



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
AGENDA
Thursday, September 10, 2026**

CALL TO ORDER

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

September 10, 2026

Approve

MINUTES

Board Meeting Minutes - August 20, 2026

Page 7-26

Approve

DELEGATIONS

Village of Fraser Lake and Ernst & Young

Jesse Gervais, Economic Development Officer and Ethan Fredeen, Chief Administrative Officer, Village of Fraser Lake

Daniel Smith and Alex Francis, Ernst and Young

Re: Economic Impact Assessment Update

PLANNING AND DEVELOPMENT

Bylaw for First, Second and Third Reading

Amy Wainwright, Deputy Director of Planning and Development Services - Floodplain Mapping Update Floodplain Management Amendment Bylaw No. 2118, 2026

Page 27-61

Recommendation

Bylaw for Adoption

Cameron Kral, Planner - Rezoning Application RZ B-01-26 – Adoption for Bylaw No. 2113, 2026 – Electoral Area B (Burns Lake Rural)

Page 62-65

Recommendation

Temporary Use Permit

Cameron Kral, Planner - Temporary Use Permit Application TUP A-03-26 – Electoral Area A (Smithers Telkwa Rural)

Page 66-74

Recommendation

Development Variance Permit

Cameron Kral, Planner - Development Variance Permit Application DVP A-03-26 – Electoral Area A (Smithers Telkwa Rural)

Page 75-79

Recommendation

Bylaw Enforcement

Jason Llewellyn, Director of Planning and Development Services - Remedial Action at 435 Highway 16, Fort Fraser - Electoral Area D (Fraser Lake Rural)

Page 80-85

Recommendation

Referrals

Rowan Nagel, GIS/Planning Technician Crown Land Referral No. 7410410 - Electoral Area D (Fraser Lake Rural)

Page 86-88

Recommendation

Cameron Kral, Planner - Crown Land Referral Nos. 7410413 and 7410415 – Electoral Area F (Vanderhoof Rural)

Page 89-92

Recommendation

**Trevor Moffat, Planning Summer Student - Temporary Industrial
Licence No. 6409627 - Electoral Area A (Smithers/Telkwa Rural)**

Page 93-96

Recommendation

ENVIRONMENTAL SERVICES

**Alex Eriksen, Director of Environmental Services - Fraser Lake
Transfer Station – Roof Structure Project Award**

Page 97-98

Recommendation

**Alex Eriksen, Director of Environmental Services - Knockholt
Landfill Compactor – Major Capital Repair**

Page 99-102

Recommendation

ADMINISTRATION BYLAWS

Bylaws for Adoption

**Cheryl Anderson, Director of Corporate Services - Cluculz Lake
Rural Fire Protection Service Establishment Amendment Bylaw
No. 2108, 2026 - Adoption**

Page 103-106

Recommendation

**Cheryl Anderson, Director of Corporate Services - Regional
District of Bulkley-Nechako Directors' Remuneration and
Expenses Bylaw No. 2115, 2026 - Adoption**

Page 107-121

Recommendation

ADMINISTRATION REPORTS

**Wendy Wainwright, Deputy Director of Corporate Services -
Northern and Rural Homeowners Grant**

Page 122-125

Recommendation

Anusha Rai, Human Resources Advisor - 2026 RDBN Pay Transparency Report	Page 126-131
Recommendation	
Nellie Davis, Manager of Strategic Initiatives and Rural Services - Build Communities Strong Fund Grant to the Town of Smithers Hydrant Project - Electoral Area A (Smithers/Telkwa Rural)	Page 132
Recommendation	
Nellie Davis, Manager of Strategic Initiatives and Rural Services -Build Communities Strong Fund Grant to the Town of Smithers Northern Edge Sports Expansion Project Phase 3 - Electoral Area A (Smithers/Telkwa Rural)	Page 133
Recommendation	
Nellie Davis, Manager of Strategic Initiatives and Rural Services Economic Development Service Grant to the Village of Fraser Lake Mountain Bike Site Plan	Page 134
Recommendation	
Nellie Davis, Manager of Strategic Initiatives and Rural Services - Build Communities Strong Fund Grant to the District of Houston Arena Slab Project - Electoral Area G (Houston/Granisle Rural)	Page 135
Recommendation	
Nellie Davis, Manager of Strategic Initiatives and Rural Services - Build Communities Strong Fund Grant to the District of Houston Pool Retrofit Project - Electoral Area G (Houston/Granisle Rural)	Page 136
Recommendation	
Kaia Nitchie, First Nations Liaison - Letter of Support Request – Saik'uz First Nation	Page 137-140
Recommendation	

ADMINISTRATION CORRESPONDENCE

Minister of Emergency Management and Climate Readiness - Response - Re: Joint Advocacy Letter - Emergency Management Funding

Page 140-144

Receive

Minister of Indigenous Relations and Reconciliation Follow Up

Page 145-146

Receive

Union of BC Municipalities - Food Processing in the ALR - Local Government Perspective

Page 147-148

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(1)(c) and 90(2)(b) of the Community Charter for the Board to deal with matters relating to:

- Labour Relations
- 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 20, 2026

Directors Present: Chair Mark Parker
 Gladys Atrill
 Leroy Dekens
 Judy Greenaway
 Clint Lambert - arrived at 11:32 a.m.
 Linda McGuire - via Zoom
 Shirley Moon
 Kevin Moutray
 Chris Newell
 Michael Riis-Christianson
 Stoney Stoltenberg
 Sarrah Storey - via Zoom
 Henry Wiebe
 Alternate Director Judith Friesen, District of Fort St. James

Directors Absent: Shane Brien, District of Houston
 Martin Elphee, District of Fort St. James

Staff: Curtis Helgesen, Chief Administrative Officer - via Zoom
 Cheryl Anderson, Director of Corporate Services
 John Illes, Chief Financial Officer
 Jason Berlin, Manager of Building Inspections - arrived at 10:30 a.m., left at 10:43 a.m.
 Nellie Davis, Manager of Strategic Initiatives and Rural Services - via Zoom, in person 11:20 - 11:22 a.m.
 Steve Davis, Building Inspector - arrived at 10:43 a.m., left at 10:44 a.m.
 Jason Llewellyn, Director of Planning and Development Services
 Amy Wainwright, Deputy Director of Planning and Development Services
 Christopher Walker, Emergency Services Manager - arrived at 10:20 a.m. via Zoom, arrived in person 11:00 a.m., left at 11:24 a.m.

Others: Quinten Beach, Superintendent of the Nechako Watershed, Rio Tinto - left at 10:38 a.m.
Andrew Czornohalan, Director - Energy & Watershed Partnerships, Rio Tinto - via Zoom - left at 10:38 a.m.
Tayna Thorpe, Manager, Communities and Social Performance, Rio Tinto - via Zoom - left at 10:38 a.m.
Merewyn Comeau, LD News - Black Press - via Zoom

CALL TO ORDER

Chair Parker called the meeting to order at 10:00 a.m.

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

August 20, 2026

2026-BM-504

Moved by Director Riis-Christianson

Seconded by Director Dekens

That the Agenda and Supplementary Agenda for August 20, 2026 be approved as amended.

CARRIED UNANIMOUSLY

MINUTES

Board Meeting Minutes - August 6, 2026

2026-BM-505

Moved by Director Greenaway

Seconded by Director Stoltenberg

That the Board Meeting Minutes of August 6, 2026 be approved.

CARRIED UNANIMOUSLY

Board Meeting Minutes - July 9, 2026**2026-BM-506**

Moved by Director Moon

Seconded by Director Wiebe

That the Board Meeting Minutes of July 9, 2026 be approved.

CARRIED UNANIMOUSLY

Committee Meeting Minutes - August 6, 2026**2026-BM-507**

Moved by Director Storey

Seconded by Director Newell

That the Committee of the Whole Meeting Minutes and Rural Services Committee Meeting Minutes of August 6, 2026 be received.

CARRIED UNANIMOUSLY

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**

Chair Parker welcomed Andrew Czornohalan, Director - Energy & Watershed Partnerships, Quinten Beach, Superintendent of the Nechako Watershed and Tayna Thorpe, Manager, Communities and Social Performance, Rio Tinto.

Reservoir & Watershed Conditions

- Reservoir conditions have improved significantly from 2025 due to strong winter snowpack and favourable spring runoff.
- December snowfall reached 182% of average.
- March recorded the highest snowpack on record in the reservoir area.
- Reservoir levels at the beginning of the year were near record lows but recovered steadily and are now above the long-term average.
- Spring freshet inflows reached approximately 121% of average.
- Some low-lying and unregulated watersheds continue to experience dry conditions.
- Lower-than-normal flows remain in some tributaries, including the Nautley and Stellako Rivers.

Water Management

- Rio Tinto successfully implemented the 6A Hydrograph for the first time.
- Monitoring results will be used to refine future operations and support environmental outcomes.
- Work is underway on an updated Summer Temperature Management Plan for implementation in 2027, with input from First Nations, local governments, and stakeholders.
- Modelling indicates that a repeat of this year's wet winter conditions would not increase flood risk for Cheslatta Lake or Vanderhoof.

Operations & Business Performance

- Safety remains the company's highest priority.
- Aluminum production is ahead of forecast, with approximately 426,000 tonnes expected in 2026.
- Improved hydrology has enabled energy exports to BC Hydro and contributed to a stronger financial outlook.

Capital Projects

- Completed a \$140 million conveyor replacement project.
- Advancing a Kemano modernization program, with nearly \$1 billion in planned investments over the next decade to extend the facility's operating life.
- Construction continues on the \$10 million Kenny Dam Seepage Weir Project, which will enhance dam monitoring, seepage management, and safety.

Ne Too Infrastructure Project

- Continued work on the Ne Too Infrastructure Project in partnership with Saik'uz, Stelat'en, Cheslatta, and Nadleh Whut'en First Nations.
- The project explores:
 - Additional reservoir storage capacity
 - Enhanced water-release infrastructure at Kenny Dam
 - Watershed improvements within the Nechako, Cheslatta and Nautley systems.
- A pre-feasibility study is underway and expected to be completed in 2027.

Community Investment

- The reservoir Navigational Buoy Program will continue.
- Rio Tinto continues to invest in environmental, educational, research, health, and community initiatives throughout the region, including partnerships with First Nations, School District 91, UNBC, climate and fisheries research programs, Carrier Sekani Family Services, freshwater fisheries initiatives, and Indigenous development corporations..
- Commitment to ongoing engagement with local governments, Indigenous

communities, and stakeholders.

Tariffs and Aluminum Markets

- A question was raised regarding potential impacts of Canadian-U.S. trade negotiations and tariffs on aluminum.
- Rio Tinto advised that it has no additional information beyond what is publicly available.
- Aluminum and steel remain key topics in ongoing discussions.

Summer Temperature Management Plan (STMP)

- Concerns were raised about fluctuations in river levels resulting from STMP operations and the impacts on navigation, fish habitat, and fish stranding.
- Rio Tinto noted that it has evaluated alternative operating scenarios, including more consistent release rates, but modelling showed those approaches could result in more temperature exceedances.
- The company is exploring a revised approach for 2027 that would reduce the range between high and low releases while maintaining temperature management objectives.
- Rio Tinto acknowledged concerns regarding water-level fluctuations and confirmed that these factors will be considered for temperature management in future planning.

River Level Changes and Public Communication

- Concerns were expressed regarding rapid river level changes and the challenges they create for river users.
- Rio Tinto agreed to explore ways to better predict and communicate river level fluctuations to improve public awareness and planning.

Monitoring and Public Engagement

- Questions were raised about opportunities for more public discussion regarding STMP results and future management approaches.
- Rio Tinto advised that an annual post-season STMP report is being prepared and will be publicly available.

Chair Parker thanked Messrs. Czornohalan and Beach and Ms. Thorpe for attending the meeting.

PLANNING AND DEVELOPMENT

Building Inspection

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)

Chair Parker called for Comments from the Gallery. No Comments received from the gallery.

2026-BM-508

Moved by Director Greenaway

Seconded by Director Stoltenberg

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).

CARRIED UNANIMOUSLY

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

2026-BM-509

Moved by Director Riis-Christianson

Seconded by Director Greenaway

1. That Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Amendment Bylaw No. 2106, 2026 be given first and second reading this 20th day of August, 2026 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 this 20th day of August, 2026 and subsequently be taken to Public Hearing.
3. That the Board 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.

CARRIED UNANIMOUSLY

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)

2026-BM-510

Moved by Director Riis-Christianson

Seconded by Director Wiebe

That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2113, 2026 be given first, second, and third reading this 20th day of August, 2026.

CARRIED UNANIMOUSLY

Temporary Use Permit

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

2026-BM-511

Moved by Director Stoltenberg

Seconded by Director Dekens

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 7:00 am to 6:00 pm.
2. And, that TUP A-01-23 be cancelled upon the issuance of Temporary Use Permit A-02-26.

CARRIED UNANIMOUSLY

ALR Application**Cameron Kral, Planner - ALR Removal of Soil Application No. 1288 -Electoral Area D (Fraser Lake Rural) 2026-BM-512**

Moved by Director Stoltenberg

Seconded by Director Storey

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.

CARRIED UNANIMOUSLY

Cameron Kral, Planner - ALR Removal of Soil Application No. 1290 – Electoral Area B (Burns Lake Rural)**2026-BM-513**

Moved by Director Riis-Christianson

Seconded by Director Wiebe

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

CARRIED UNANIMOUSLY

Referrals**Natasha Burgert, Planning Summer Student - Crown Land Referral No. 6409613 – Electoral Area G (Houston/Granisle Rural)****2026-BM-514**

Moved by Director Newell

Seconded by Director McGuire

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

CARRIED UNANIMOUSLY

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

2026-BM-515

Moved by Director Moon

Seconded by Director Stoltenberg

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

CARRIED UNANIMOUSLY

Other

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

2026-BM-516

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

That the Board support the Wind Project Review Strategy.

CARRIED UNANIMOUSLY

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

2026-BM-517

Moved by Director Dekens

Seconded by Director Stoltenberg

That the Board receive Correspondence from 186 Energy Inc. regarding IUL Application New EERA 100123014.

CARRIED UNANIMOUSLY

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

2026-BM-518

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Electoral Area A (Smithers/Telkwa Rural) APC Minutes for August 4, 2026 be received.

CARRIED UNANIMOUSLY

APC Minutes - July 28, 2026 - Electoral Area B (Burns Lake Rural)**2026-BM-519**

Moved by Director Riis-Christianson

Seconded by Director Greenaway

That the Electoral Area B (Burns Lake Rural) APC Minutes for July 28, 2026 be received.

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS**Wendy Wainwright, Deputy Director of Corporate Services - Committee Meeting Recommendations - August 6, 2026****2026-BM-520**

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

That the Board approve recommendations 1 through 6 as written.

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, 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.

CARRIED UNANIMOUSLY

ADMINISTRATION BYLAWS**Bylaw for First, Second and Third Reading****John Illes, Chief Financial Officer - Directors' Remuneration Bylaw No. 2115
2026-BM-521**

Moved by Director Stoltenberg
Seconded by Director Wiebe

That Regional District of Bulkley-Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026 be given first reading this 20th day of August, 2026.

CARRIED UNANIMOUSLY

2026-BM-522

Moved by Director Stoltenberg
Seconded by Director Atrill
That Regional District of Bulkley-Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026 be given second reading this 20th day of August, 2026.

2026-BM-523

Moved by Director Riis-Christianson
Seconded by Director Stoltenberg
That Regional District of Bulkley-Nechako Directors' Remuneration and Expenses Bylaw No. 2116, 2026 Schedule A, Section 3(B) be amended as follows:
That the Vice-Chair of the Regional District Board shall receive an additional \$6,000 per year, paid in equal monthly amounts.

CARRIED UNANIMOUSLY

2026-BM-524

Moved by Director Riis-Christianson
Seconded by Director Moutray
That Regional District of Bulkley-Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026 as follows:

- 1. That Meeting Remuneration set out in Schedule B for meetings constituting a Full Day (3.5+ hours) be set at \$290; and
- 2. That the Meeting Remuneration set out in Schedule B for meetings constituting a Half Day (<3.5 Hours) be set at \$145, except for board meetings, for which directors will receive the Full Day rate of \$290.

Directors In Favour:	Directors Opposed:
Friesen	Atrill
Moutray	Dekens
Newell	Greenaway
Riis-Christianson	McGuire
Stoltenberg	Moon
	Storey
	Wiebe

DEFEATED

That the Question be called on Motion 2026-BM-522 as amended.

Directors In Favour:

Atrill

Dekens

Greenaway

McGuire

Stoltenberg

Storey

Wiebe

Directors Opposed:

Friesen

Moon

Moutray

McGuire

Newell

Riis-Christianson

CARRIED**2026-BM-525**

Moved by Director Dekens

Seconded by Director Stoltenberg

That Regional District of Bulkley-Nechako Directors' Remuneration and Expenses Bylaw No. 2115 be given third reading this 20th day of August, 2026.

Directors In Favour:

Atrill

Dekens

Greenaway

McGuire

Stoltenberg

Storey

Wiebe

Directors Opposed:

Friesen

Moon

Moutray

Newell

Riis-Christianson

CARRIED**Bylaw for First, Second, Third Reading and Adoption****John Illes, Chief Financial Officer - Five Year Financial Plan Amendment**

Director Riis-Christianson removed himself from the meeting at 11:19 a.m. due to a conflict of interest.

2026-BM-526

Moved by Director Stoltenberg

Seconded by Director Atrill

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.

CARRIED UNANIMOUSLY

Director Riis-Christianson returned at 11:20 a.m.

* **ADMINISTRATION REPORTS (CONT'D)**

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

2026-BM-527

Moved by Director Stoltenberg

Seconded by Director Atrill

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.

CARRIED UNANIMOUSLY

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

2026-BM-528

Moved by Director Stoltenberg

Seconded by Director Moon

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.

CARRIED UNANIMOUSLY

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

2026-BM-529

Moved by Director Stoltenberg

Seconded by Director Wiebe

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.

CARRIED UNANIMOUSLY

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

2026-BM-530

Moved by Director Stoltenberg

Seconded by Director Atrill

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.

CARRIED UNANIMOUSLY

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

Recommendation

2026-BM-531

Moved by Director Stoltenberg

Seconded by Director Atrill

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.

CARRIED UNANIMOUSLY

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

2026-BM-532

Moved by Director Greenaway

Seconded by Director Dekens

That the Board receive the Emergency Services Manager's Order in Council No. 186 for the EDMA memorandum.

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

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

2026-BM-533

Moved by Director Moutray

Seconded by Director Dekens

That the Board receive the Thank you Letter to Chair Parker from the Union of B.C. Municipalities regarding the Local Government Advisory Committee - EDMA Regulations.

CARRIED UNANIMOUSLY

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

2026-BM-534

Moved by Director Stoltenberg

Seconded by Director Moon

That the Board receive the Administration Correspondence from the Union of B.C. Municipalities regarding Build Communities Strong Fund - Community Stream First Community Works Fund.

CARRIED UNANIMOUSLY

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS**Village of Burns Lake – Director Wiebe**

- Paving taking place throughout town
- Rebuild of the burned building is well on its way
- Shared a story of an individual who has mountain biked throughout Canada and considers Burns Lake to have the best trails.
- Rock the Dock and Light up the Lake taking place August 29th.

Village of Telkwa - Director Dekens

- Watermain Replacement Project continues
- 14th Telkwa BBQ taking place on Labour Day.

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

- Chili bakeoff at Cottonwood Beach with three entrants who were awarded an apron and a badge
- Seal coating taking place on Sowchea Road
- Work is also being done on Highway 27.

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

- Logging taking place south on the Morice-Owen FSR from Canfor's license resulting in increased traffic. It is not being milled locally.
- House fire on Buckflats outside of the fire protection area
 - Appreciated the help that was provided
 - Spoke about the vulnerability living outside of the fire protection area.

