500	7,341	7,500	7,500	7,500	7,500	7,500
608002 Liability Insurance (MIA)	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
608003 Vehicle Insurance	3,182	3,240	3,500	5,439	3,800	4,400	4,400	4,400	4,400
608005 Worksafe				2,049	600	600	600	600	600
612220 Monthly Grant to Topley Volunteer Fire Dept	34,140	40,000	35,000	35,000	40,000	40,000	40,000	40,000	40,000
683001 Interest Expense MFA	7,693	7,693	7,693	7,693	7,693				
784001 Sinking Fund Payments MFA	10,048	10,048	12,358	12,729	262,358				
651010 Administration Service Charge	633	725	903	903	4,497	1,200	1,200	1,200	1,200
799999 Prior year's deficit					5,608				
TOTAL EXPENDITURE.....	81,853	89,020	87,004	95,238	353,606	75,250	75,250	75,250	75,250
Revenues minus Expenditures	9,660	11,222	29,000	265,720	520,520	190,000	55,000	25,000	130,000
781003 Contribution to Capital Reserve	7,500	8,500	5,500	5,500	10,000	35,000	25,000	25,000	30,000
780001 Capital Items	-	-	23,500	265,828	510,520	155,000	30,000		100,000
490001 Transfer from Equity in TCA	32,170	32,170	32,170	32,170	32,170	32,170	32,170	32,170	32,170
780101 Amortization Expense	32,170	32,170	32,170	32,170	32,170	32,170	32,170	32,170	32,170
Revenues minus Expenditures and Transfers	2,160	2,722	-	(5,608)	-	-	-	-	-

REGIONAL DISTRICT OF BULKLEY-NECHAKO CLUCULZ LAKE FIRE

7104

Five Year Financial Plan:

Bylaw No. 1874, 2019 \$23,437 Limitation

Bylaw No. 2056, 2024 \$29,296 Limitation Dec 2024

BC ASSESSMENT Q 756 26 LSA #25

Bylaw No. 1895, 2019 Reserve Creation

REVENUE:

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget 0.084	2027 Budget 0.211	2028 Budget 0.269	2029 Budget 0.355	2030 Budget 0.355
400002 Taxation	23,211	23,319	29,296	29,296	29,296	73,700	93,803	123,803	123,803
420001 Northern Capital and Planning Grant			7,500	12,021					
420095 Northwest Revenue Sharing (\$30 Capital \$30 Operational)			110,000	331,171	498,520	30,000			
420099 Transfer from Gas Tax Reserves			288,000	260,000					
420096 Transfer from Growing Community Fund			155,500	179,439					
420095 Transfer from RBA Reserve									
441001 Donations Received				10,000					
400001 Miscellaneous revenue	17,000								
499999 Surplus	10,728	15,693							
	50,939	39,012	590,296	821,927	527,816	103,700	93,803	123,803	123,803

EXPENDITURE:

651012 Fire Service Administration	-				12,250	15,000	15,000	15,000	15,000
601102 Accident Insurance	651	843	897	1,335	1,297	1,297	1,400	1,400	1,400
601801 Association Dues	264		400	284	300	300	300	300	300
603008 Repairs and Maintenance						10,000	10,000	20,000	20,000
608001 Property Insurance	4,287	5,393	5,500	6,446	6,861	7,000	7,000	7,000	7,000
608002 Liability Insurance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
608003 Vehicle Insurance	343	698	800	1,602	1,741	2,400	2,400	2,400	2,400
608005 Worksafe				1,911	500	500	500	500	500
612220 Grant to Fire Department	15,500	16,000	16,000	16,000	25,000	35,000	35,000	35,000	35,000
609001 Supplies	12,362	16,216							
651010 Administration Service Charges	589	612	5,948	5,948	3,454	953	953	953	953
799999 Prior year's deficit			2,001	2,001	6,643				

TOTAL EXPENDITURE.....

	35,246	41,013	32,796	36,776	59,296	73,700	73,803	83,803	83,803
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Revenues minus Expenditures

	-	-	557,500	557,500	468,520	30,000	20,000	40,000	40,000
781003 Contribution to Capital Reserve								20,000	20,000
780001 Capital Project/Truck/Hall			557,500	791,794	468,520	30,000	20,000	20,000	20,000
490001 Transfer from Equity in TCA	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
780101 Amortization Expense	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000

Revenues minus Expenditures and Transfers

	15,693	(2,001)	-	(6,643)	-	-	-	-	-
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO
BULKLEY VALLEY REGIONAL POOL 10101
AND RECREATION CENTRE**

**BYLAW 1350 LIMITATION \$0.85 PER \$1,000
0.4221**

Five Year Financial Plan:

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
REVENUE:									
400002 Requisition	1,035,365	1,069,114	1,104,086	1,104,086	1,179,401	1,181,216	1,201,248	1,221,775	1,242,811
441001 Donations Received	\$4,000	5,000		3,373	125,000				
443004 Climate Action Grant (and/or Growing Community)					275,000				
446001 Grants in Lieu of Taxes	16,937	17,027	17,000	17,467	17,000	17,000	17,000	17,000	17,000
.....	1,056,302	1,091,141	1,121,086	1,124,926	1,596,401	1,198,216	1,218,248	1,238,775	1,259,811
EXPENDITURE:									
601401 Staff Travel									
602001 Utilities (Natural Gas)	49,647	62,485	60,000	71,733	72,000	74,160	76,385	78,676	81,037
603008 Repairs and Maintenance		2,268							
307001 Legal Expense		3,208		347					
608001 Property Insurance	37,262	32,617	36,000	45,084	46,000	48,300	50,715	53,251	55,913
608002 Liability Insurance (share of MIA)	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
608004 Permits & Fees	636	310	750	322	750	750	750	750	750
612220 Monthly Contribution to BVR Pool	684,980	712,417	725,000	728,373	754,500	769,590	784,982	800,681	816,695
612801 Special Projects				28,500	75,000				
651010 Administration Service Charge	37,535	40,386	37,474	37,474	43,816	43,816	43,816	43,816	43,816
799999 Prior Year's Deficit		17,109	262	262	17,735				
TOTAL EXPENDITURE.....	821,060	881,800	870,486	923,096	1,020,801	947,616	967,648	988,175	1,009,211
Revenues minus Expenditures	235,242	209,341	250,600	250,600	575,600	250,600	250,600	250,600	250,600
RESERVE BUDGET									
Transfer from Reserves									
420003 Withdrawal from Operational Reserve		35,000		31,034					
420003 Withdrawal from Capital Reserves		85,000							
499999 Transfer from Prior Year Surplus	30,675	0	0	0	-	0	0	0	0
Transfer to Reserves									
781001 Contribution to Capital Reserve	75,675		250,000	250,000	235,000	250,000	250,000	250,000	250,000
781004 Contribute to Insurance Reserve	600	600	600	600	600	600	600	600	600
781007 Contribution in Operational Reserve									
Net Reserves	(45,600)	119,400	(250,600)	(219,566)	(235,600)	(250,600)	(250,600)	(250,600)	(250,600)
CAPITAL BUDGET									
780001 New Capital Items	206,751	329,003	0	0	340,000	0	0	0	0
490001 Use of Capital Items	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
780101 Amoritization	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
NET BUDGET SUPPLUS - (DEFICIT)	(17,109)	(262)	0	(17,735)	0	0	0	0	0

REGIONAL DISTRICT OF BULKLEY-NECHAKO**LAKES DISTRICT ARTS AND CULTURE****10303****Five Year Financial Plan:**

BYLAW 1831 LIMITATION OF \$0.55 PER \$1000

IMPROVEMENTS ONLY

VILLAGE OF BURNS LAKE, ALL OF B AND E

REVENUE:

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	0.196 2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	257,511	346,615	345,877	345,877	350,343	366,369	379,329	392,675	406,417
446001 Grants in Lieu of Taxes	2,187	1,909	1,500	2,599	1,500	1,500	1,500	1,500	1,500
446002 Grant in Lieu of Alcan Taxes	109,073	128,525	105,725	119,061	112,074	112,074	112,074	112,074	112,074
499999 Prior Year's Surplus	68,657	47,222	112,988	112,988	173,441				

TOTAL REVENUE:.....

437,428	524,270	566,090	580,526	637,357	479,943	492,903	506,249	519,991
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EXPENDITURE:

606001 Communication - Internet for Library	14,482	14,124	14,124	16,119	16,500	16,830	17,167	17,510	17,860
608002 Liability Insurance	500	500	500	500	500	500	500	500	500
609001 Supplies	907								
612100 Arts and Culture Grant in Aid	23,000		100,000	3,500	55,000	5,000	5,000	5,000	5,000
612108 Arts and Culture Capital Grant	-	-	75,000		125,000	5,000	5,000	5,000	5,000
612220 Annual Grant to the Lakes District Museum	57,000	63,673	66,000	66,000	92,320	95,090	97,942	100,881	103,907
612221 Annual Grant to the Burns Lake Library	277,000	282,000	290,400	290,400	316,208	325,694	335,465	345,529	355,895
612222 Annual Grant to the Lakes District Arts Council	8,000	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
612220 One-time Grant to the Lakes District Museum		15,000							
612225 Grant to the Lakes District Fall Fair Society		16,650		10,500	10,710	10,710	10,710	10,710	10,710
612223 Annual Grant to Lakes District Festival Society	2,750	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
781004 Contribution to Insurance Reserve	200	200	200	200	200	200	200	200	200
651010 Administration Service Charge	6,367	7,635	8,366	8,366	9,419	9,419	9,419	9,419	9,419
799999 Prior Year's Deficit									

TOTAL EXPENDITURE:.....

390,206	411,282	566,090	407,085	637,357	479,943	492,903	506,249	519,991
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Revenues minus Expenditures

47,222	112,988	-	173,441	-	-	-	-	-
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Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Wendy Wainwright, Deputy Director of Corporate Services
Date: August 20, 2026
Subject: **Committee Meeting Recommendations - August 6, 2026**

RECOMMENDATION: (all/directors/majority)

That the Board approve recommendations 1 and 6 as written.

BACKGROUND

The following are recommendations from the August 6, 2026 Committee Meetings for the Board's consideration and approval.

Committee of the Whole – August 6, 2026

Recommendation 1:

Re: Directors' Remuneration Update

That Bylaw 2115 be brought forward to the Board at a future meeting for consideration with remuneration amounts being adjusted to Option 1B with the Payment Reviewer increased from \$1716 to \$2,000 per year with the alternate Payment Reviewer being the Chair or Vice-Chair.

Recommendation 2:

Re: Grant in Aid for Bulkley Valley Agricultural and Industrial Association - Electoral Area A (Smithers/Telkwa Rural)

That the Board approve a Regional Grant in Aid of \$30,000 from the Area A (Smithers/Telkwa Rural) allocation to the Bulkley Valley Agricultural and Industrial Association for new bleachers at the Bulkley Valley Exhibition Fair Grounds.