Town of Smithers - Director Atrill

- Premier Eby visited Smithers at the end of July
 - Discussions focused on housing initiatives, including recently completed projects, the RBA, and Smithers entrepreneurial spirit
 - Photo with Percy the Cat
- Met in the Community Forest with members of the Wood Lot Association, the Community Forest, the licensee, the municipalities and First Nations to have a less structured, on-the-ground conversation
- Recognized the RDBN and Director Stoltenberg for support of the Cycle 16 Project
 - Pavement from Telkwa partway to Smithers
- Skate Park Society opened Phase 4 of the skate park and acknowledged the RDBN
- Through the Ride North Mountain Bike cooperative, journalist Bryce Sherbach visited Boer Mountain as part of the Underexposed tour from Valemount to Terrace.

Thursday, August 20, 2026

18 of 20

Electoral Area F (Vanderhoof Rural) - Director Moon

- Reported a very successful Fall Fair with good attendance
 - 35 market steers were judged which was encouraging
 - 4H Auction set a record generating over \$400,000
 - Started a Purebred Pen Show which was well received and encouraged participation from young producers.

Electoral Area A (Smithers/Telkwa Rural) - Director Stoltenberg

- River has been busy with people fishing for Coho
- Phase 3 of the bike trail has been completed and is being well-used.

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

- Participated in a CityWest Zoom update on connectivity projects in the eastern part of the district with some positive progress reported
- Will be participating in the Great Healthcare Walk at Spirit Square on September 3rd to welcome new medical professionals and recognize those already serving the community.

District of Vanderhoof - Director Moutray

- Air Show was successful financially which is difficult given the rising costs, particularly fuel expenses
- Fall Fair was a success
- Important to continue to support agricultural fairs across the region
- Pride Event on August 22.

District of Fort St. James - Alternate Director Friesen

- Received a FireSmart assessment and was impressed with the program and staff expertise
- Municipality continues to face challenges with fire department funding
- Secured approximately \$7 million in federal and provincial funding for a new water infrastructure project
- Recent improvements to Goodwin Park, including a paved walking path, have been well received by residents.

Village of Fraser Lake - Director Storey

- Fraser Lake is getting a new sidewalk
- Water tower project is complete and the old tower has been removed
- Paving work is still underway with completion anticipated in September
- New bike park is open
- Salmon Fest, hosted by Stelat'en First Nation, will take place August 26-28.

Village of Granisle - Director McGuire

- Granisle Days was held last weekend and was a success
- MP Ellis Ross and MLA John Rustad were in attendance
- August is busy with salmon season
- Paving project funded by RBA is nearly complete
- Meeting with Northern Health next week
- UBCM preparations are underway.

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

- Met with local First Nations and had a productive discussion on the proposed helipad project.
 - Reviewed examples of helipad projects elsewhere and a basic, lower-cost option would be sufficient to meet community needs.
 - Awaiting information from Northern Health on the project
- Discussed the Three Nations water project, including plans to upgrade the water intake system to increase capacity.
 - Growing demand on the system is creating challenges, but there may be opportunities to partner on future water infrastructure improvements that would benefit the broader community.

Electoral Area D (Fraser Lake Rural) - Chair Parker

- Minister Popham's planned visit to the Vanderhoof area was postponed due to wildfire impacts in southern B.C.
 - Interest was expressed in rescheduling the visit, including a future tour once conditions stabilize.
- Work continues on the closure and decommissioning of the Lakeview Trailer Court. Resident relocation is underway, with supports in place and some residents already securing alternate housing options.
- Demolition of the Endako Hotel is nearly complete.
- The Fort Fraser Volunteer Fire Department will be celebrating its 60th anniversary with a barbecue this Saturday.
- A meeting is scheduled with representatives from FPX Nickel to receive updates and follow up on regional matters of interest.

Thursday, August 20, 2026

20 of 20

RECEIPT OF VERBAL REPORTS

2026-BM-536

Moved by Director Dekens

Seconded by Director Lambert

That the Board receive the various Directors' verbal reports.

CARRIED UNANIMOUSLY

IN-CAMERA MOTION

2026-BM-537

Moved by Director Newell

Seconded by Director Dekens

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.

CARRIED UNANIMOUSLY

ADJOURNMENT

2026-BM-538

Moved by Director Lambert

Seconded by Director Stoltenberg

That the meeting be adjourned at 11:53 a.m.

CARRIED UNANIMOUSLY

Mark Parker, Chair

Cheryl Anderson, Director of Corporate Services



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Amy Wainwright, Deputy Director of Planning and Development Services

Date: September 10, 2026

Subject: **Floodplain Mapping Update**
Floodplain Management Amendment Bylaw No. 2118, 2026

RECOMMENDATION: (all/directors/majority)

That Floodplain Management Amendment Bylaw No. 2118, 2026 be given first, second, and third readings.

SUMMARY

Starting in 2022, the Fraser Basin Council began a flood mapping initiative that was co-funded by the provincial and federal governments. Under the guidance of a technical committee, consulting companies were retained to update flood maps in regions of BC where there is a higher risk of flooding. Two of the six regions included in the project are within the RDBN and the final reports and mapping have been delivered. These regions are the Bulkley and Skeena Rivers, and the Upper Fraser and Nechako Rivers.

The initiative generated floodplain maps that are of high quality and of a standard appropriate to support local governments in their regulatory and decision-making responsibilities. It is the recommendation of the consultant's reports that the new flood hazard mapping be used by local governments in their floodplain management bylaws. Staff have reviewed the new maps and recommended flood construction levels and compared them to the current RDBN Floodplain Management Bylaw maps, which were produced between 1984-1998.

The comparison showed that the new mapping more accurately reflects the extent of the floodplain based on actual land elevations. In some areas, the mapped floodplain extent increases, while in others it decreases. For the Bulkley River and its major tributaries, floodplain elevations generally increase by 0.5 m to 1.0 m due to the inclusion of a 10–20% climate change factor. The Nechako River mapping covers an area where floodplain mapping was not previously available; therefore, no comparison could be made.

BACKGROUND

RDBN Floodplain Mapping

Section 524 of the *Local Government Act* authorizes local governments to designate floodplains and establish flood construction levels and setbacks. The RDBN first adopted floodplain regulations in 1978. Current floodplain regulations are set in Floodplain Management Bylaw No. 1878, 2020, including floodplain mapping where available.

Floodplain regulations within the RDBN Floodplain Bylaw and across the province are typically based on the 200-year flood risk. This is the area that can be expected to flood, on average, once every 200 years. However, a 200-year flood can occur at any time in any given year, may exceed the mapped flood level, and portions of the floodplain may flood more frequently. Floodplain regulations based on floodplain mapping include a required Flood Construction Level elevation that habitable buildings are required to meet. The Flood Construction Level proposed in the new provincial mapping is set at the 200-year flood elevation plus 0.6 m of freeboard allowance.

The RDBN Floodplain Management Bylaw contains mapping for the Bulkley River and portions of its major tributaries, the Telkwa and Morice Rivers. The bylaw does not contain any mapping for the Nechako River, as none was previously available. In areas where floodplain mapping is not available, Schedule D of the RDBN Floodplain Management Bylaw sets elevation and setback requirements for all watercourses and waterbodies, as well as a number of named rivers, creeks and lakes. The current maps for the Bulkley River were created by the Ministry of Environment Water Management Branch in 1984, 1986, and 1998. The bylaw also includes a flood hazard study commissioned by the RDBN in 2018 to analyze the flood risk in the Ebenezer Flats area, which resulted in updated mapping for that area.

Floodplain Mapping Comparison (Bulkley River)

When compared with the current mapping, it is apparent that the new mapping is much more detailed and more accurately follows the elevation of land. As such, there are small areas throughout the floodplain that have been included and small areas that have been excluded. A notable area that has been included is the Dohler Flats area near the Town of Smithers, which is appropriate due to the elevation and known flood risk in the area. Overall, the adjustment in the floodplain extent appears appropriate.

The new recommended Flood Construction Level for the Bulkley, Telkwa and Morice Rivers has been adjusted with a climate change factor ranging from 10% to 20%. While some areas have decreased or remained the same, most areas have seen an increase from 0.5 m to 1.0 m. This adjustment may be appropriate based on current flood modelling; however, it will increase construction costs for new habitable buildings within the floodplain.

Staff compared the new data with the existing floodplain mapping for Ebenezer Flats, where the RDBN previously commissioned a site-specific flood hazard study. The review identified some alignment differences between the new mapping and the Ebenezer Flats / Kidd Road flood mitigation study. To help determine which data source was most appropriate, staff contacted the consultant who prepared the new data to clarify the technical differences between the two studies.

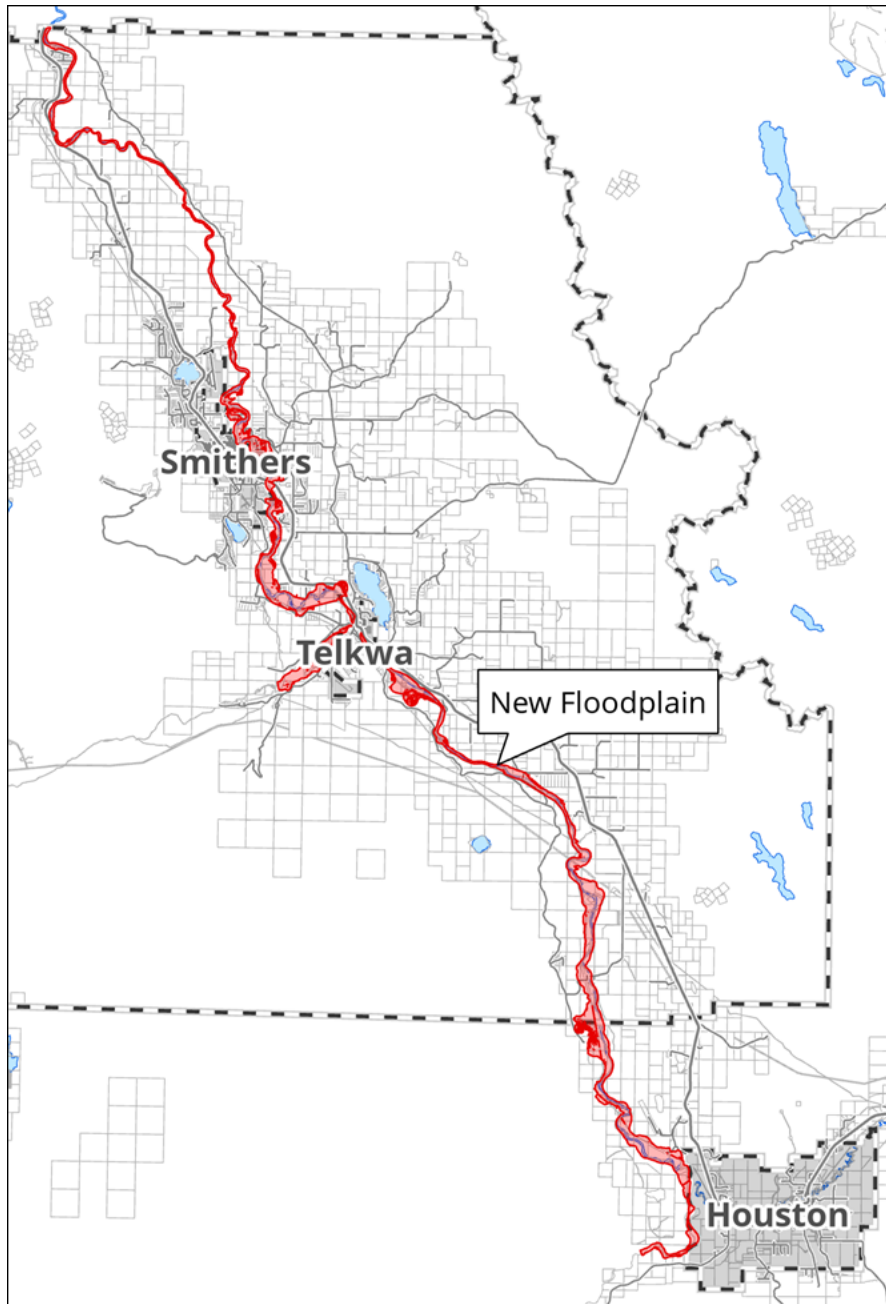
The consultant explained that both studies used similar LiDAR data to determine ground elevations. The Ebenezer Flats study used the LiDAR elevations to define the floodplain extent, then added 1.0 m of freeboard. The Fraser Basin Council study used similar LiDAR elevations but added 0.6 m of freeboard before defining the floodplain extent. As a result, the Ebenezer Flats study generally produced a slightly higher Flood Construction Level over a smaller area. After consulting with the RDBN Protective Services Department, staff determined that the preferred data source is the new mapping provided by the Fraser Basin Council.

Bulkley and Skeena River Study Overview

The area of the Bulkley and Skeena River study that lies within the RDBN affects lands within Electoral Area A (Smithers/Telkwa Rural) and Electoral Area G (Houston/Granisle Rural). In this area, the primary focus of the study is the Bulkley River but also includes portions of the Telkwa and Morice Rivers, which are major tributaries. The mapping for the Bulkley River extends from the western border of the District of Houston to the western border of the RDBN. The mapping for the Morice River extends approximately 5 km upstream from the confluence with the Bulkley River. The mapping for the Telkwa River extends approximately 5.5 km upstream from the confluence with the Bulkley River.

The study analyzed the potential effects of climate change on rivers in the study area. Based on this analysis, a 20% climate change factor was applied to the Telkwa River, while a 10% factor was applied to the remaining rivers.

Extent of Bulkley River Floodplain Mapping



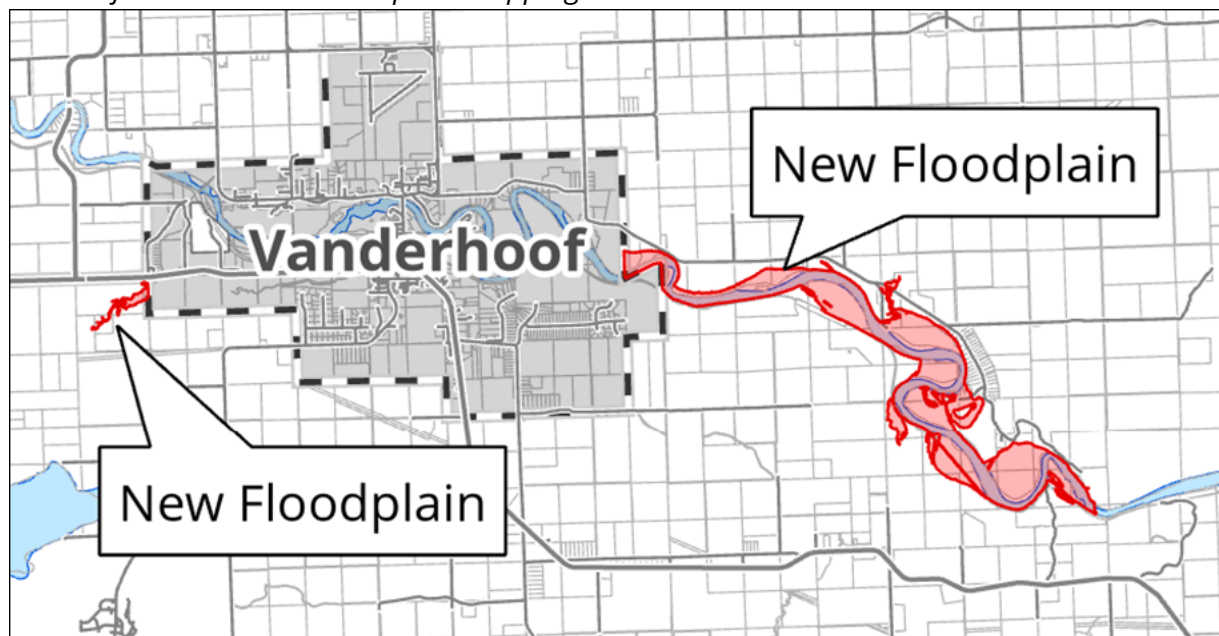
Fraser, Nechako, Salmon, and Chilako Rivers Study Overview

The area of the Fraser, Nechako, Salmon and Chilako Rivers study that lies within the RDBN affects lands within Electoral Area F (Vanderhoof Rural). A total of 36 km of the Nechako River was examined, and approximately 11.5 km lies within Electoral Area F, east of Vanderhoof terminating near the southeast end of Sackner Rd. A small portion of (about 2 km) Stoney Creek was also included west of Vanderhoof. Floodplain mapping was not previously available for this area.

Floodplain mapping was produced for the Nechako River within the District of Vanderhoof in 2009. This study provides an update to the 2009 mapping, primarily for the purpose of applying a climate change factor of 30% to previously estimated flows. The 30% climate change factor reflects climate change impacts to the 2100 year.

It is noted that the consultant's report recommends more detailed hydrologic modeling of the Nechako River watershed as more information becomes available on the potential changes in Rio Tinto's reservoir management.

Extent of Nechako River Floodplain Mapping



CONCLUSION

The updated floodplain mapping provides a more current and accurate basis for regulating development in flood-prone areas within the RDBN. Incorporating the new mapping and recommended Flood Construction Levels for the Bulkley and Nechako Rivers into the Floodplain Management Bylaw will support consistent decision-making, better reflect present and future flood risks, and help reduce potential impacts to people and property over time. Therefore, staff recommend that the proposed amendment bylaw be adopted.

ATTACHMENTS:

- RDBN Floodplain Management Amendment Bylaw No. 2118, 2026
- [RDBN Floodplain Management Bylaw No. 1878, 2020 \(link\)](#)
- [Fraser Basin Council: Fraser, Nechako, Salmon, and Chilako Rivers Flood Mapping Study November 2025 \(link\)](#) Appendices available on request
- [Fraser Basin Council: Floodplain Mapping in BC, Bulkley and Skeena River December 2024 \(link\)](#) Appendix H available on request

- [Ebenezer Flats / Kidd Road Flood Mitigation Study December 2018 \(link\)](#)

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. 2118, 2026

**A Bylaw to Amend “Regional District of Bulkley-Nechako
Floodplain Management Bylaw No. 1878, 2020”**

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

That “Regional District of Bulkley-Nechako Floodplain Management Bylaw No. 1878, 2020” be amended as follows:

1. That Section 12 a. be deleted and replaced with the following:
 - a. All lands covered by the 200 year flood elevation plus Freeboard, as identified on the following Floodplain Maps attached to this bylaw as Schedule A.
 - i. Bulkley, Telkwa and Morice Rivers – Pages 1 to 16.
 - ii. Nechako River – Pages 1 to 4.
 - iii. Stuart River and Lake – Fort St. James, Drawing No. 89-42-1 to 7.
2. That Section 13 be amended by removing the following text:

“The Flood Construction Levels identified on the Ebenezer Flats near Smithers 200 Year Flood Map in Schedule A supersedes the Flood Construction Levels identified on the Bulkley & Telkwa Rivers Floodplain Mapping Drawing 84-68-2.”

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 Floodplain Management Amendment Bylaw No. 2118, 2026”.

DATED AT BURNS LAKE this day of

Corporate Administrator

ADOPTED this day of

Chairperson

Corporate Administrator

Schedule A

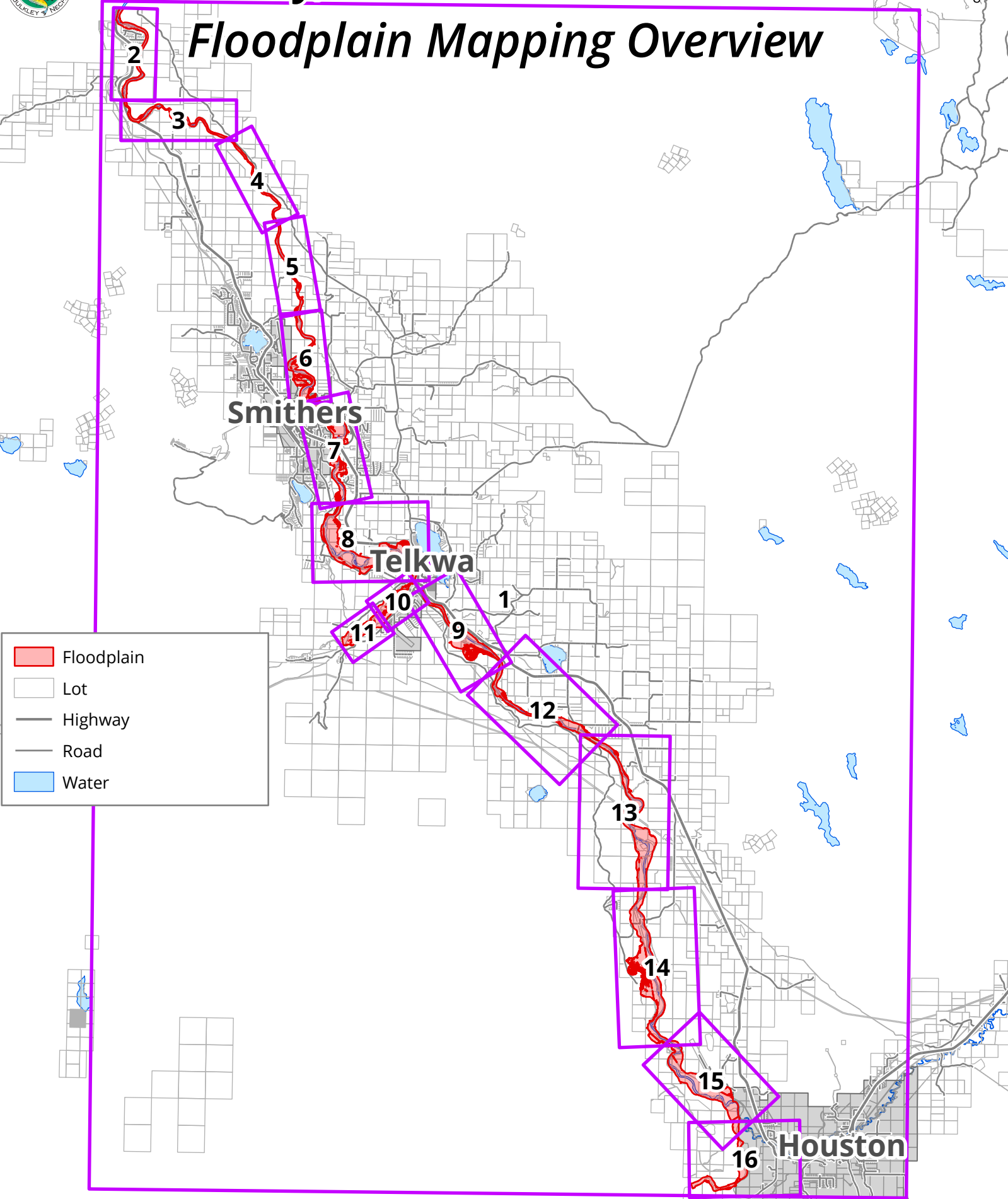
To Floodplain Management Amendment Bylaw No. 2118, 2026

- i. Bulkley, Telkwa and Morice Rivers – Pages 1 to 16
- ii. Nechako River – Pages 1 to 4
- iii. Stuart River and Lake – Fort St. James, Drawing No. 89-42-1 to 7