Recommendation 3:

Re: Grant in Aid for Paul Lychak Evelyn Community Hall - Electoral Area A (Smithers/Telkwa Rural)

That the Board approve a Regional Grant in Aid of \$50,000 from the Area A (Smithers/Telkwa Rural) allocation to the Paul Lychak Evelyn Community Hall for a Roof and Kitchen upgrade project.

Rural Services Committee Meeting – August 6, 2026

Recommendation 4:

Re: Crown Land Referral No. 6409614 - Electoral Area G (Houston/Granisle Rural)

1. That the Comment Sheet for Crown Land Referral No. 6409614 be sent to the Province as the Regional District's comments for Crown Land Referral No. 6409614 as amended outlining the Regional District's concerns regarding development at Nanika Lake and surrounding area, and,
2. That a letter be sent to Raye Resources Inc. outlining the Regional District's concerns regarding exploration in the Nanika Lake area; and,
3. Further, that a letter be sent to the Ministry of Mining and Critical Minerals and the Office of the Wet'suwet'en outlining the Regional District's concerns and,
4. Following a response from the Ministry of Mining and Critical Minerals and the Office of the Wet'suwet'en that Raye Resources Incorporated be invited to attend a future Committee Meeting to address the Regional District's concerns and to provide an overview of exploration development plans in the area.

Recommendation 5:

Re: Volunteer Recognition Program Policy

That the Board approve the draft Volunteer Recognition Program Policy.

Recommendation 6:

Re: Draft Grant Recognition and Signage Procedure

That the Board approve the draft Grant Recognition and Signage Procedure.

ATTACHMENTS:

None

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

Not Applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Nellie Davis, Manager of Strategic Initiatives and Rural Services
Date: August 20, 2026
Subject: **Build Communities Strong Fund, Community Stream Grant to the Town of Smithers for Library Project**

RECOMMENDATION: (all/directors/majority)

1) That the Board authorizes contributing up to \$200,000 of Electoral Area A (Smithers/Telkwa Rural) Build Communities Strong Fund allocation monies to the Town of Smithers for a Cultural Infrastructure project at the Smithers Public Library, and;

(participants/weighted/majority)

2) That the Board authorizes the withdrawal of up to \$200,000 from the Federal Gas Tax Reserve Fund.

BACKGROUND

The Town of Smithers is undertaking the renovation of its newly acquired library building to create a modern, accessible, and sustainable public library that will meet the current and future needs of the community.

The Town is requesting \$200,000 towards this \$3,000,000 project.

Director Stoltenberg supports the contribution.

There is \$732,437 available in the Area A allocation of the Building Communities Strong Fund (formerly called Canada Community-Building Funds BC, Community Works Funds).

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Nellie Davis, Manager of Strategic Initiatives and Rural Services

Date: August 20, 2026

Subject: **Area A (Smithers/Telkwa Rural) Grant in Aid for Telkwa Museum Society – New Furnace**

RECOMMENDATION: (all/directors/majority)

That the Board approve allocating \$6,887 from the Area A (Smithers/Telkwa Rural) allocation of Regional Grant in Aid to the Telkwa Museum Society for a furnace replacement project.

BACKGROUND

Please see the attached application for additional information.

The remaining allocation of Regional Grant in Aid for Area A is \$105,908.
Director Stoltenberg supports the application.

ATTACHMENTS:

Telkwa Museum Society Grant in Aid Application – New Furnace

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable

Nellie Davis

From: Nellie Davis
Sent: August 6, 2026 9:34 AM
To: Nellie Davis
Subject: FW: Website Form Submission – Online Grant in Aid Application Form

Grant in Aid Application Form

Organization Legal Name:
 Telkwa Museum Society

Contact Email Address:
 [REDACTED]

Contact Phone Number:
 [REDACTED]

Organization Mailing Address:
 Box 595, Telkwa, BC V0J 2X0

Project or purpose for which you require assistance:

We currently have a very old inefficient gas furnace with which to heat the Telkwa Museum. A new furnace with 96% efficiency is available and ready to be installed by Hunterbilt Industries Ltd., providing affordable heat in the winter and cooling in the increasingly warming summers. We would appreciate receiving the funds required to purchase this new furnace.

Amount of Grant Requested:
 6886.74

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:
 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 Telkwa Museum Society is a non-profit organization run by volunteers who are dedicated to preserving, protecting and sharing the history of Telkwa and the surrounding area. The Society collects, catalogues, preserves and displays historical artifacts, photographs, documents and archival materials that tell the story of our community. As a repository for local history, we ensure these important records are protected and accessible for future generations.

The Museum is open to the public during the summer months and open by appointment during the winter. We provide guided tours for community groups, school classes and other organizations, offering educational opportunities that connect people with the history and heritage of Telkwa, specifically, and the Bulkley Valley, in general. We welcome visitors from around the world.

In addition to the Museum itself, we maintain the Outdoor Display shed, satellite exhibits throughout Telkwa and Historical St. Stephen's Church, helping to preserve and interpret important heritage sites within our community.

The Telkwa Museum also operates the Visitor Information Centre. Through this service, we encourage travellers to stop, explore and support local businesses and attractions. We provide information about Telkwa and the surrounding region while also directing visitors to other destinations along Highway 16, contributing to regional tourism and economic activity.

The services that we provide are unique within our community. The Museum serves as the primary repository for local historical artifacts and archives while also preserving heritage buildings, delivering educational programming and operating the community's Visitor Information Centre. These services are not available elsewhere in the community.