1: Bulkley, Telkwa, and Morice Rivers³⁵

Floodplain Mapping Overview



Floodplain

Lot

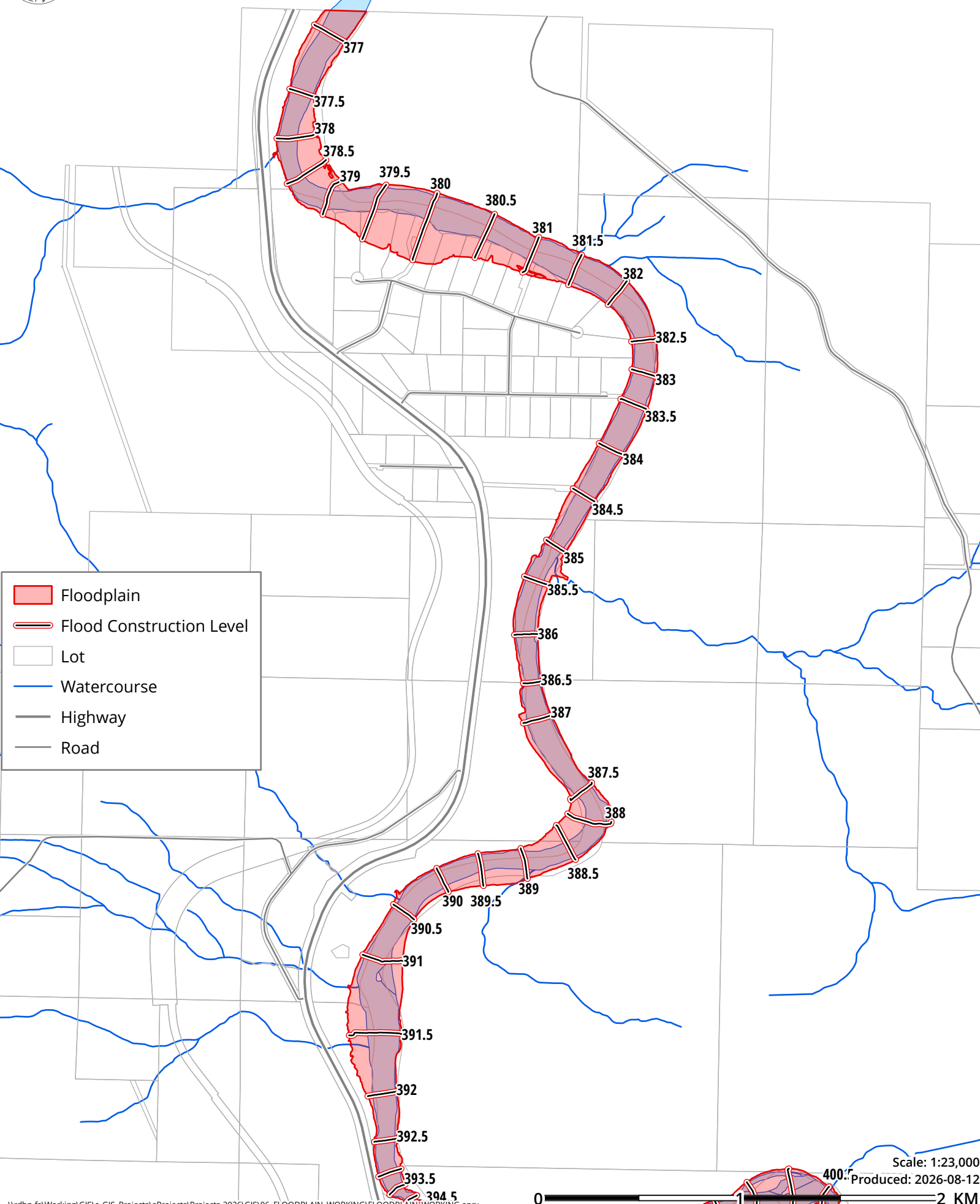
Highway

Road

Water



2: Hazelton South

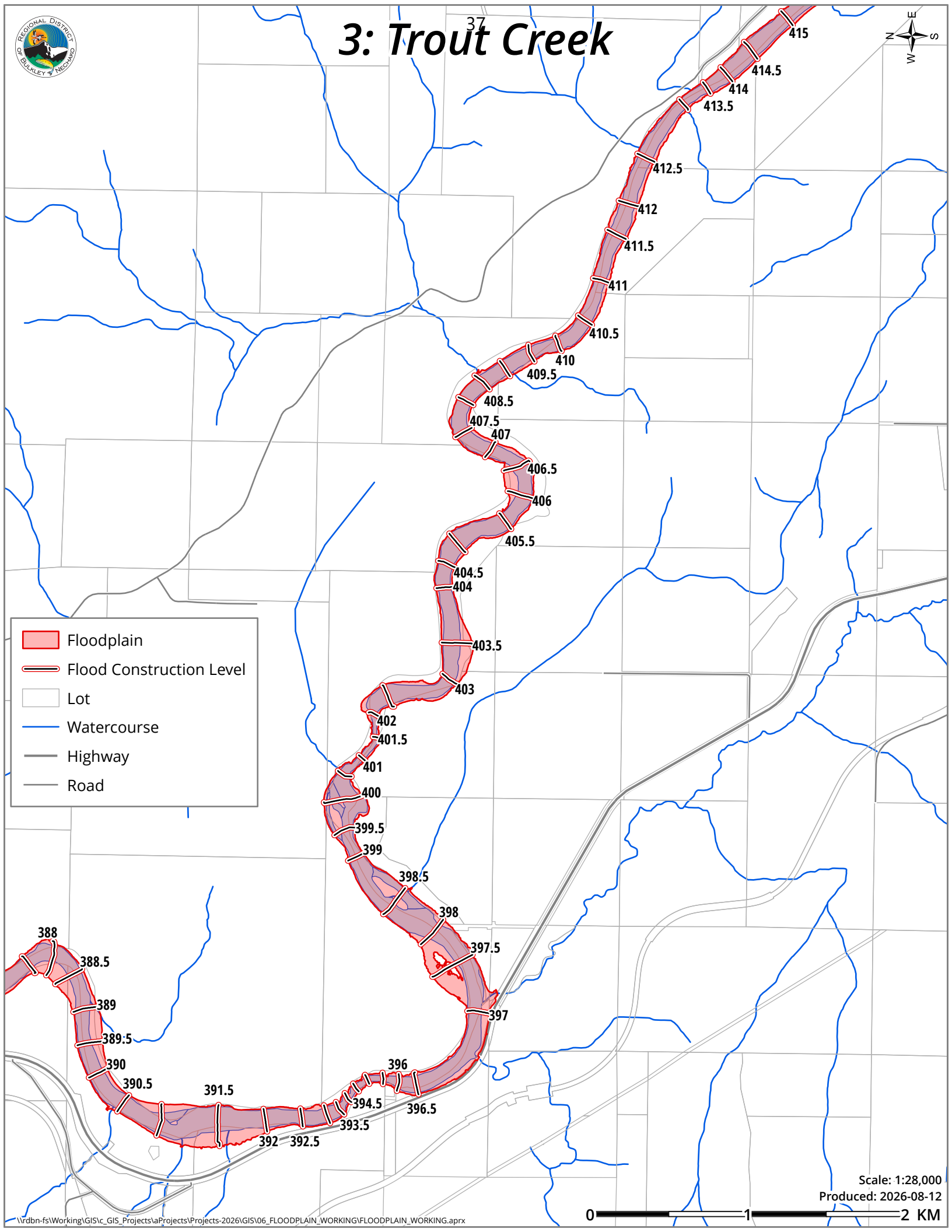




3: Trout Creek



- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road



Scale: 1:28,000
Produced: 2026-08-12



4: Trout Creek South



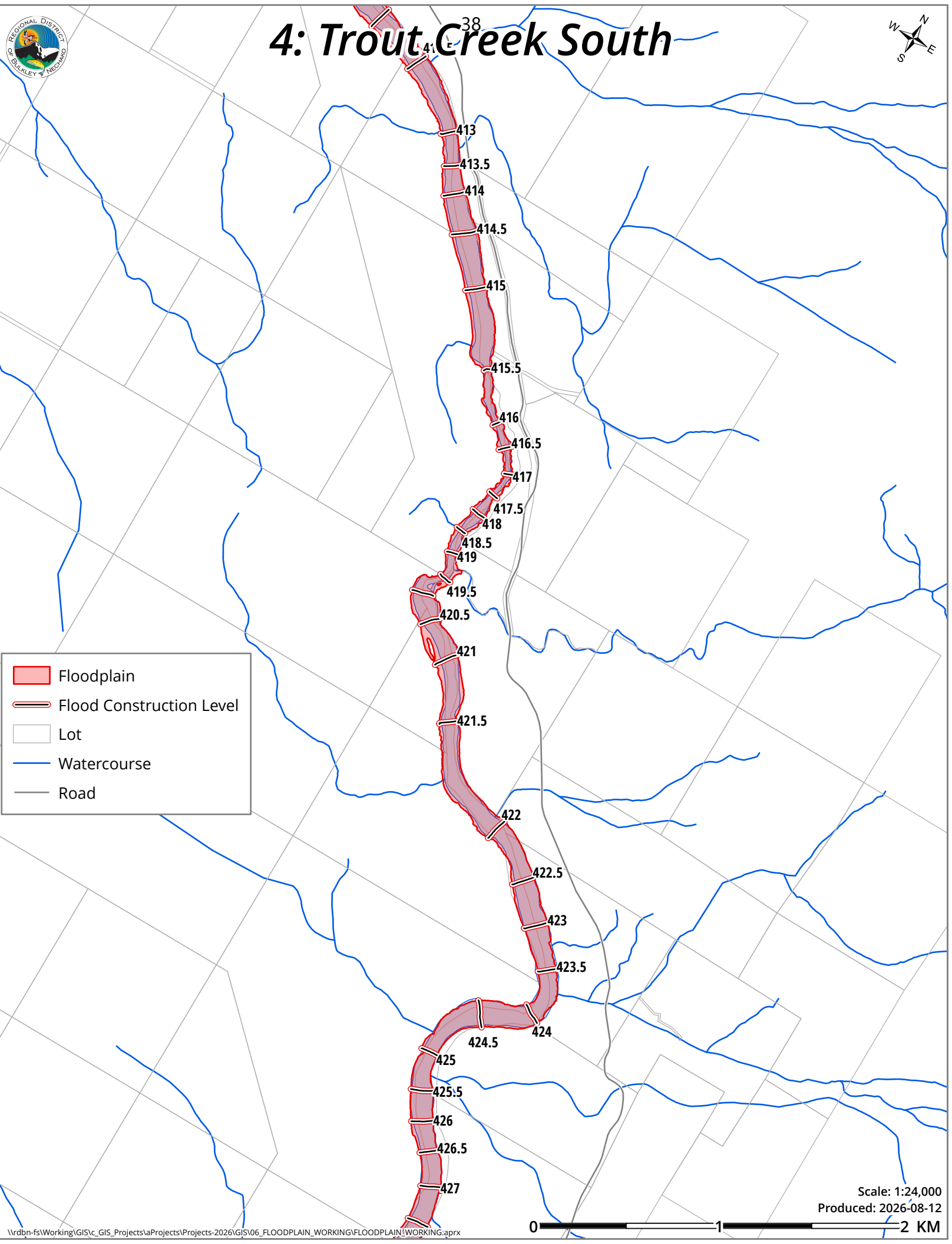
Floodplain

Flood Construction Level

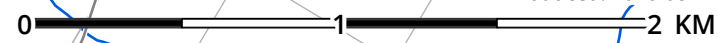
Lot

Watercourse

Road



Scale: 1:24,000
Produced: 2026-08-12





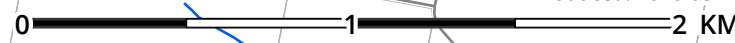
5: Kathlyn Lake North



- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road

Smithers

Scale: 1:23,000
Produced: 2026-08-12





6: Smithers-Kathlyn Lake



Kathlyn Lake

Smithers

Floodplain

Flood Construction Level

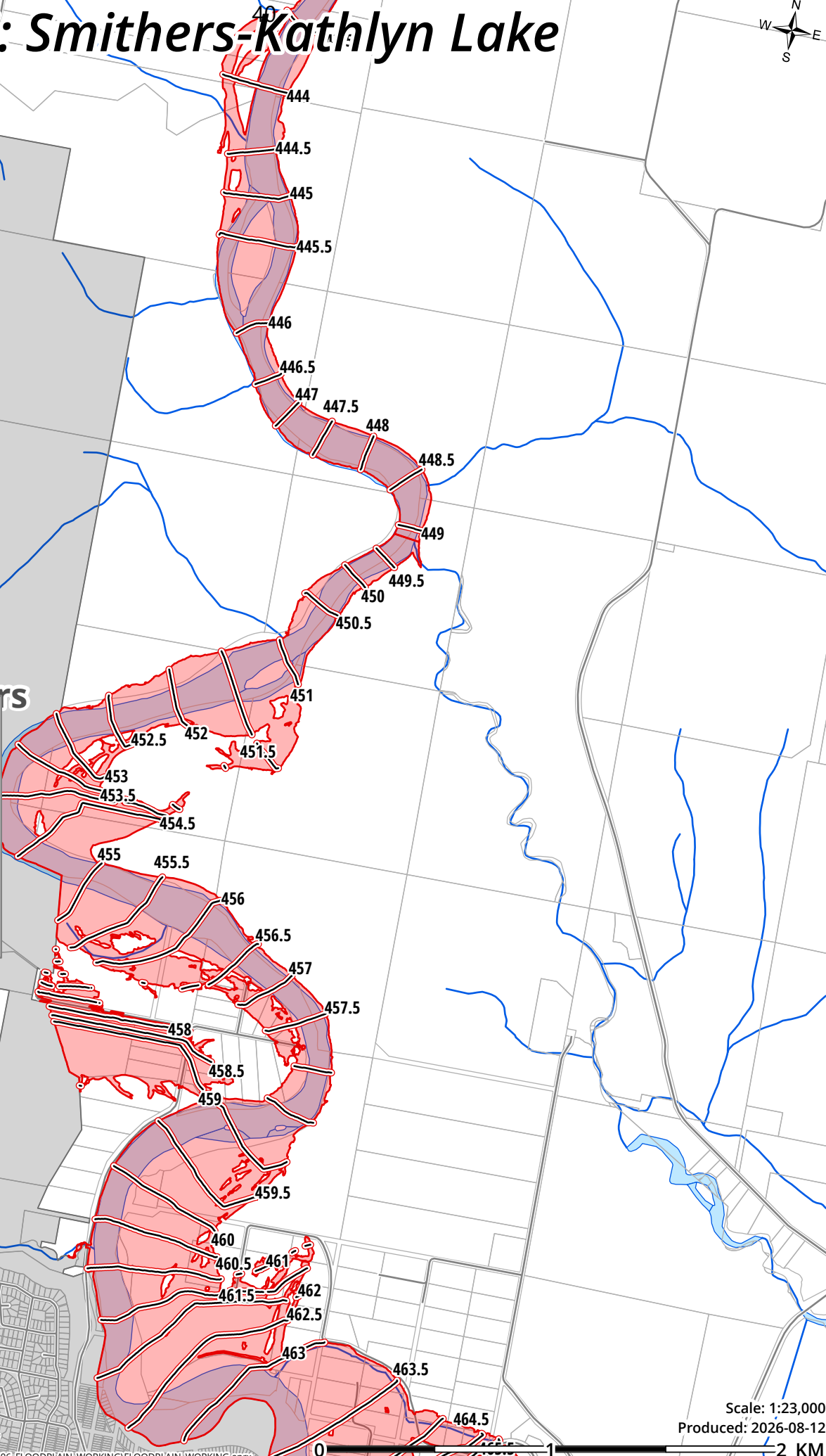
Lot

Watercourse

Highway

Road

Water



Scale: 1:23,000
Produced: 2026-08-12



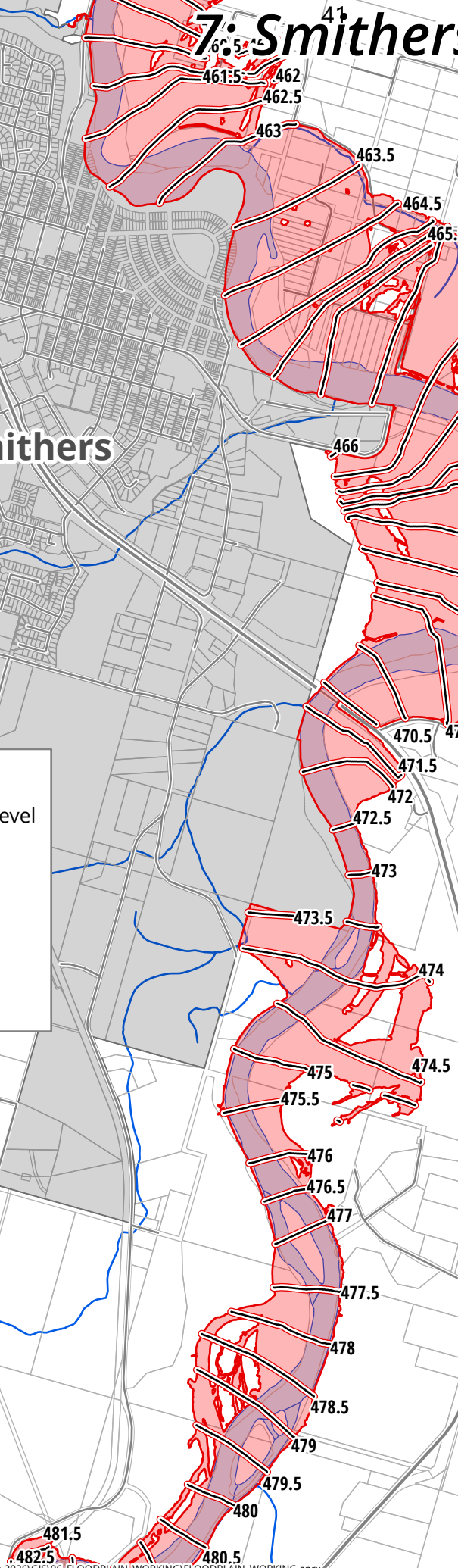


7: Smithers

Smithers

- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road
- Water

Seymour Lake



Scale: 1:27,000
Produced: 2026-08-12





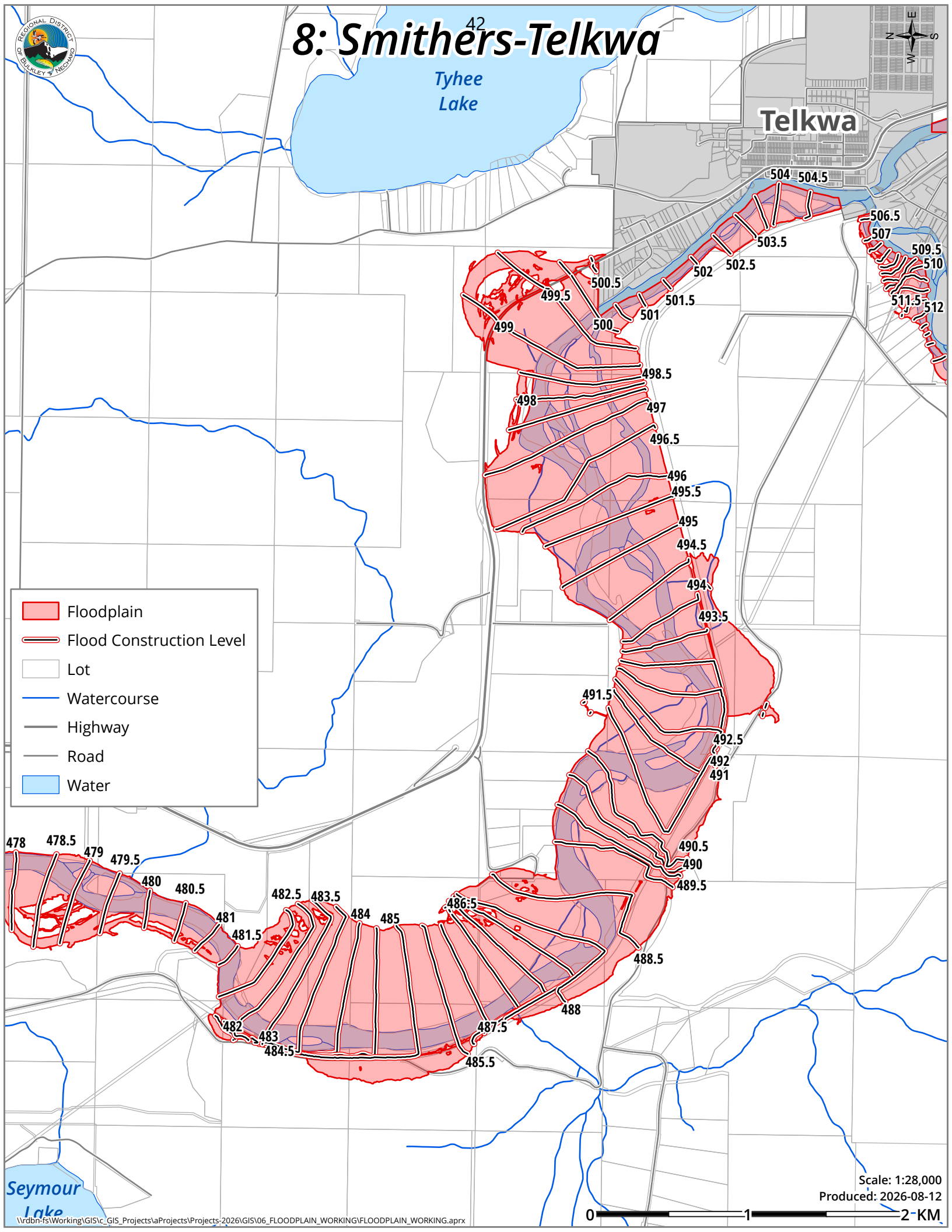
8: Smithers-Telkwa



Tyhee Lake

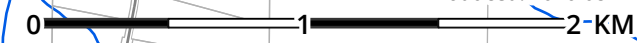
Telkwa

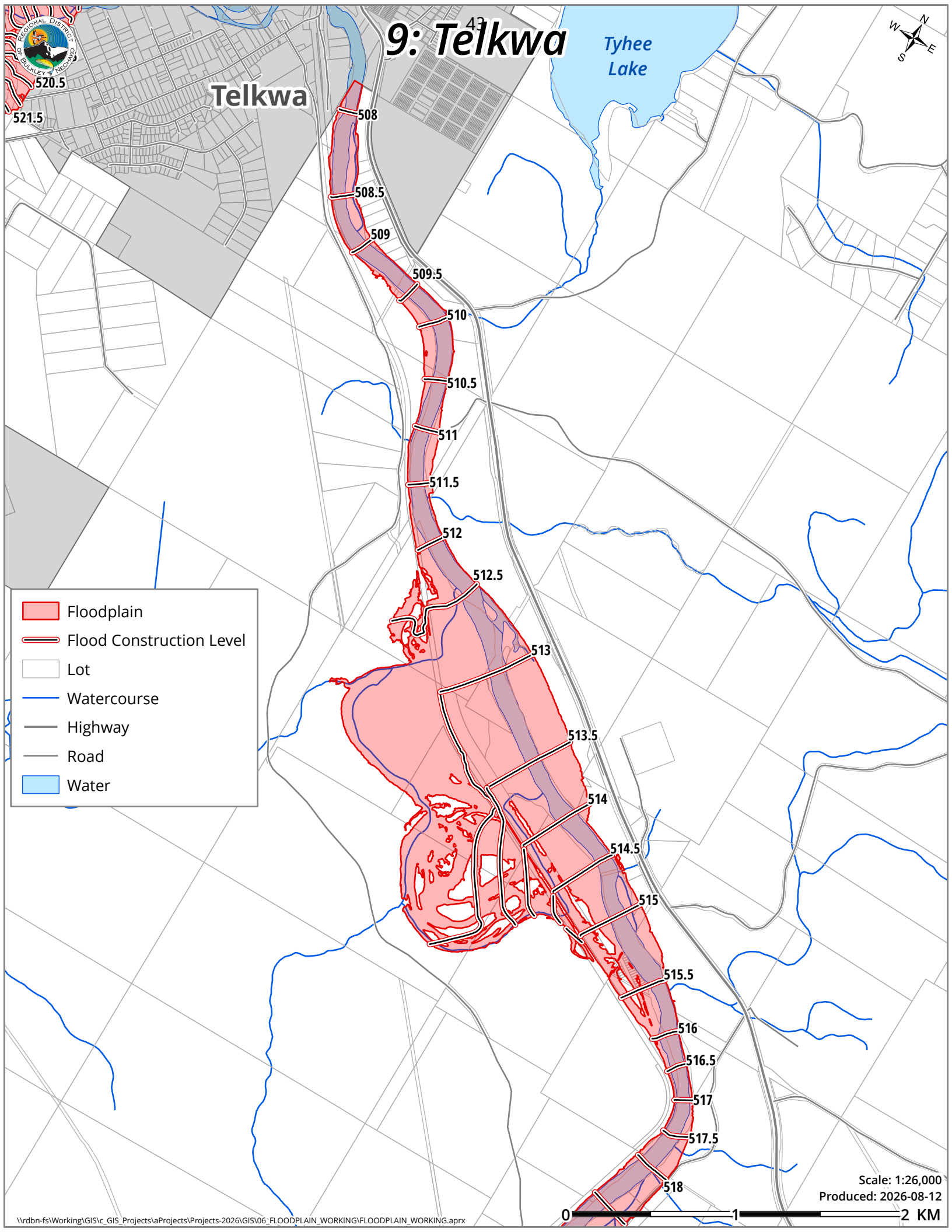
- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road
- Water



Seymour Lake

Scale: 1:28,000
Produced: 2026-08-12





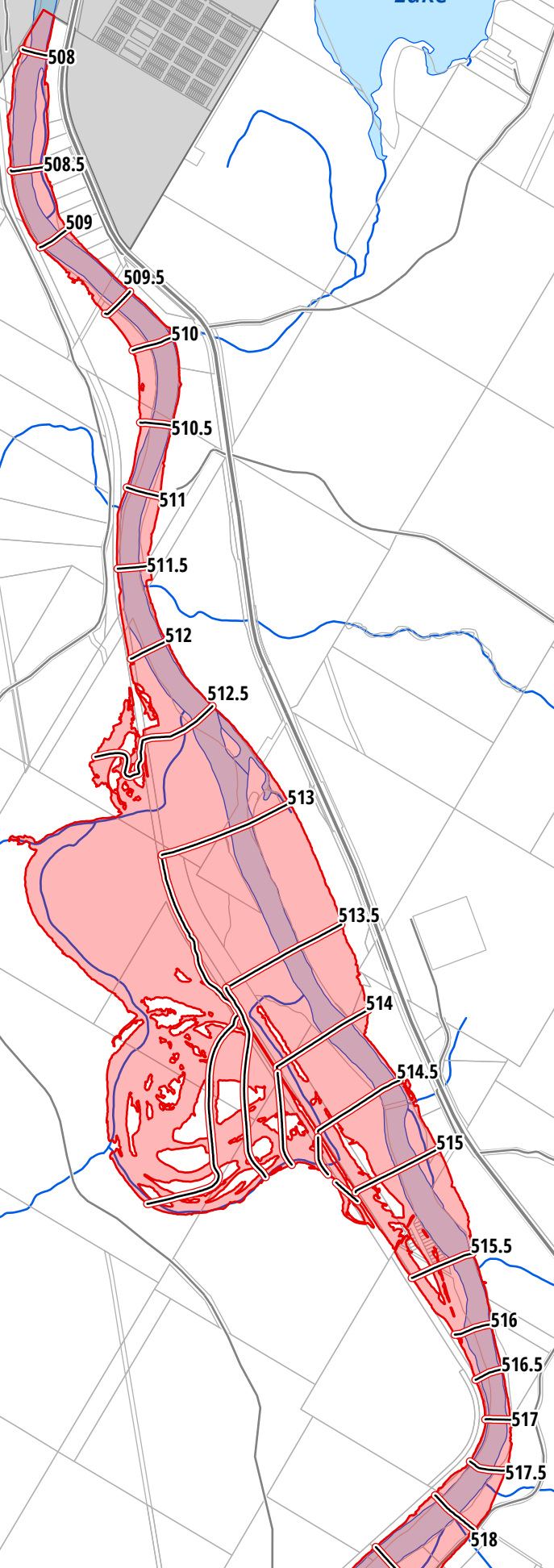
9: Telkwa



Telkwa

Tyhee Lake

- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road
- Water

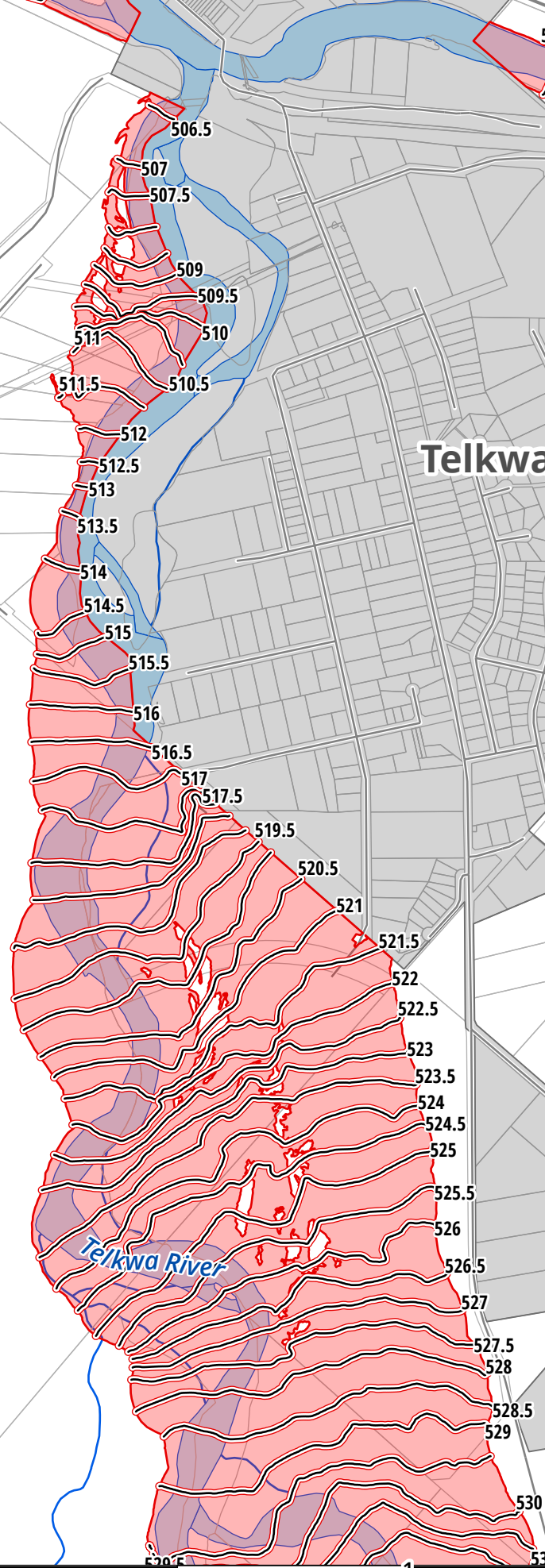




10: Telkwa River North



- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road



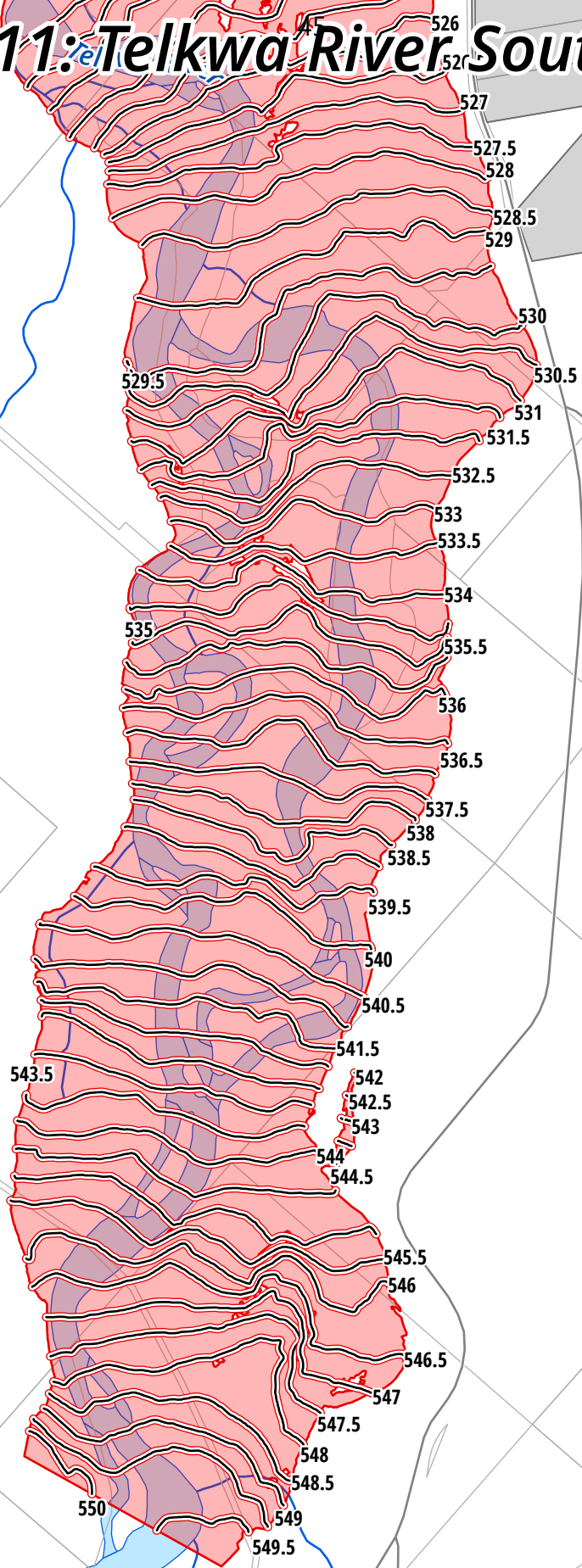
Scale: 1:13,000
Produced: 2026-08-12



11: Telkwa River South

Telkwa

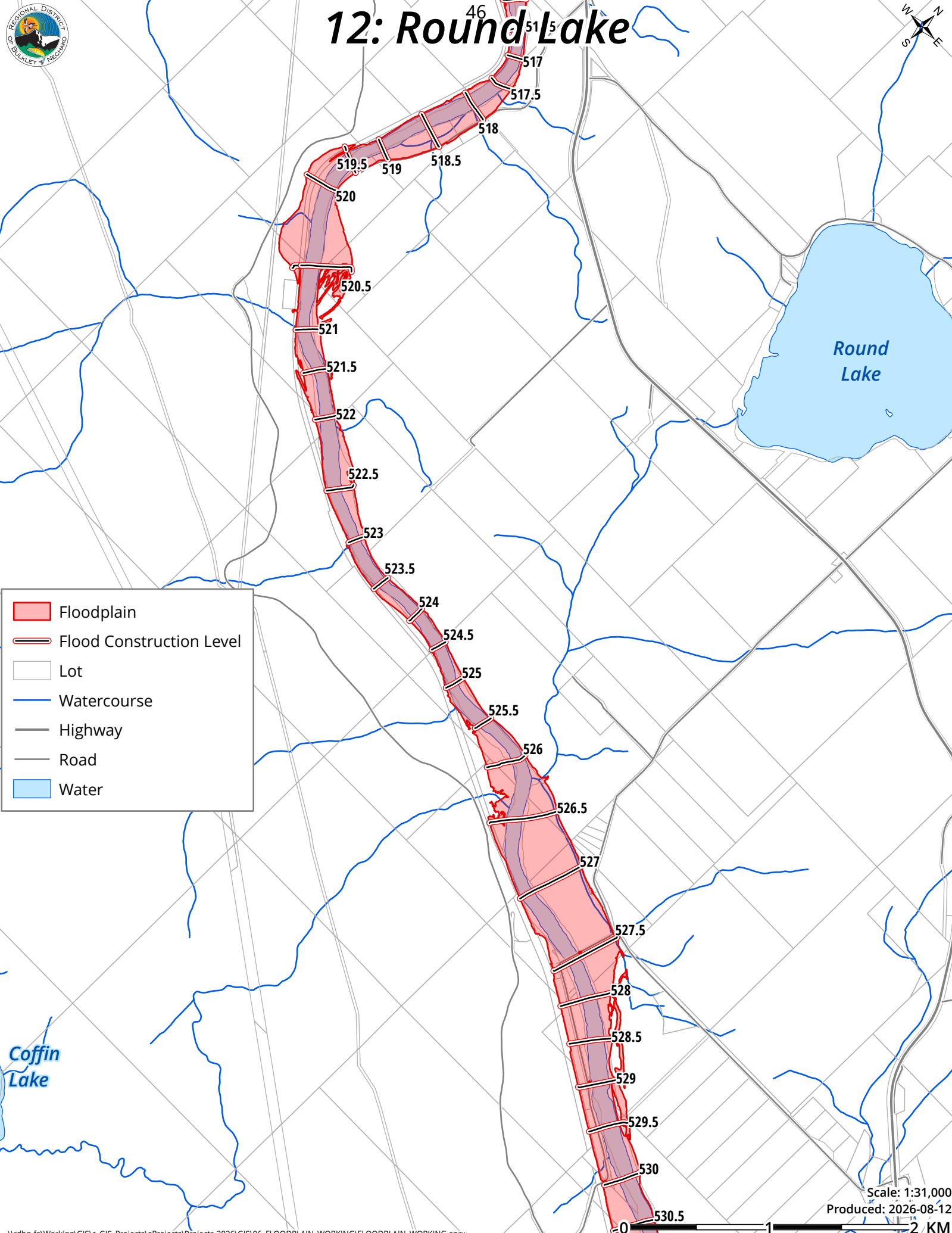
- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Road