Is your organization voluntary and non-profit?:

Yes

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

None

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

The Telkwa Museum currently has a working Board consisting of 7 volunteers. It has been in operation since 1986 when the seniors of Telkwa decided to create a gathering place by purchasing and moving the old Telkwa Elementary School (built in 1920) from up beside the current elementary school to the lots beside the Post Office. Finding the building too small for their needs, they built a Seniors' Centre at the Barbecue Grounds and converted the school house to a Museum.

The number of volunteers and members has fluctuated over the years. We are currently at an all-time low and having difficulties figuring out how to attract more members. We are most fortunate to have at least one and sometimes two, earnest, eager students working during the summers, along with some very dedicated volunteers who keep the Museum operating and moving forward.

Assistance is being requested for::

Capital project and/or equipment

Other Purpose:

Please describe the project/event 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.:

The gas furnace currently heating the building is well over 15 years old and is extremely inefficient. Our yearly gas bills continue to climb and it is becoming painful to pay the bills. Hunterbilt Industries Ltd., a local business will, according to the quote:

1. remove the old furnace and any venting or gas or electrical lines necessary to install the new furnace,
2. install the new high-efficiency furnace in the existing position and into the existing ductwork. Some duct will have to be added to make the connection between the new furnace and the existing ductwork,
3. connect the vent, gas line, electrical and drain (all materials included),
4. start and test the new furnace and give a lesson on the new thermostat if there is one installed.

Since the quote was sent, the Museum Board has decided to also order and have installed a programmable thermostat. This cost is not on the quote, but as a result of a recent fund-raising event, the Museum will pay for the new thermostat.

Describe how this proposal will benefit the community.:

Funding for a new high-efficiency furnace will benefit the community by ensuring that the Museum building, the collections within and the Visitor Information Centre will continue to operate in a safe, comfortable and energy-efficient environment. A reliable heating system is essential for protecting valuable historical collections from damage caused by fluctuating temperatures and humidity. It will also provide a comfortable welcoming space for volunteers, visitors, school groups, researchers and community events. The increased energy efficiency will reduce operating costs, allowing our volunteer-run, non-profit organization to direct more of its limited resources toward preserving Telkwa's history and serving the community.

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

No

Has the organization received assistance (grant in aid/waiving of fees, etc.), from the Regional District of Bulkley-Nechako in previous years?:

Yes

If yes, please provide the year, the amount, and the purpose for the assistance.:

In 2023, we received \$45,429.00 to replace the roof on Historic St. Stephens Anglican Church. The contractor removed the old roofing, along with the crumbling chimney (down to the floor of the attic), and disposed of all materials in an ethical manner. Before the new roof was installed, the attic insulation was added to and venting improved. New metal roofing was installed on the main building and the meeting room/kitchen area. New shingles were put on the bell tower and the lych gate, closely matching the original style.

Does your Organization: (Please check all that apply):

Provide an opportunity for individuals to make direct contributions?

Contact Name:

Linda Hanson

Attach supporting financial information, ie: budget/financial report. Ensure all information is clearly itemized, including: total cost of project, grants/funding from other sources, funding contributed by applicant, total expenses for the fiscal year.

Contact Name:

Erik Jacobsen

Contact Phone Number:

[REDACTED]

Contact Email Address:

[REDACTED]

Which RDBN electoral area(s) receive services or benefits from your organization?:

Electoral Area A (Smithers/Telkwa Rural)

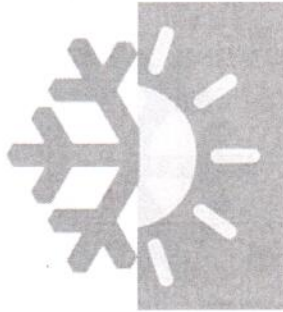
TELKWA MUSEUM SOCIETY
Statement of Financial Position
December 31, 2025
(unaudited - See Notice to Reader)

<u>ASSETS</u>	<u>2024</u>	<u>2025</u>
Operating		
Cash - (Gaming Account)	6.75	56.75
Cash - (Operating Account)	5,178.91	8,920.16
Cash - (Grant Account - portions unspent)	18,146.21	7,281.97
Accounts Receivable	-00	-00
Equity Shares - BVCU	121.73	126.20
Term Deposits	10,000.00	34,380.00
Float	70.65	70.65
	<u>33,524.25</u>	<u>50,835.73</u>
Capital		
Computers & Printers (note 4)	1,284.02	1,155.62
Inventory - Gift Shop (note 8)	2,959.04	4,319.00
Display cases, Multi-purpose room cabinets (note 3)	11,114.50	11,114.50
Buildings - Museum, Machine display shed (note 2)	51,200.00	51,200.00
Building and land - Church (note 5)	91,200.00	161,300.00
	<u>157,757.56</u>	<u>229,089.12</u>
<u>LIABILITIES</u>		
Current	-00	-00
Accounts Payable and Accrued Liabilities	-00	-00
	<u>-00</u>	<u>-00</u>
<u>MEMBERS' EQUITY</u>		
Net Operating Assets	33,524.25	50,835.73
Equity in Capital Assets	157,757.56	229,089.12
	<u>191,281.81</u>	<u>279,924.85</u>

Approved by the members

Hunterbilt Industries Ltd.