Scale: 1:13,000
Produced: 2026-08-12



12: Round Lake





13: Quick South



Floodplain

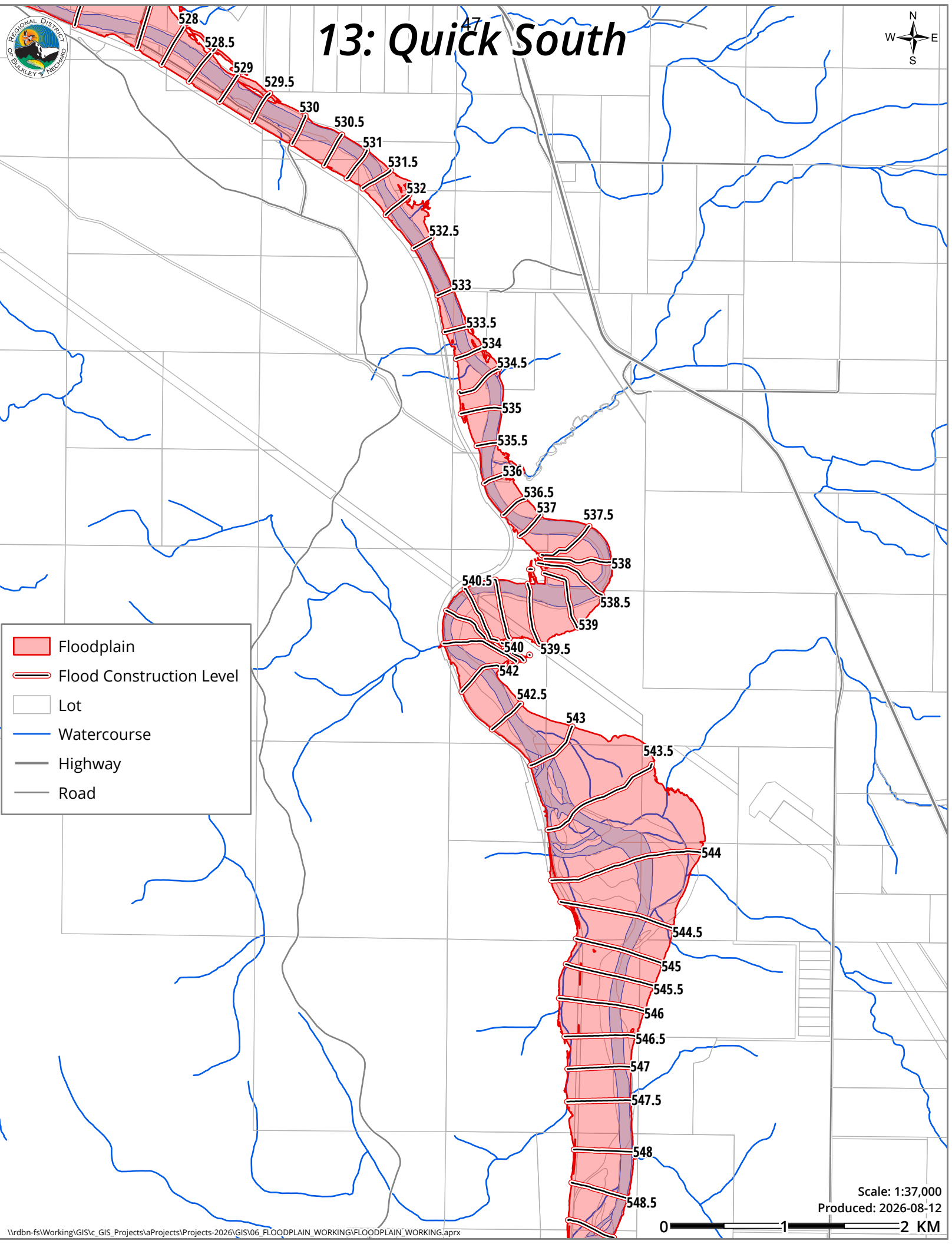
Flood Construction Level

Lot

Watercourse

Highway

Road



Scale: 1:37,000
Produced: 2026-08-12





14: Quick-Houston



Floodplain

Flood Construction Level

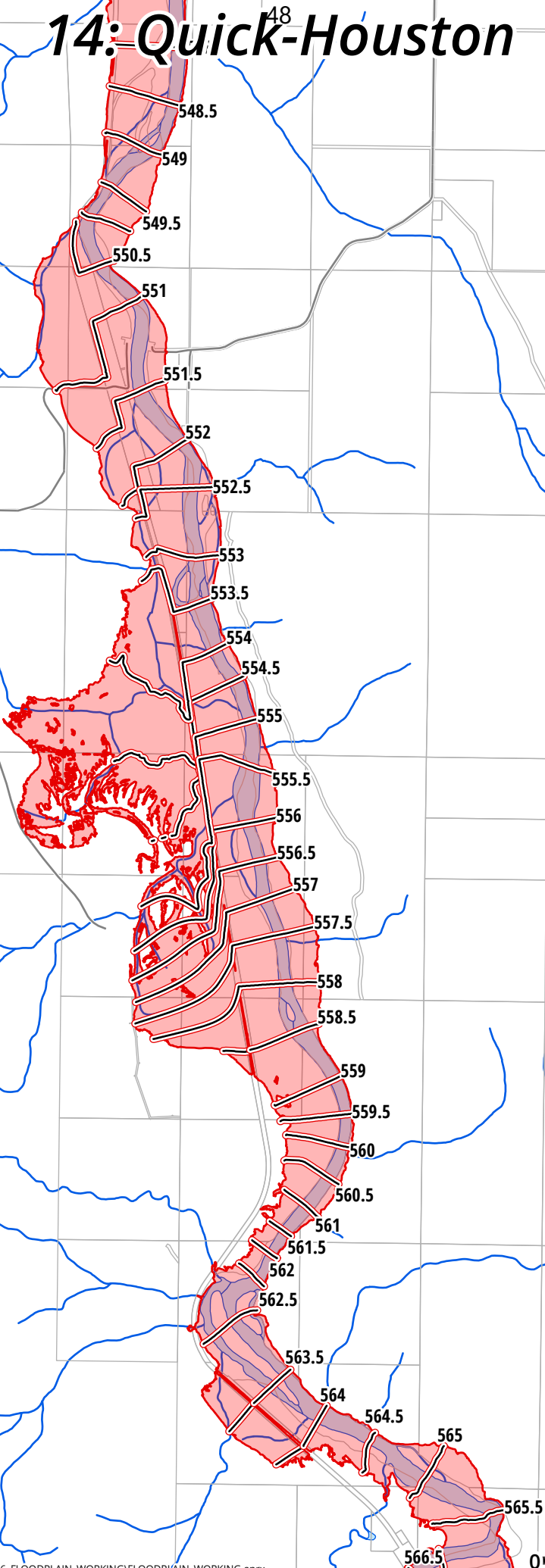
Lot

Watercourse

Highway

Road

Water



Scale: 1:38,000
Produced: 2026-08-12





15: Houston North



- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road
- Water

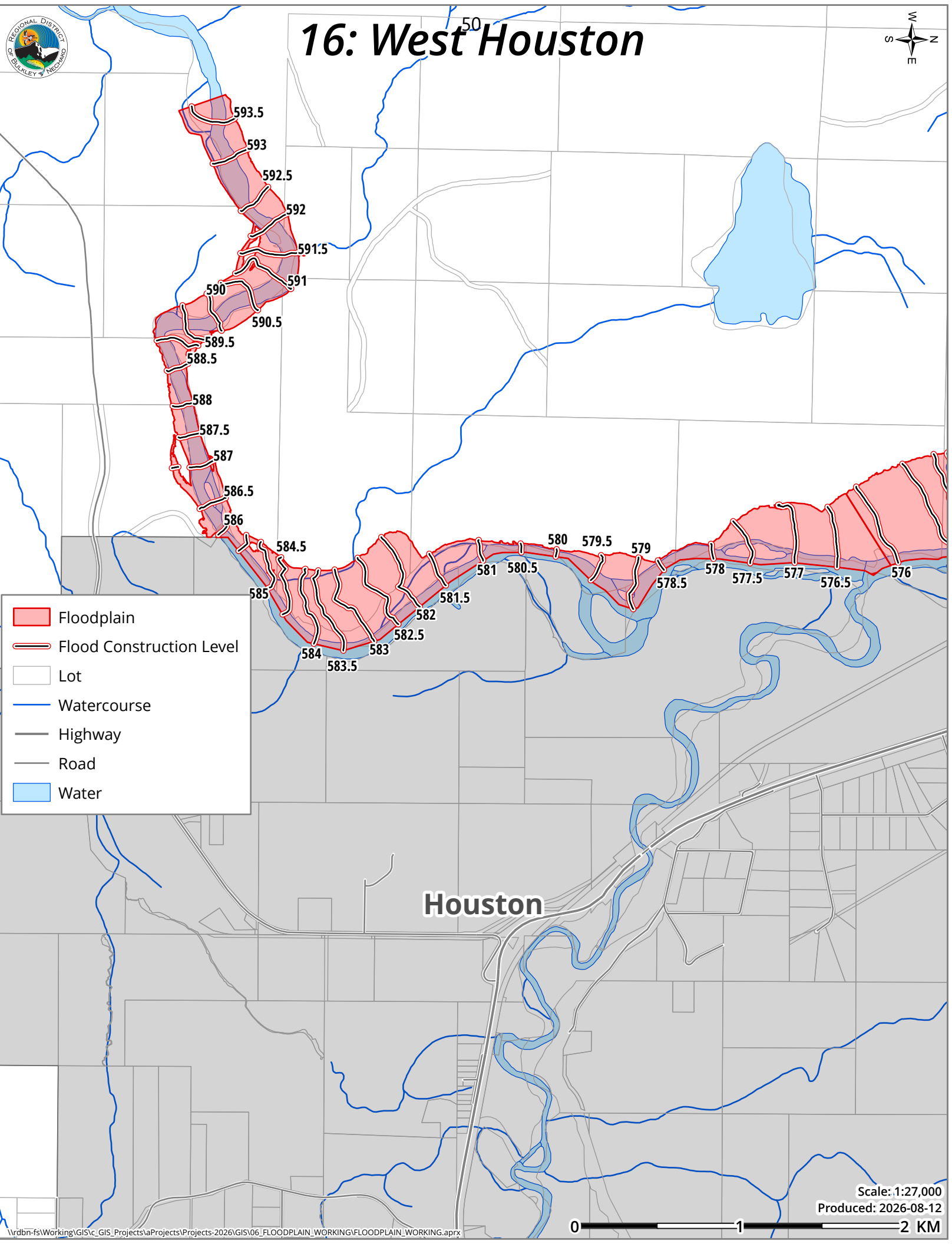
Houston

Scale: 1:29,000
Produced: 2026-08-12





16: West Houston



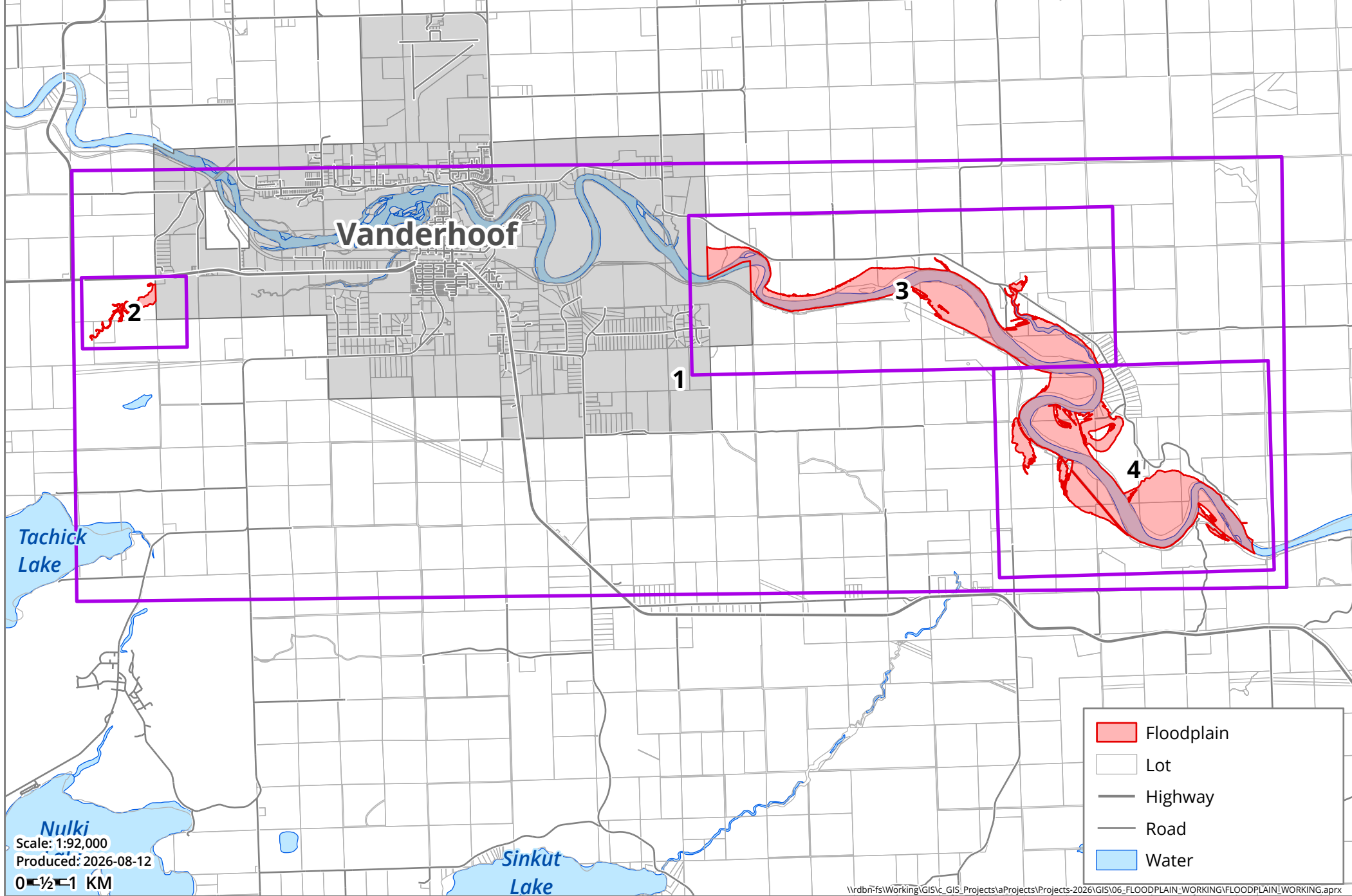
- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road
- Water