Box 137, 1387 Birch Street
Telkwa, British Columbia V0J 2X0

**Quote #2288**

Sent on Jan 22, 2026

Phone 250-846-5343

Email info@hunterbilt.ca

Website hunterbilt.ca

Service Address Hwy 16
Telkwa, B.C V0J 2X0

Telkwa Museum

PO Box 595
Telkwa, BC V0J 2X0

Product/Service	Description	Total
2" 636 - 90 Long	/each	\$55.85
2" 636 - Coupling	/each	\$13.42
2" 636 - 45	/each	\$13.42
636 glue / Primer	636 Primer / Glue Etc.	\$3.80
Can-Truss (Deep)	Unistrut Pre-Galvanized 1-5/8" X 1-5/8" Deep Solid Channel /foot	\$49.20
3/8" Reddi-Rod	Plated/threaded /foot	\$20.28
3/8" Malleable Ceiling Flange	For hanging reddy rod /each	\$29.64
Gas Permit - Residential	Gas permit for installation for up to two appliances	\$150.00
Miscellaneous Gas Fittings	Gas line to connect at furnace and outside meter. Includes all pipe, fittings, and paint. Includes new 2 psi regulator.	\$150.00
Miscellaneous Electrical	To connect main power and thermostat controls.	\$10.00

Subtotal	\$6,846.29
Discount	- \$500.00
GST (5.0%)	\$317.31
Total	\$6,663.60

Hunterbilt Industries Ltd.

Box 137, 1387 Birch Street
Telkwa, British Columbia V0J 2X0

**Quote #2288**

Sent on Jan 22, 2026

Phone 250-846-5343

Email info@hunterbilt.ca

Website hunterbilt.ca

Service Address Hwy 16
Telkwa, B.C V0J 2X0

Telkwa Museum

PO Box 595
Telkwa, BC V0J 2X0

Product/Service	Description	Total
Furnace Installation	The work will include: 1. Removal of old furnace and any venting or gas or electrical lines necessary to install the new furnace, 2. Installation of the new furnace in the existing position and into the existing ductwork. Some duct will have to be added to make the connection between the new furnace and the existing ductwork, 3. Connection of vent, gas line, electrical, and drain. This includes all materials, 4. Starting and testing of the new furnace and possibly a lesson on the new thermostat if there is one installed.	\$2,250.00
DM96VC0803BN	Daikin Daikin 80,000 BTU/Hr 2 Stage Variable-Speed ECM Gas Furnace 96% AFUE	\$2,970.00
Duct Transition Work	Needed to fit furnaces, heat pumps and electric air handlers, into the existing duct work.	\$550.00
Filter Rack - 2x16x25	/each	\$144.11
Filter - Aerostar 2x16x25	Pleated MERV 8 /each	\$11.00
Condensate Neutralizer - NC-1W	Axiom NeutrPal Kit /each	\$157.23
¾" PVC - Pipe	Schedule 40 /foot	\$33.40
¾" PVC - 90	Schedule 40 /each	\$6.36
¾" PVC - Coupling	/each	\$1.18
2" 636 - Pipe	/foot	\$227.40



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Shari Janzen, Community Development Coordinator
Date: August 20, 2026
Subject: **Letter of Support Request – College of New Caledonia**

RECOMMENDATION: (all/directors/majority)

That the Board provides a letter of support to the College of New Caledonia Burns Lake Campus to support an application to WorkBC's Community Workforce Response Grant for its Carpenter Foundation Program.

BACKGROUND

The College of New Caledonia Burns Lake Campus is applying to WorkBC's Community Workforce Response Grant for funding to support its Carpenter Foundation Program (Spring Cohort) and requires a letter of support with the application.

The Community Workforce Response Grant funds short-term, cohort-based skills training that prepares participants for local in-demand jobs. The grant helps organizations deliver projects that address immediate workforce needs, equip people with job-ready occupational skills, and create direct pathways to employment opportunities within their communities.

The proposed Carpenter Foundation Program will provide participants with entry-level practical skills and academic knowledge to prepare them to begin their apprenticeship pathway as a carpenter. With a growing demand for skilled carpenters, this program will help meet workforce needs while supporting participants in building rewarding careers in the construction industry.

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Shari Janzen, Community Development Coordinator
Date: August 20, 2026
Subject: **Resolution of Support Request – Evelyn Community Association**

RECOMMENDATION: (all/directors/majority)

That the Regional District of Bulkley-Nechako supports the application to Northern Development Initiative Trust from the Evelyn Community Association for the Paul Lychak Evelyn Community Hall Upgrade project.

BACKGROUND

The Evelyn Community Association is applying to Northern Development Initiative Trust's Community Places Program for funding to support the Paul Lychak Evelyn Community Hall Upgrade Project.

The Evelyn Community Association operates the Paul Lychak Evelyn Community Hall which has been a hub in the community for decades.

The upgrade project includes repairs to the roof structure, involving the removal of the existing metal roofing to replace the aging plywood underneath. A potable water cistern will be installed to address the limitations of the existing non-potable water supply, allowing the hall to better support kitchen operations and event hosting. Additionally, a commercial dishwasher will be purchased and installed as part of the hall's work to gain commercial kitchen status.

Together, these improvements will enhance the functionality, safety, and long-term viability of the Paul Lychak Evelyn Community Hall.

The budget for this project includes a \$50,000 Grant in Aid from Area A (Smithers/Telkwa Rural).

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Shari Janzen, Community Development Coordinator
Date: August 20, 2026
Subject: **Resolution of Support Request - Smithers Whitewater Club**

RECOMMENDATION: (all/directors/majority)

That the Regional District of Bulkley-Nechako supports the application to Northern Development Initiative Trust from the Smithers Whitewater Club for its Short Film Marketing Project.

BACKGROUND

The Smithers Whitewater Club is applying to Northern Development Initiative Trust's (NDIT) Marketing Initiatives Program for funding to support the Short Film Marketing Project and requires a resolution of support as part of the application.

The Club, established in the 1980s to secure and maintain public access to Tatlow Falls, operates with the mission to promote safe whitewater paddling, advocates for access to local waterways, reduced barriers to entry for river sports, and to maintain access to the falls. The club has grown to include paddlers of all ages and abilities who share an interest in whitewater recreation in the Bulkley Valley.

The Club is applying to NDIT for funding to produce a twelve-minute short film that will document the history, activities, and ongoing efforts to support safe and responsible river recreation. The film will highlight local whitewater opportunities, the importance of maintaining access to Tatlow Falls, and the Club's work to encourage participation from new paddlers. The film will be used to promote the Club and the area and will be submitted to the Paddling Film Festival World Tour in 2027.

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Christopher Walker, Emergency Services Manager
Date: August 20, 2026
Subject: **Order in Council No. 186 for the EDMA**

RECOMMENDATION: (all/directors/majority)

Receive

BACKGROUND

On May 11, 2026 the Lieutenant Governor of British Columbia approved the Order in Council (OIC) No.186. This OIC brings into force and amended the following sections of the Emergency and Disaster Management Act:

- (a) section 202 of the Emergency and Disaster Management Act, S.B.C. 2023, c. 37, is brought into force;
- (b) the Emergency and Disaster Management Regulation, B.C. Reg. 235/2023, is amended as set out in the attached Schedule 1;
- (c) the regulations listed in the attached Schedule 2 are amended as set out in that Schedule;
- (d) effective January 1, 2027,
 - (i) section 47 of the Emergency and Disaster Management Act, S.B.C. 2023, c. 37, is brought into force, and
 - (ii) the Emergency and Disaster Management Regulation, B.C. Reg. 235/2023, is amended as set out in the attached Schedule 3.

This impacts the Regional Districts in the following ways:

1. Prepare a risk assessment or an emergency management plan for crown and private managed forest land as defined in the *Private Managed Forest Land Act*. The amendment is explained in the following:
 - If a regional district does not prepare a risk assessment or an emergency management plan in respect of land referred to in subsection (1) (a) or (b), the regional district must, as the case may be,

- (a) identify in its risk assessment any portion of the land that is necessary for the purpose of evacuating individuals or animals from a community, or
- (b) identify in the emergency management plan for the area closest to a community any portion of the land that is necessary for the purpose of evacuating individuals or animals from the community.

This clarification reduces the obligations for the RDBN to prepare risk assessments on ALL crown land – only sections that impact residents and animals during an evacuation. The current HRVA and evacuation plans meet these requirements.

2. Prepare and maintain a Business Continuity Plan (BCP). Completion of the BCP is required within four years of January 1, 2027.

This is a reasonable timeline to complete this requirement.

3. Prepare and maintain a Comprehensive Emergency Management Plan (CEMP) that addresses all four pillars of emergency management (mitigation, preparedness, response and recovery). The inclusion of a summary of consultation undertaken in relation to the emergency plan and risk assessment as well as publication requirements are also required. Completion is required within four years of January 1, 2027.

This is a reasonable timeline to complete this requirement.

4. Explanation of what is to be included in a multijurisdictional emergency management organization.

The province is planning on providing more guidance on this regulation in the fall.

These regulations help solidify the provinces shift from a primarily response-focused planning to a more comprehensive (including all-hazards and all four-phases of emergency management) approach. All jurisdictions will need to show a greater demonstration and emphasis on risk-reduction, recovery planning, business continuity and meaningful collaboration with Indigenous partners.

ATTACHMENTS:

BC Order in Council No.186

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
Not Applicable

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 186, Approved and Ordered May 11, 2026


Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders the following:

- (a) section 202 of the *Emergency and Disaster Management Act*, S.B.C. 2023, c. 37, is brought into force;
- (b) the Emergency and Disaster Management Regulation, B.C. Reg. 235/2023, is amended as set out in the attached Schedule 1;
- (c) the regulations listed in the attached Schedule 2 are amended as set out in that Schedule;
- (d) effective January 1, 2027,
 - (i) section 47 of the *Emergency and Disaster Management Act*, S.B.C. 2023, c. 37, is brought into force, and
 - (ii) the Emergency and Disaster Management Regulation, B.C. Reg. 235/2023, is amended as set out in the attached Schedule 3.



Minister of Emergency Management and
Climate Readiness



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Animal Health Act*, S.B.C. 2014, c. 16, ss. 96 (3) and 98; *Emergency and Disaster Management Act*, S.B.C. 2023, c. 37, ss. 164, 166, 167, 172, 173 and 209; *Strata Property Act*, S.B.C. 1998, c. 43, s. 292 (2) (z); *Water Sustainability Act*, S.B.C. 2014, c. 15, s. 127 (3)

Other: O.C. 130/2000; O.C. 110/2016; O.C. 286/2022; O.C. 617/2023;

R10916718

SCHEDULE 1

1 *Section 6.1 of the Emergency and Disaster Management Regulation, B.C. Reg. 235/2023, is amended by adding the following subsection:*

- (3) The provincial administrator must publish the following:
 - (a) a report provided to the provincial administrator under section 121 (2) of the Act;
 - (b) a report prepared by the Nisga'a Nation or a treaty first nation under section 121 (4) of the Act, if the Nisga'a Nation or the treaty first nation requests publication of the report.

2 *The following section is added to Division 1:*

Disclosure of personal information

7.1 For the purposes of section 159 (2) (b) of the Act, the following classes of persons are prescribed:

- (a) an elected or appointed official, an employee or an agent of any of the following:
 - (i) the government of Canada;
 - (ii) the government of a province or another jurisdiction in Canada;
 - (iii) the government of the United States;
 - (iv) the government of a state of, or another jurisdiction in, the United States;
- (b) a volunteer;
- (c) a public safety provider;
- (d) a person who has entered into an agreement with the minister under section 8 of the Act;
- (e) a person with whom the provincial administrator is coordinating emergency management activities and any persons who are assisting that person.