Houston

Scale: 1:27,000
Produced: 2026-08-12

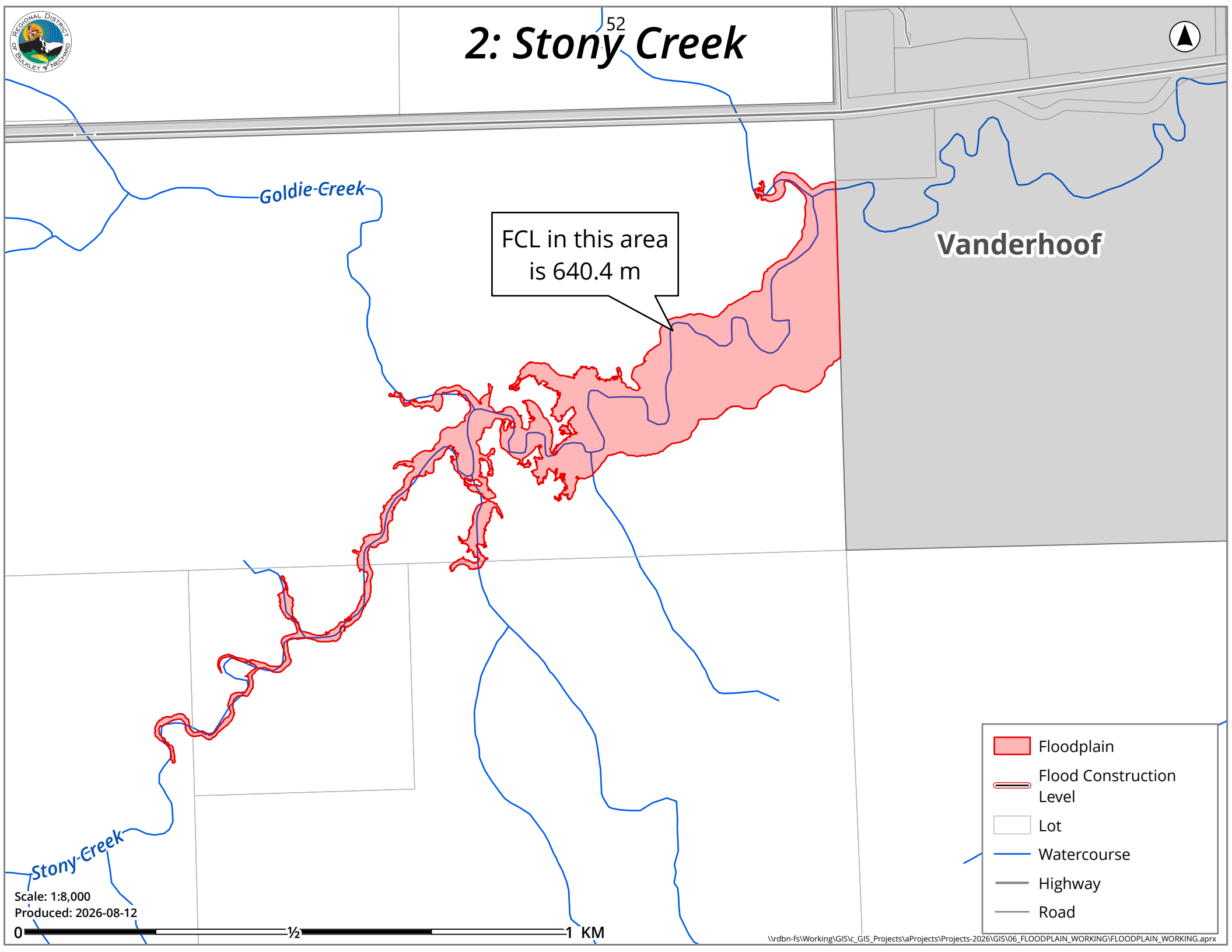


1: Nechako River Floodplain Mapping Overview





2: Stony Creek



FCL in this area
is 640.4 m

Vanderhoof

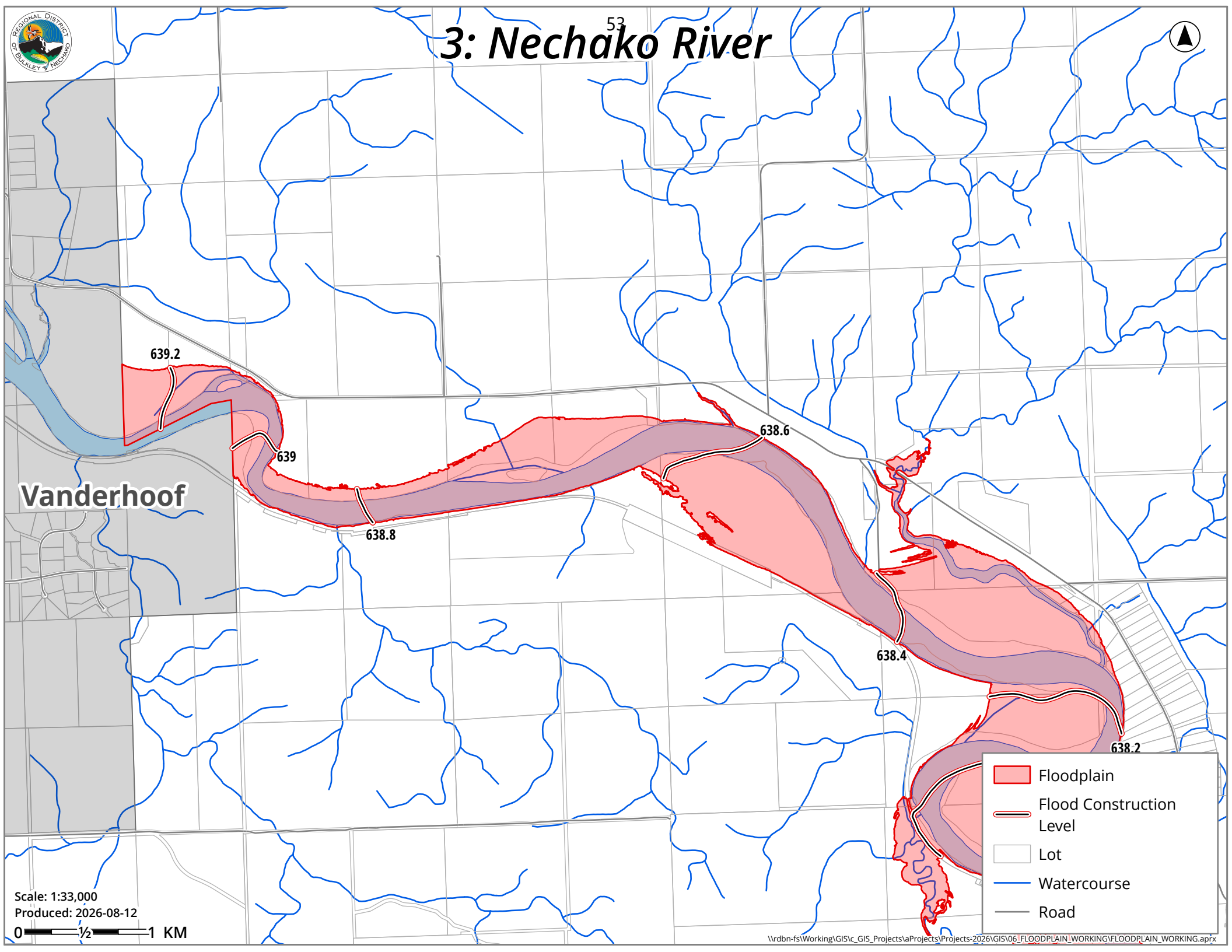
- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Highway
- Road

Scale: 1:8,000
Produced: 2026-08-12

0 1/2 1 KM



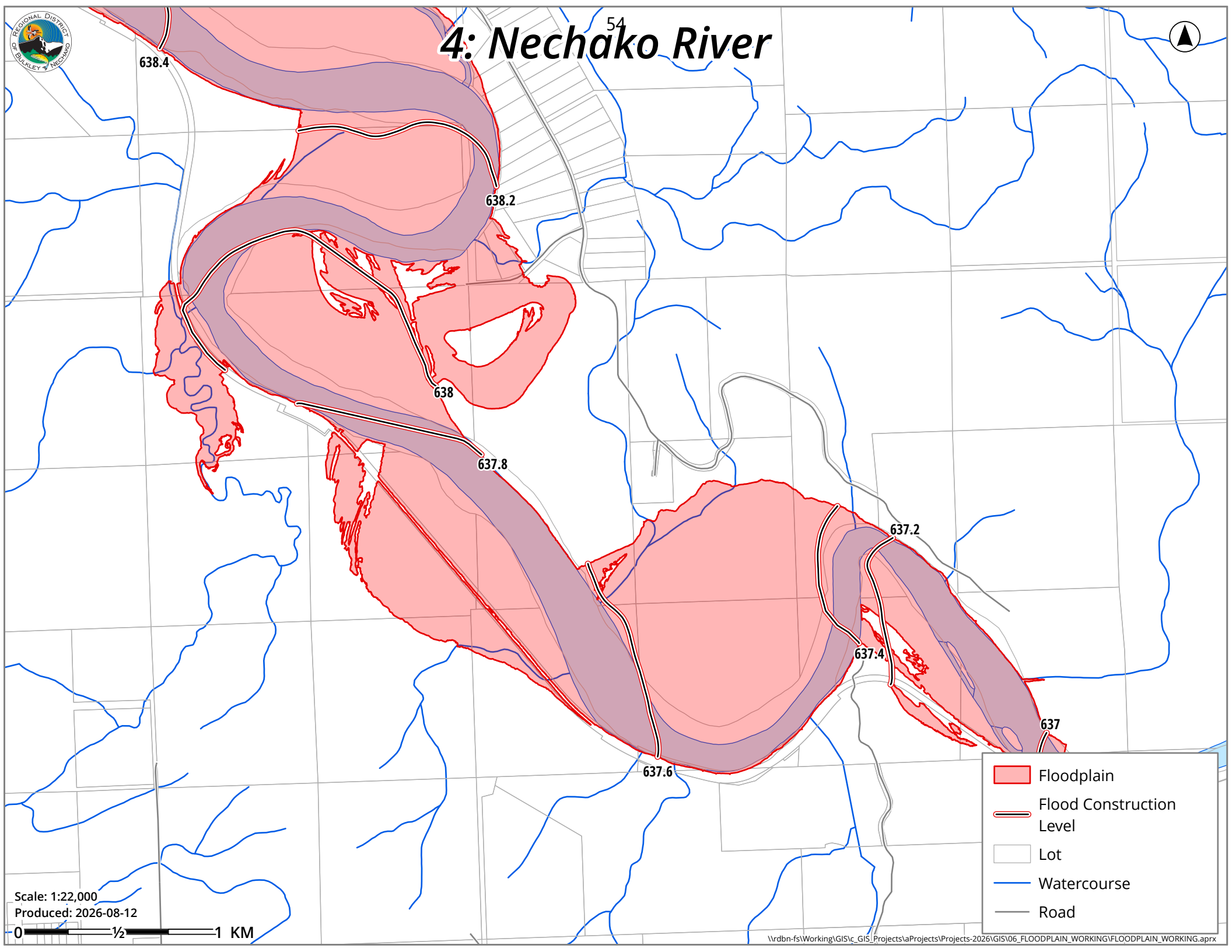
3: Nechako River⁵³



Vanderhoof

Scale: 1:33,000
Produced: 2026-08-12
0 1/2 1 KM

- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Road



4: Nechako River



Scale: 1:22,000
Produced: 2026-08-12

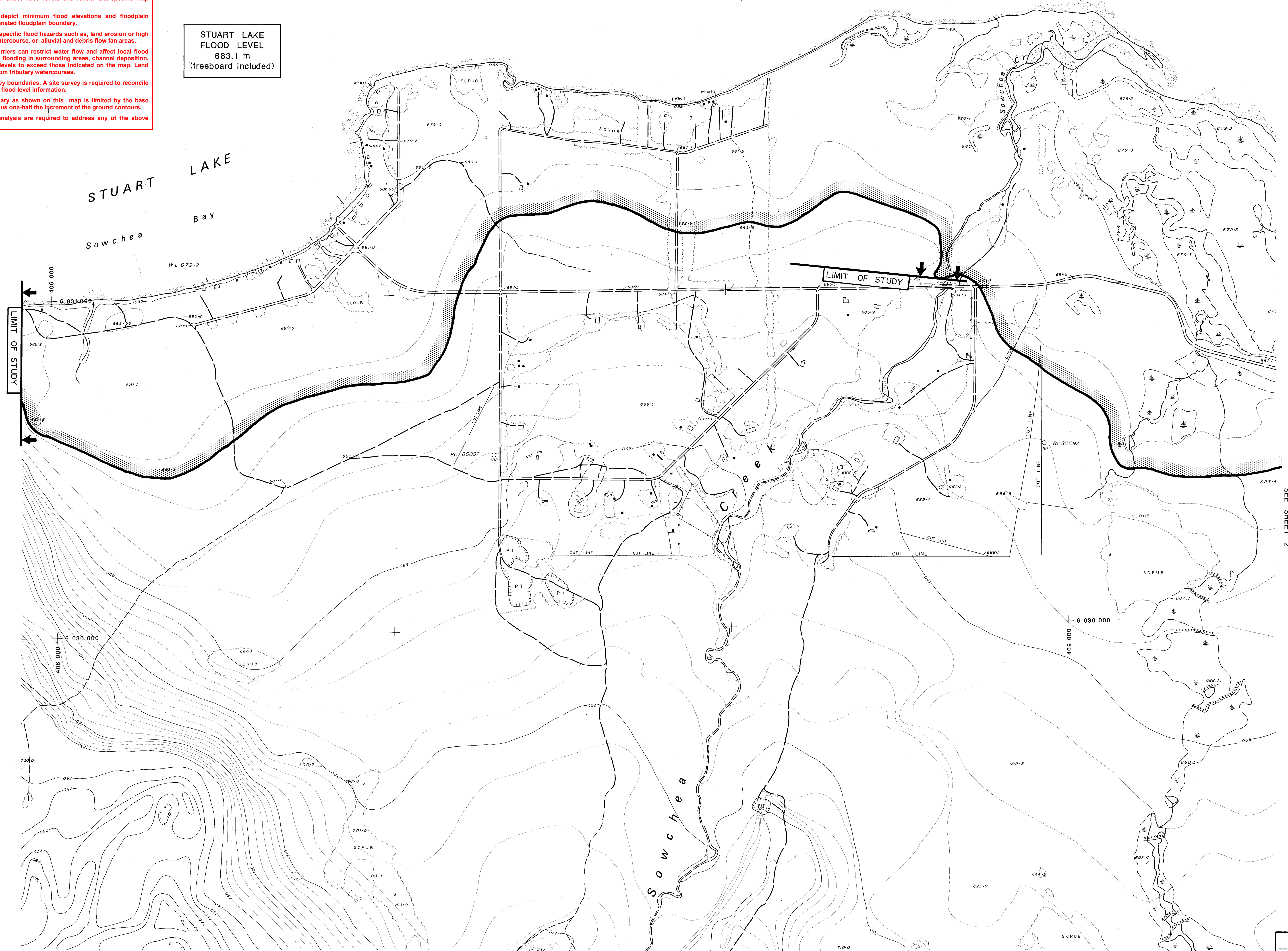
0 1/2 1 KM

- Floodplain
- Flood Construction Level
- Lot
- Watercourse
- Road

Use and Limitations of Floodplain Maps

- Users must note the dates of base mapping, aerial photography, river surveys and issue of mapping relevant to dates of development in the map area. Subsequent developments or changes within the floodplain or channel (natural or constructed) will affect flood levels and render site-specific map information obsolete.
- Floodplain maps are administrative tools which depict minimum flood elevations and floodplain boundaries. Flooding may occur outside of the designated floodplain boundary.
- Floodplain maps do not provide information on site-specific flood hazards such as, land erosion or high water velocity, sudden shifts in the channel of the watercourse, or alluvial and debris flow fan areas.
- Other sources of water, roads, railways or other barriers can restrict water flow and affect local flood levels. As well, obstructions such as ice and debris, flooding in surrounding areas, channel deposition, groundwater or other phenomena can cause flood levels to exceed those indicated on the map. Land adjacent to a floodplain may be subject to flooding from tributary watercourses.
- Floodplain maps do not indicate or locate legal survey boundaries. A site survey is required to reconcile property location, ground elevations, and designated flood level information.
- The accuracy of the location of a floodplain boundary as shown on this map is limited by the base topography. It is generally assumed to be plus or minus one-half the increment of the ground contours.
- Professional assistance and detailed engineering analysis are required to address any of the above considerations.

STUART LAKE
FLOOD LEVEL
683.1 m
(freeboard included)



HAY & COMPANY	
HYDROTECHNICAL ENGINEERING	
CONSULTANTS INC.	
ONE WEST 7TH AVE., VANCOUVER B.C. V6K 8P7	
ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada Eaux Interieures	BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT
CANADA BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'ACCORD CANADA COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION	
FILE No.	09-0000-S.1
N.T.S. MAP No.	93K
SCALE	1:5 000
NEGATIVE No.	
DRAWING No.	89-42-1
REV.	1 of 7
ENGINEER	RECOMMENDED
APPROVED	

NOTES

Produced by: British Columbia Water Management Branch, Special Projects Section, Floodplain Mapping Program.

Survey: River survey done by Survey Section, Water Management Branch, Project 89-09 F029, May 1989.

a) Horizontal control based on provincial network.

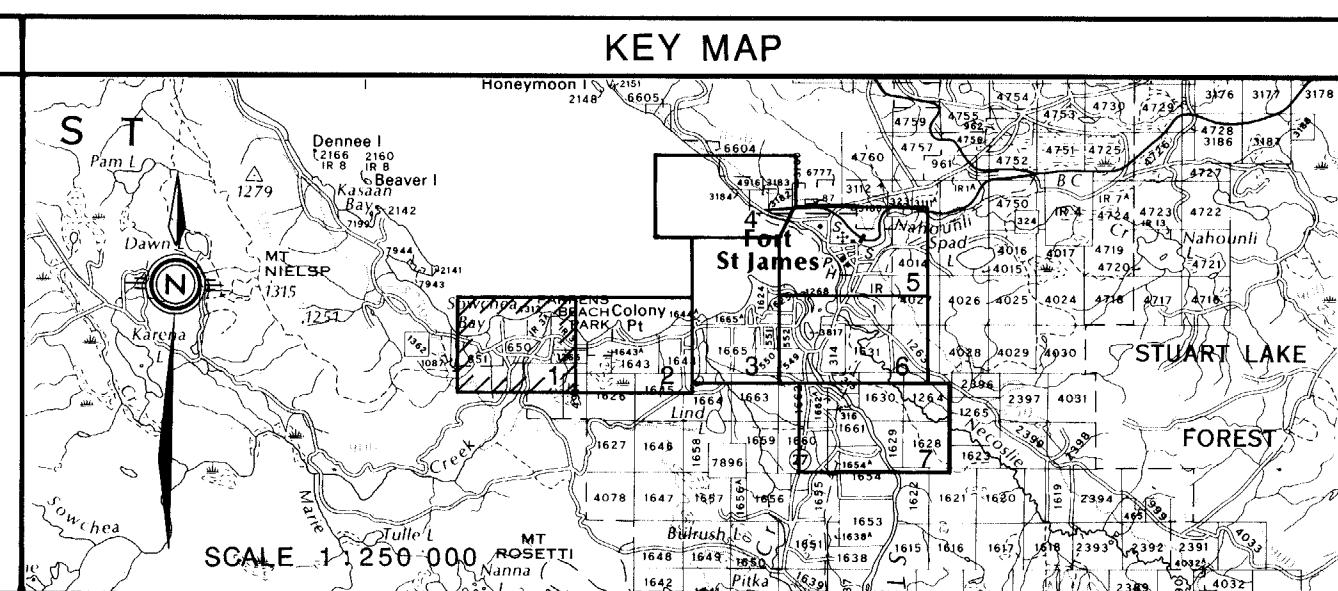
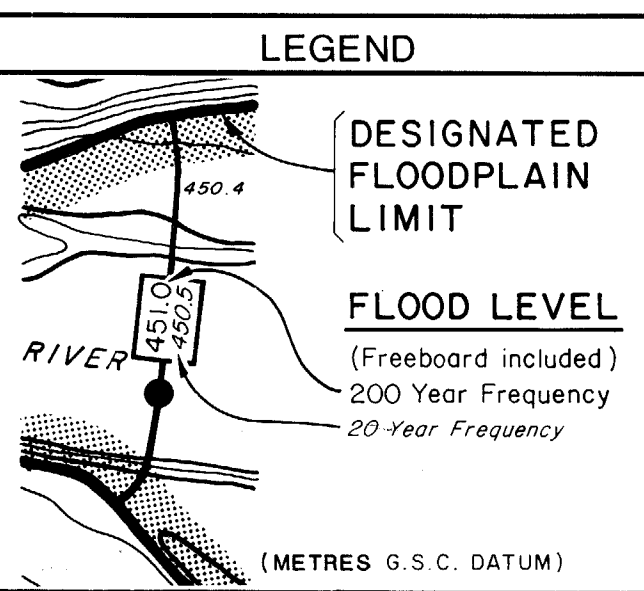
b) Elevations are in metres and are referred to Geodetic Survey of Canada datum. 1.0 indicates Survey Monument.

Mapping: Base mapping done by Map Production Division, Surveys and Resource Mapping Branch, Project 89-1077, dated Aug. 1990.

a) Contour interval 2 metre and greater; spot elevations shown to 0.1 metres, with accuracy to ± 0.5 metres, except where noted.

b) Grid origin referred to U.T.M. Projection Zone 10.

- FLOODPLAIN DATA**
- The floodplain areas as depicted on this map have been interin designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1988) by the Minister of the Environment for Canada and the Minister of Environment for British Columbia.
 - Flooding may occur outside of the interin designated floodplain areas. The Ministers do not assume any liability by reason of the interin designation or failure to interin designate areas on this map.
 - The Designated Flood has a statistical frequency of occurrence of once every 200 years.
 - The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.
 - The floodplain limits assume the absence of all dykes.
 - The floodplain limits and flood levels include an allowance for freeboard.
 - The floodplain limits are not established on the ground by legal survey.
 - The floodplain limits are not delineated for side streams and tributaries.
 - The required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available either through local municipalities or the Ministry of Environment.
 - MAPS AVAILABLE FROM THE MINISTRY OF CROWN LANDS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B.O., MAP AND AIR PHOTO SALES, VICTORIA, B.C.