3 *The following Divisions are added:*

**Division 1.1 – Emergency Management Planning by
Provincial Administrator**

Consultation with local authorities

- 7.2** (1) For the purposes of section 40 (a) of the Act, in respect of a comprehensive emergency management plan, the prescribed class of local authorities is comprised of the local authorities specified by the provincial administrator.
- (2) For the purposes of subsection (1), the provincial administrator
- (a) may not specify the Nisga'a Nation or a treaty first nation, and
 - (b) must specify
 - (i) not less than 8 and not more than 15 local authorities in total,
 - (ii) at least one regional district,

- (iii) at least one municipality, and
- (iv) at least one local authority from at least 3 of the following associations:
 - (A) Association of Kootenay and Boundary Local Governments;
 - (B) Association of Vancouver Island and Coastal Communities;
 - (C) Lower Mainland Local Government Association;
 - (D) North Central Local Government Association;
 - (E) Southern Interior Local Government Association.
- (3) If a representative of each of the local authorities specified by the provincial administrator under subsection (1) is also a member of a committee of the Union of British Columbia Municipalities, for the purposes of section 40 (a) of the Act,
 - (a) the provincial administrator may consult and coordinate with the committee, and
 - (b) any consultation and coordination with the committee is deemed to constitute consultation and coordination with the local authorities.

Division 3 – Emergency Management Planning by Local Authorities

Establishment of multijurisdictional emergency management organization

- 12** (1) A multijurisdictional emergency management organization may be established by one or more of an agreement, bylaw, resolution, law or other legal instrument.
- (2) An instrument referred to in subsection (1) must be in writing and include at least the following:
- (a) the names of the members of the multijurisdictional emergency management organization;
 - (b) in relation to each member of the organization,
 - (i) a description of the areas and matters for which the organization has responsibility on behalf of the member for the purposes of section 21 (2) (a) of the Act, and
 - (ii) in the case of a member that is a local authority,
 - (A) the powers or duties of the local authority that may be exercised or must be performed by an employee of a member of the organization under section 19 (2) (b) of the Act, and
 - (B) a description of the areas in which the powers and duties referred to in clause (A) may be exercised or must be performed.
- (3) A local authority, the government or an Indigenous governing body may join a multijurisdictional emergency management organization by one or more of an agreement, bylaw, resolution, law or other legal instrument.

- (4) An instrument referred to in subsection (3) must be in writing and include, in relation to the new member of the organization, the matters referred to in subsection (2) (b) (i) and (ii) (A) and (B), as applicable.
- (5) An instrument referred to in subsection (1) or (3) may include other provisions, including terms and conditions relating to the exercise of powers and performance of duties under the Act.
- (6) Despite subsections (2) and (4), if more than one instrument is used for the purposes of subsection (1) or (3), the instruments must collectively meet the requirements of subsection (2) or (4), as the case may be.

Local authority to provide copy of instrument

- 13** For the purposes of section 21 (3) (a) (i) of the Act, an instrument referred to in section 12 (1) or (3) of this regulation, including any amendments to the instrument, is a prescribed record.

4 *Column 1 of the table in the Schedule is amended by striking out “Fire Safety Act” and substituting the following:*

Fire Safety Act, other than the following:

- (a) section 48 (2) (b) as that provision relates to the portfolio of the Minister of Housing and Municipal Affairs;
- (b) section 48 (3) (b);
- (c) section 48 (3) (d) and (e) as those provisions relate to the portfolio of the Minister of Housing and Municipal Affairs;
- (d) section 48.1.

SCHEDULE 2

Premises Identification Regulation

1 *Section 11 (1) of the Premises Identification Regulation, B.C. Reg. 125/2022, is amended by repealing the definition of “affected area” and substituting the following:*

“affected area” means an area to which a declaration of a state of provincial emergency or declaration of a state of local emergency, made under the *Emergency and Disaster Management Act*, applies; .

Strata Property Regulation

2 *Section 17.23 (3) of the Strata Property Regulation, B.C. Reg. 43/2000, is repealed.*

Water Sustainability Regulation

3 *Section 39 (1) (o) of the Water Sustainability Regulation, B.C. Reg. 36/2016, is amended by striking out everything after “during” and substituting “a declaration of a*

state of provincial emergency or declaration of a state of local emergency, made under the *Emergency and Disaster Management Act*, that involves flooding;”.

SCHEDULE 3

1 The Emergency and Disaster Management Regulation, B.C. Reg. 235/2023, is amended by adding the following sections:

Emergency management plans

- 14** (1) For the purposes of section 52 (2) (h) of the Act, an emergency management plan must include the following:
- (a) a summary of any consultation undertaken in accordance with section 55 (1) (a) of the Act in relation to the emergency management plan and the risk assessment prepared by the local authority under section 47 (2) of the Act;
 - (b) a time period within which the local authority must initiate a review of the emergency management plan.
- (2) The time period referred to in subsection (1) (b) must end
- (a) not more than 7 years after the preparation of the emergency management plan, and
 - (b) thereafter not more than 7 years after the completion of the preceding review and revision of the emergency management plan.
- (3) For the purposes of section 47 (4) of the Act, a local authority must
- (a) initiate a review of the local authority’s emergency management plan within the period referred to in subsection (1) (b) of this section, and
 - (b) revise the emergency management plan as necessary to ensure that the plan meets the requirements of section 52 of the Act.