REVISIONS	
No.	DESCRIPTION

ISSUE OF MAPPING DATE SEPT. 30, 1991	DRAWN T. E.
CHECKED RIVER SURVEY M. P.	DESIGNED B. B.
ENGINEER R. J. Wilford	RECOMMENDED APPROVED

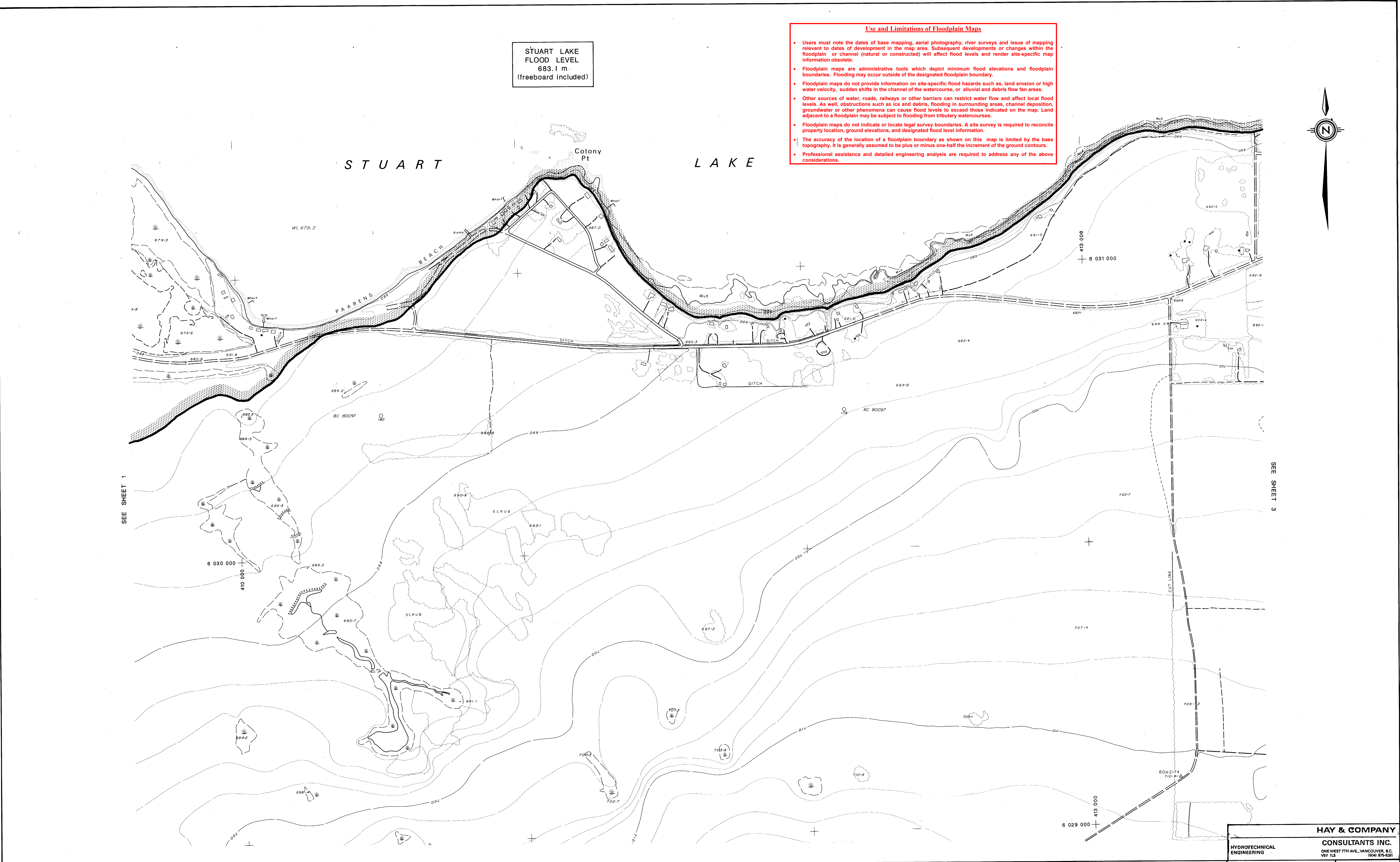
FLOODPLAIN MAPPING

STUART RIVER & LAKE

AT FORT ST. JAMES

(Includes Necoslie River & Nahounli Creek)

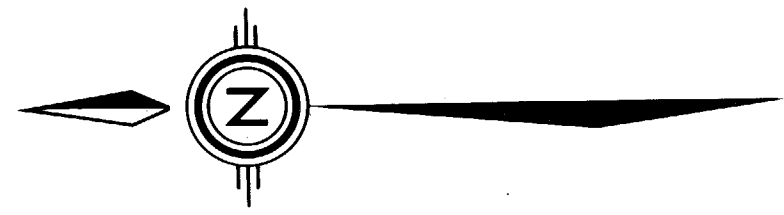
Scale in metres: 100m, 0, 100, 200, 300, 400, 500m



NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ISSUE OF MAPPING		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada Eau Interieures		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COLOMBIE-BRITANNIQUE Ministère de l'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique sur la Cartographie des Plaines d'Inondation		HAY & COMPANY CONSULTANTS INC. ONE WEST 7TH AVE., VANCOUVER, B.C. V6Y 1S8 TEL: 604-681-5551	
Produced by: British Columbia Water Management Branch, Special Projects Section, Floodplain Mapping Program.		1. The floodplain areas as depicted on this map have been interin designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1988) by the Minister of the Environment for Canada and the Minister of Environment for British Columbia. Floodplain may still occur outside of the interin designated floodplain areas. The Ministers do not assume any liability by reason of the interin designation or failure to interin designate areas on this map.		DESIGNATED FLOODPLAIN LIMIT		S T N St James Stuart Lake Forest		No. DESCRIPTION DATE		DATE SEPT. 30, 1991		DRAWN T. E.		CHECKED M. P.		DESIGNED B. B.		ENGINEER R. J. Willmott	
Survey: River survey done by Surveys Section, Water Management Branch, Project 89 09 F029, May 1989. a) Horizontal control based on provincial network. b) Elevations are in metres and are referred to Geodetic Survey of Canada datum. (Indicates Survey Monument).		2. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions. 3. The flood levels have a statistical frequency of occurrence of once every 200 years. 4. The floodplain limits assume the absence of all dykes. 5. The floodplain limits and flood levels include an allowance for freeboard. 6. The floodplain limits are not established on the ground by legal survey. 7. The floodplain limits are not delineated for side streams and tributaries.		FLOOD LEVEL (Freeboard included) 200 Year Frequency 20 Year Frequency		SCALE: 1:250 000		RECOMMENDED APPROVED		FLOODPLAIN MAPPING STUART RIVER & LAKE AT FORT ST. JAMES (Includes Necostle River & Nahounli Creek)		100m 0 100 200 300 400 500m Scale in metres		FILE No. 09-0000-S-1		N.T.S. MAP No. 93K		SCALE 1:5 000	
Mapping: Base mapping done by Map Production Division, Surveys and Resource Mapping Branch, Project 83-1371, dated Aug. 1980. a) Contour interval 2 metres and greater; spot elevations shown to 0.1 metres, with accuracy to ± 0.5 metres, except where noted. b) Grid origin referred to U.T.M. Projection Zone 10.		8. The required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available either through local municipalities or the Ministry of Environment. 9. MAPS AVAILABLE FROM THE MINISTRY OF CROWN LANDS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B.C., MAP AND AIR PHOTO SALES, VICTORIA, B.C.		(METRES G.S.C. DATUM)		DRAWING No. REV. 89-42-2		SHEET 2 of 7		DDIing									

SEE SHEET 5

SEE SHEET 6



416 000 +
6 034 000

414 000 +
6 034 000

S T U A R T L A K E

STUART LAKE
FLOOD LEVEL
683.1 m
(freeboard included)

Use and Limitations of Floodplain Maps

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- Other sources of water, roads, railways or other barriers can restrict water flow and affect local flood levels. As well, obstructions such as ice and debris, flooding in surrounding areas, channel deposition, groundwater or other phenomena can cause flood levels to exceed those indicated on the map. Land adjacent to a floodplain may be subject to flooding from tributary watercourses.
- Floodplain maps do not indicate or locate legal survey boundaries. A site survey is required to reconcile property location, ground elevations, and designated flood level information.
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W. 679.2

SEE SHEET 2

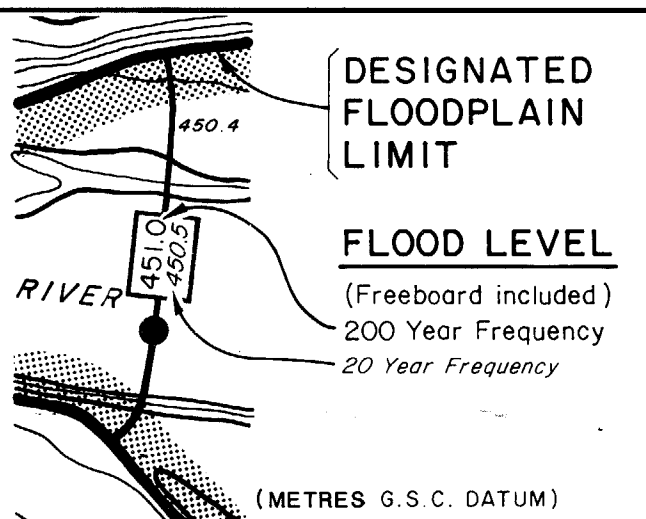
NOTES

Produced by: British Columbia Water Management Branch,
Special Projects Section, Floodplain
Mapping Program.
Survey: River survey done by Surveys Section,
Water Management Branch, Project 88 08 F029,
May 1989.
a) For control control based on provincial
network.
b) Elevations are in metres and are
referred to Canadian Survey of Canada
datum. $\odot$ indicate survey
monument.
Mapping: Base mapping done by Map Production
Division, Surveys and Resource Mapping
Branch, Project 83-1377, dated Aug 1980.
a) Contour interval 2 metres and greater;
spot elevations shown to 0.1 metres,
with accuracy to ± 0.5 metres, except
where noted.
b) Grid origin referred to U.T.M.
Projection Zone 10.

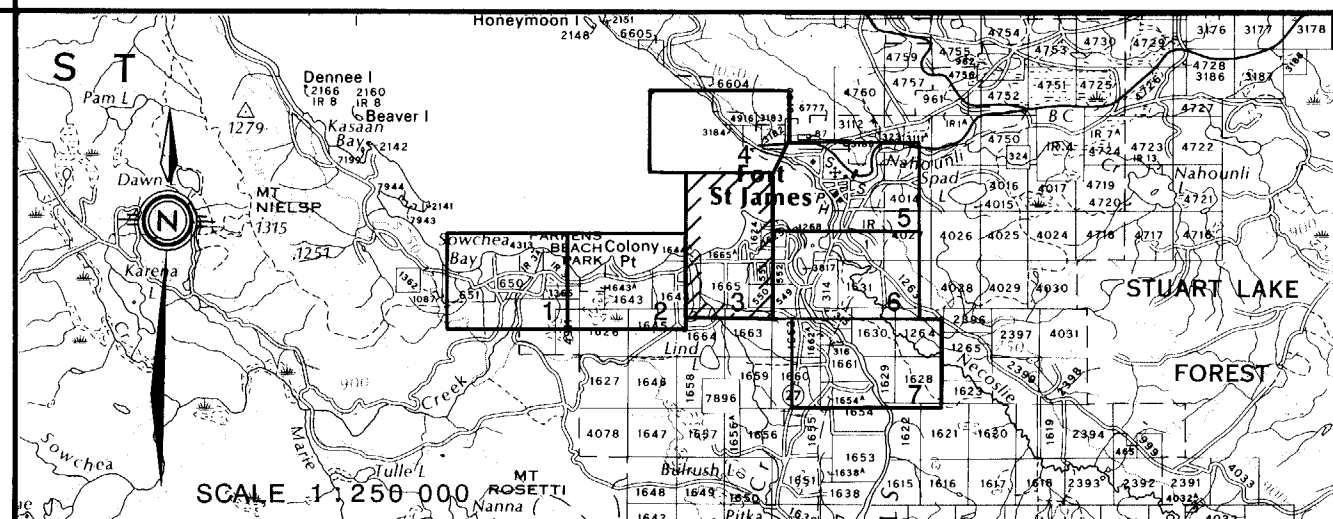
FLOODPLAIN DATA

- The floodplain areas as depicted on this map have been interin designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1986) by the Minister of the Environment for Canada and the Minister of Environment for British Columbia.
Floodings may still occur outside of the interin designated floodplain areas. The Ministers do not assume any liability by reason of the interin designation or failure to interin designate areas on this map.
- The Designated Flood has a statistical frequency of occurrence of once every 200 years.
- The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.
- The floodplain limits assume the absence of all dykes.
- The floodplain limits and flood levels include an allowance for freeboard.
- The floodplain limits are not established on the ground by legal survey.
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- MAPS AVAILABLE FROM THE MINISTRY OF CROWN LANDS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B.C., MAP AND AIR PHOTO SALES, VICTORIA, B.C.

LEGEND



KEY MAP



REVISIONS

No.	DESCRIPTION	DATE

ISSUE OF MAPPING

DATE **SEPT. 30, 1991**
DRAWN **T. E.**
CHECKED
RIVER SURVEY **M. P.**
DESIGNED **B. B.**
ENGINEER **R. J. Walkbank**

ENVIRONMENT CANADA
ENvironnement Canada

BRITISH COLUMBIA MINISTRY
OF ENVIRONMENT
COLOMBIE-BRITANNIQUE MINISTÈRE
DE L'ENVIRONNEMENT

FLOODPLAIN MAPPING
STUART RIVER & LAKE
AT FORT ST. JAMES
(Includes Necoslie River & Nahounli Creek)

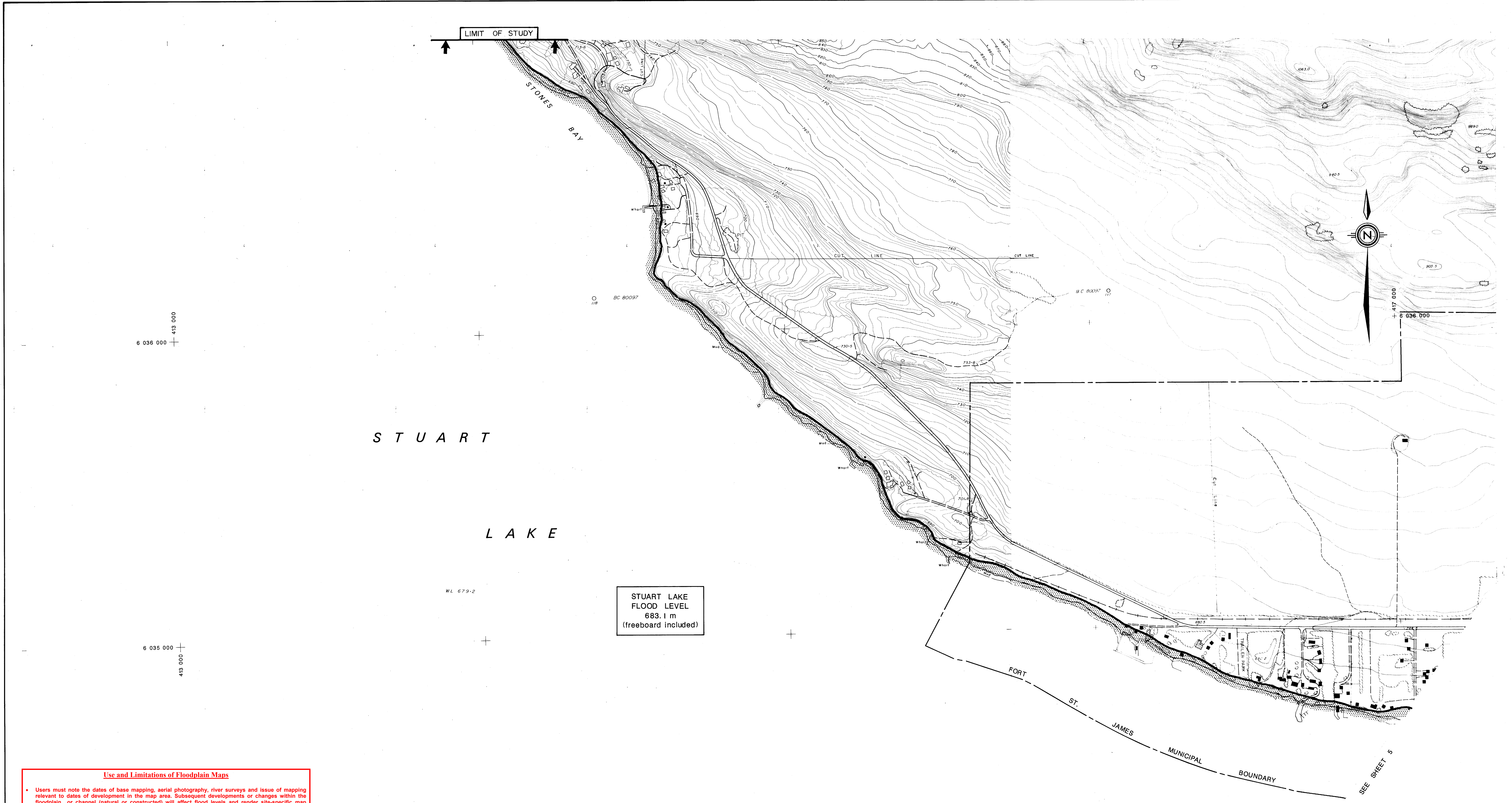
Scale in metres
100m 0 100 200 300 400 500m

FILE No. **09-0000-S.1**
N.T.S. MAP No. **93K**
SCALE **1:5 000**
NEGATIVE No.
DRAWING No. REV. **89-42-3**
SHEET **3** of **7**