Local emergency plans – transition

- 15** If a local authority has a local emergency plan that the local authority prepared or caused to be prepared under the *Emergency Program Act*, the local authority must
- (a) review the local emergency plan, and
 - (b) prepare an emergency management plan that meets the requirements of section 52 of the Act.

Publication requirements

- 16** (1) A local authority, other than the Nisga’a Nation or a treaty first nation, must publish each emergency management plan that is prepared or revised under section 47 of the Act or section 15 (b) of this regulation.
- (2) Subsection (1) does not apply to the following:
- (a) any information that, in the opinion of the local authority, could reasonably be expected to increase the risk of an emergency occurring;
 - (b) information that may not or must not be disclosed under the following provisions of the *Freedom of Information and Protection of Privacy Act*:

- (i) section 12 (3) [*local public body confidences*];
 - (ii) section 13 (1) [*policy advice or recommendations*];
 - (iii) section 14 [*legal advice*];
 - (iv) section 15 (1) or (2) [*disclosure harmful to law enforcement*];
 - (v) section 16 (1) [*disclosure harmful to intergovernmental relations or negotiations*];
 - (vi) section 17 (1) [*disclosure harmful to the financial or economic interests of a public body*];
 - (vii) section 18 [*disclosure harmful to the conservation of heritage sites, etc.*];
 - (viii) section 18.1 (1) [*disclosure harmful to interests of an Indigenous people*];
 - (ix) section 19 (1) or (2) [*disclosure harmful to individual or public safety*];
 - (x) section 21 (1) or (2) [*disclosure harmful to business interests of a third party*];
 - (xi) section 22 [*disclosure harmful to personal privacy*];
 - (xii) section 22.1 (2) [*disclosure of information relating to abortion services*].
- (3) A local authority must not include in an emergency management plan that is published under subsection (1) any Indigenous knowledge of an Indigenous people that is provided to the local authority under section 55 of the Act, unless one of the following applies:
- (a) the Indigenous knowledge is publicly available;
 - (b) an Indigenous governing body that acts on behalf of the Indigenous people consents in writing to the publication of the Indigenous knowledge.

Risk assessments and emergency management plans – regional districts

- 17** (1) Despite section 47 (2) of the Act and subject to subsection (2) of this section, a regional district is not required to prepare a risk assessment or an emergency management plan in respect of the following land:
- (a) Crown land;
 - (b) private managed forest land as defined in the *Private Managed Forest Land Act*.
- (2) If a regional district does not prepare a risk assessment or an emergency management plan in respect of land referred to in subsection (1) (a) or (b), the regional district must, as the case may be,
- (a) identify in its risk assessment any portion of the land that is necessary for the purpose of evacuating individuals or animals from a community, or
 - (b) identify in the emergency management plan for the area closest to a community any portion of the land that is necessary for the purpose of evacuating individuals or animals from the community.

Business continuity plans

- 18** (1) For the purposes of section 53 (2) (b) of the Act, a business continuity plan of a local authority, other than the Nisga'a Nation or a treaty first nation, must include a time period within which the local authority must initiate a review of the business continuity plan.
- (2) The time period referred to in subsection (1) must end
- (a) not more than 5 years after the preparation of the business continuity plan, and
 - (b) thereafter not more than 5 years after the completion of the preceding review and revision of the business continuity plan.
- (3) For the purposes of section 47 (4) of the Act, a local authority must
- (a) initiate a review of the local authority's business continuity plan within the period referred to in subsection (1) of this section, and
 - (b) revise the business continuity plan as necessary to ensure that the business continuity plan meets the requirements of section 53 of the Act.

August 4, 2026

Chair Mark Parker
Regional District of Bulkley-Nechako
mark.parker@rdbn.bc.ca

Dear Chair Parker,

Re: Local Government Advisory Committee on EDMA Regulations

I am sending this letter on behalf of UBCM to thank you for your contribution towards the development of *Emergency and Disaster Management Act* regulations for local authorities, through your participation on the Local Government Advisory Committee on EDMA Regulations (LGAC). UBCM appreciates the time devoted to reviewing materials, attending meetings, and providing feedback to the Province.

Thank you again for your hard work and dedication in representing B.C. local governments on the Advisory Committee.

Sincerely,

A handwritten signature in black ink, appearing to be "Cori Ramsay", written in a cursive style.

Councillor Cori Ramsay
UBCM President



August 6, 2026

Chair Mark Parker and Board
Regional District of Bulkley-Nechako
Box 820
Burns Lake, BC V0J 1E0

Dear Chair Mark Parker and Board:

**RE: BUILD COMMUNITIES STRONG FUND – COMMUNITY STREAM: FIRST
COMMUNITY WORKS FUND PAYMENT FOR 2026/2027**

I am pleased to advise that UBCM is in the process of distributing the first Community Works Fund (CWF) payment for fiscal 2026/2027. An electronic transfer of \$461,522.67 is expected to occur in August 2026. This payment is made in accordance with the payment schedule set out in your CWF Agreement with UBCM (see section 4 of your Agreement).

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Build Communities Strong Fund – Community Stream can be found on our [website](#).

For further information, please contact Build Communities Strong Fund – Community Stream Program Services by e-mail at bcsf@ubcm.ca or by phone at 250-356-5134.

Sincerely,

A handwritten signature in black ink, appearing to be "Cori Ramsay", is located below the "Sincerely," text.

Councillor Cori Ramsay
UBCM President

PC: John Illes, Chief Financial Officer