HAY & COMPANY
CONSULTANTS INC.
ONE WEST 7TH AVE., VANCOUVER, B.C.
V6Y 1L5 (604) 675-6281

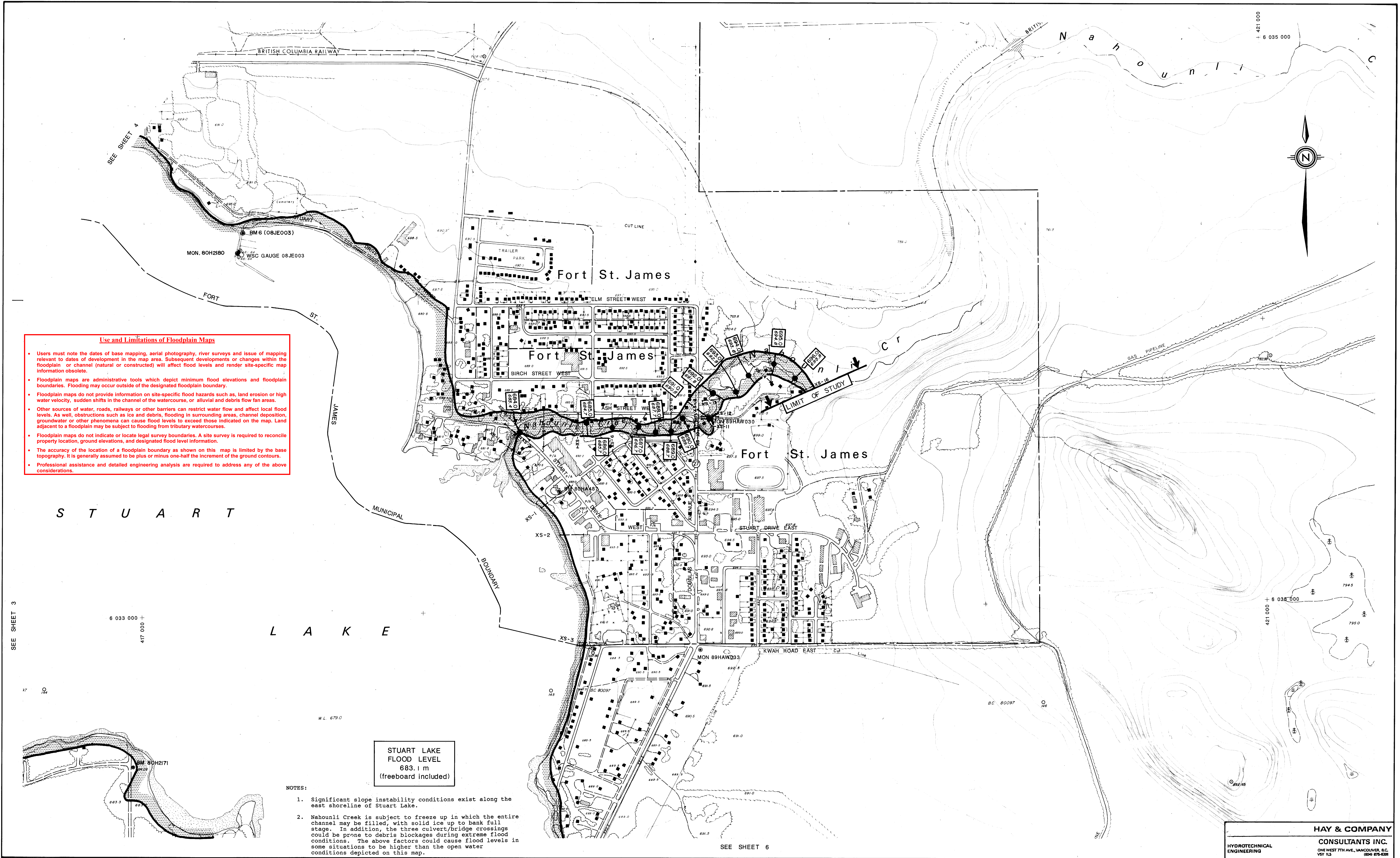
HYDROTECHNICAL
ENGINEERING

RECOMMENDED **Good** APPROVED **Good**



- Use and Limitations of Floodplain Maps**
- Users must note the dates of base mapping, aerial photography, river surveys and issue of mapping relevant to dates of development in the map area. Subsequent developments or changes within the floodplain or channel (natural or constructed) will affect flood levels and render site-specific map information obsolete.
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NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ISSUE OF MAPPING		ENVIRONMENT CANADA INLAND WATERS		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT		FILE No.	
Produced by: British Columbia Water Management Branch, Special Projects Section, Floodplain Mapping Program.		1. The floodplain areas as depicted on this map have been interim designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1988) by the Minister of the Environment for Canada and the Minister of Environment for British Columbia.		DESIGNATED FLOODPLAIN LIMIT		S T		No.		DESCRIPTION		DATE		SEPT. 30, 1991		L'ACCORD CANADA-COLOMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		09-0000-S.1	
Survey: River survey done by Surveys Section, Water Management Branch, Project 88 09 F029, May 1989.		2. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.		FLOOD LEVEL (Freeboard included) 200 Year Frequency		RIVER		St James		DRAWN		T. E.		CHECKED		FLOODPLAIN MAPPING STUART RIVER & LAKE AT FORT ST. JAMES (Includes Necoslie River & Nahounli Creek)		SCALE	
Mapping: Base mapping done by Map Production Division, Surveys and Resource Mapping Branch, Project 83-137T, dated Aug. 1980.		3. The floodplain limits assume the absence of all dykes.		(METRES G.S.C. DATUM)		Stuart Lake		FOREST		RIVER SURVEY		M. P.		DESIGNED		B. B.		1 : 5 000	
a) Contour interval 2 metre and greater; spot elevations shown to 0.1 metres, with accuracy to ± 0.5 metres, except where noted.		4. The floodplain limits are not established on the ground by legal survey.				St James		Stuart Lake		ENGINEER		R. J. Whelan		RECOMMENDED		APPROVED		DRAWING No. REV.	
b) 0.1 to 0.5 m referred to U.T.M. Projection Zone 10.		5. The floodplain limits and flood levels include an allowance for freeboard.				St James		Stuart Lake		SHEET		4		of		7		89-42-4	
		6. The floodplain limits are not delineated for side streams and tributaries.				St James		Stuart Lake											
		7. The required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available either through local municipalities or the Ministry of Environment.				St James		Stuart Lake											
		8. MAPS AVAILABLE FROM THE MINISTRY OF CROWN LANDS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B.C., MAP AND AIR PHOTO SALES, VICTORIA, B.C.				St James		Stuart Lake											



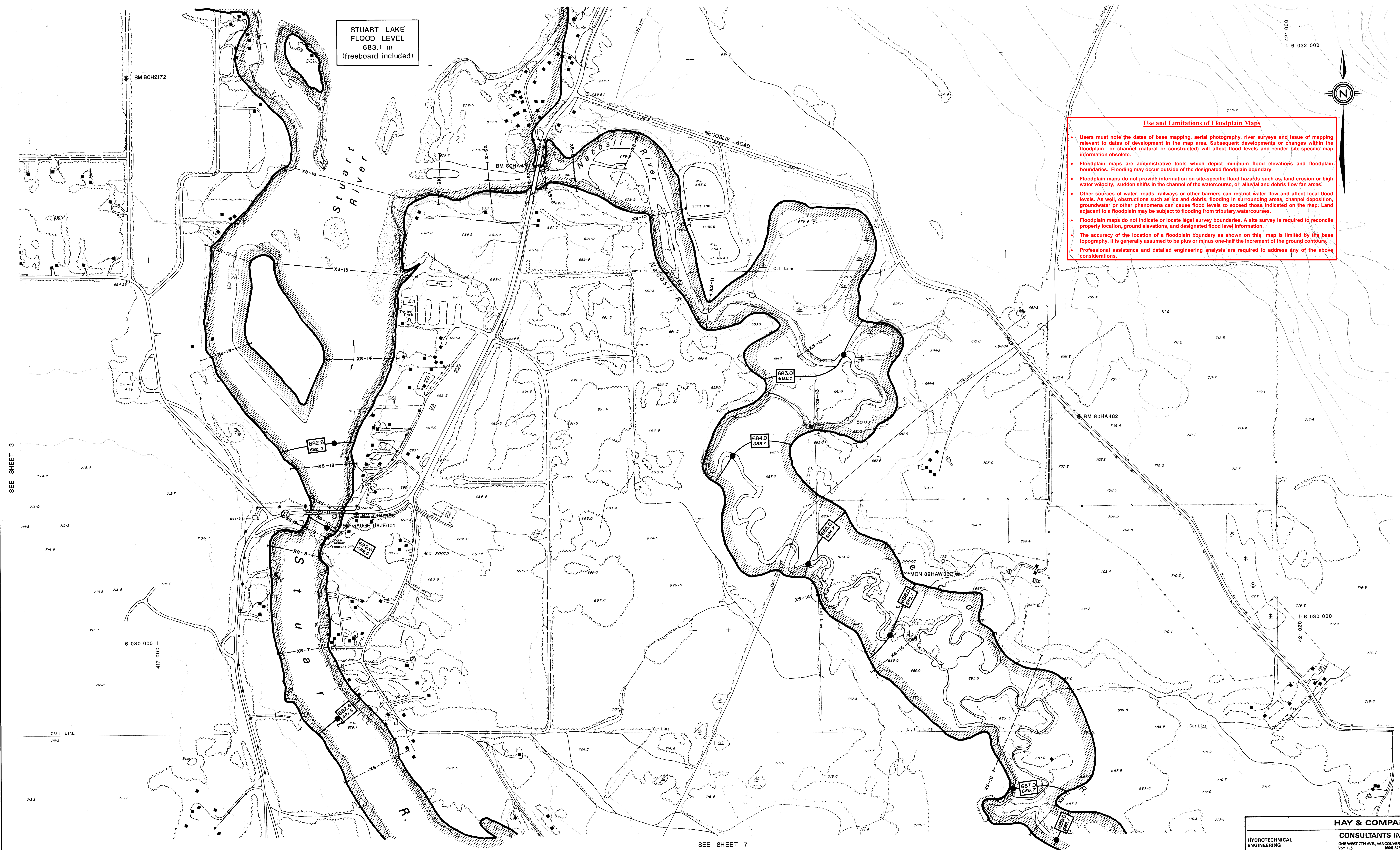
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- NOTES:
1. Significant slope instability conditions exist along the east shoreline of Stuart Lake.
 2. Nahounli Creek is subject to freeze up in which the entire channel may be filled, with solid ice up to bank full stage. In addition, the three culvert/bridge crossings could be prone to debris blockages during extreme flood conditions. The above factors could cause flood levels in some situations to be higher than the open water conditions depicted on this map.

NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ISSUE OF MAPPING		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation		HAY & COMPANY CONSULTANTS INC. HYDROTECHNICAL ENGINEERING ONE WEST 7TH AVE., VANCOUVER, B.C. V6Y 1L5 (604) 675-0381	
Produced by: British Columbia Water Management Branch, Special Projects Section, Floodplain Mapping Program.		1. The floodplain areas as depicted on this map have been interin designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1988) by the Minister of the Environment for Canada and the Minister of Environment for British Columbia. Flooding may still occur outside of the interin designated floodplain areas. The Ministers do not assume any liability by reason of the interin designation or failure to interin designate areas on this map.		DESIGNATED FLOODPLAIN LIMIT		St. James		No.		DATE SEPT. 30, 1991		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation		FILE No. 09-0000-S.1	
Survey: River survey done by Survey Section, Water Management Branch, Project 83-09 F029, May 1989. a) Horizontal control based on provincial datum. b) Elevation are in metres and are referred to Geodetic Survey of Canada datum, (1985). c) Indicates Survey Monument.		2. The Designated Flood has a statistical frequency of occurrence of once every 200 years.		FLOOD LEVEL (Freeboard included) 200 Year Frequency		Stuart Lake		DATE		DRAWN T. E.		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation		N.T.S. MAP No. 93K	
Mapping: Base mapping done by Map Production Division, Survey and Resource Mapping Branch, Project 83-1271, dated Aug 1980. a) Contour Interval 2 metres and greater; spot elevations shown to 0.1 metres, with accuracy to ± 0.5 metres, except where noted. b) Grid origin referred to U.T.M. Projection Zone 10.		3. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.		(METRES G.S.C. DATUM)		Stuart Lake		CHECKED		RIVER SURVEY M. P.		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation		SCALE 1:5 000	
		4. The floodplain limits assume the absence of all dikes.						DESIGNED B. B.		ENGINEER R. J. Wallwork		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation		NEGATIVE No.	
		5. The floodplain limits and flood levels include an allowance for freeboard.						RECOMMENDED R. J. Wallwork		RECOMMENDED R. J. Wallwork		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation		DRAWING No. REV. 89-42-5	
		6. The floodplain limits are not established on the ground by legal survey.						APPROVED R. J. Wallwork		APPROVED R. J. Wallwork		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation		SHEET 5 of 7	
		7. The floodplain limits are not delineated for side streams and tributaries.										ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation			
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		9. MAPS AVAILABLE FROM THE MINISTRY OF CROWN LANDS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B.U., MAP AND AIR PHOTO SALES, VICTORIA, B.C.										ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTERIEURES		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COlumbie-BRitannique Ministère DE L'Environnement		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'Accord Canada-Colombie-Britannique Sur la Cartographie des Plaines d'Inondation			

SEE SHEET 5



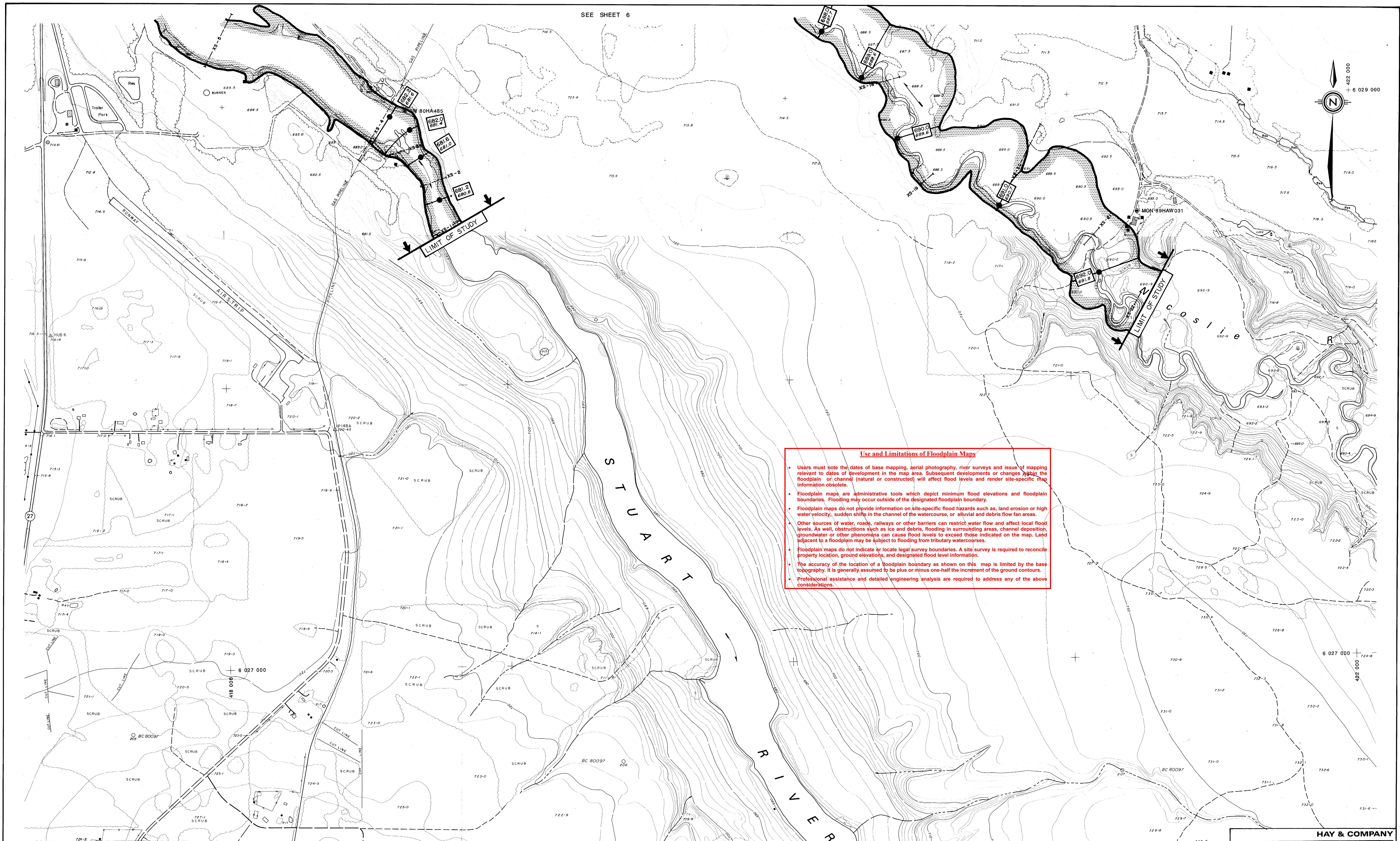
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SEE SHEET 3

SEE SHEET 7

NOTES Produced by: British Columbia Water Management Branch, Special Projects Section, Floodplain Mapping Program. Survey: River survey done by Surveys Section, Water Management Branch, Project 88-06 F029, May 1989. Mapping: Base mapping done by Map Production Division, Surveys and Resource Mapping Branch, Project 88-1371, dated Aug. 1989. a) Contour interval 2 metres and greater; spot elevations shown to 0.1 metres, with accuracy to ± 0.5 metres, except where noted. b) Grid origin referred to U.T.M. Projection Zone 10.		FLOODPLAIN DATA 1. The floodplain areas as depicted on this map have been intermediately designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1988) by the Minister of the Environment for Canada and the Minister of Environment for British Columbia. 2. The floodplain limits and flood levels include an allowance for freeboards. 3. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions. 4. The floodplain limits assume the absence of all dykes. 5. The floodplain limits are not established on the ground by legal surveys. 6. The floodplain limits are not delineated for side streams and tributaries. 7. The required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available either through local municipalities or the Ministry of Environment. 8. MAPS AVAILABLE FROM THE MINISTRY OF CROWN LANDS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B-2, MAP AND AIR PHOTO SALES, VICTORIA, B.C.		LEGEND DESIGNATED FLOODPLAIN LIMIT FLOOD LEVEL (Freeboard included) 200 Year Frequency 20 Year Frequency (METRES G.S.C. DATUM)		KEY MAP SCALE 1:250 000 STUART LAKE FOREST		REVISIONS No. DESCRIPTION DATE 1. T. E. 2. M. P. 3. B. B.		ISSUE OF MAPPING DATE: SEPT. 30, 1991 DRAWN: T. E. CHECKED: M. P. DESIGNED: B. B. ENGINEER: R. J. Whitworth RECOMMENDED: J. Wood APPROVED: E. Ford		ENVIRONMENT CANADA INLAND WATERS ENvironnement Canada EAUX INTÉRIEURES BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT CANADA BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'ACCORD CANADA COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		HAY & COMPANY CONSULTANTS INC. ONE WEST 7TH AVE., VANCOUVER, B.C. V6Y 1L3 (604) 875-6391 FILE No. 09-0000-S-1 N.T.S. MAP No. 93K SCALE 1:5 000 NEGATIVE No. DRAWING No. REV. 89-42-6 SHEET 6 of 7	
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NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ISSUE OF MAPPING		HYDROTECHNICAL ENGINEERING		CONSULTANTS INC.	
Produced by: British Columbia Water Management Branch, Special Projects Section, Floodplain Mapping Program.		1. The floodplain areas as depicted on this map have been interim designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1988) by the Minister of the Environment for Canada and the Minister of Environment for British Columbia.						No. DESCRIPTION DATE		DATE SEPT. 30, 1991		ENVIRONMENT CANADA INLAND WATERS		CONSULTANTS INC. ONE WEST 7TH AVE., VANCOUVER, B.C. V6Y 1L5	
Survey: River survey done by Survey Section, Water Management Branch, Project 89 09 F029, May 1989.		2. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.		FLOOD LEVEL (Freeboard included) 200 Year Frequency 20 Year Frequency (METRES G.S.C. DATUM)						DRAWN T. E.		CANADA BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT		FILE NO. 09-0000-S.1	
Mapping: Base mapping done by Map Production Division, Survey and Resource Mapping Branch, Project 83-1371, dated Aug. 1980.		3. The floodplain limits assume the absence of all dykes.								CHECKED		L'ACCORD CANADA-COLOMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		N.T.S. MAP NO. 93K	
a) Contour interval 2 metres and greater; spot elevations shown to 0.1 metres with accuracy to 2.50 metres, except where noted.		4. The floodplain limits are not delineated for side streams and tributaries.								RIVER SURVEY M. P.				SCALE 1:5 000	
b) Spot elevations referred to U.T.M. Projection Zone 10.		5. The floodplain limits are not established on the ground by legal survey.								DESIGNED B. B.				NEGATIVE NO.	
		6. The required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available either through local municipalities or the Ministry of Environment.								ENGINEER R.J. Wallwork		RECOMMENDED [Signature]		APPROVED [Signature]	
		7. The floodplain limits are not established on the ground by legal survey.												DRAWING NO. REV. 89-42-7	
		8. The required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available either through local municipalities or the Ministry of Environment.												SHEET 7 of 7	
		9. MAPS AVAILABLE FROM THE MINISTRY OF CROWN LANDS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B.C., MAP AND AIR PHOTO SALES, VICTORIA, B.C.													



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cameron Kral, Planner
Date: September 10, 2026
Subject: **Rezoning Application RZ B-01-26 – Adoption for Bylaw 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 adopted.

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)

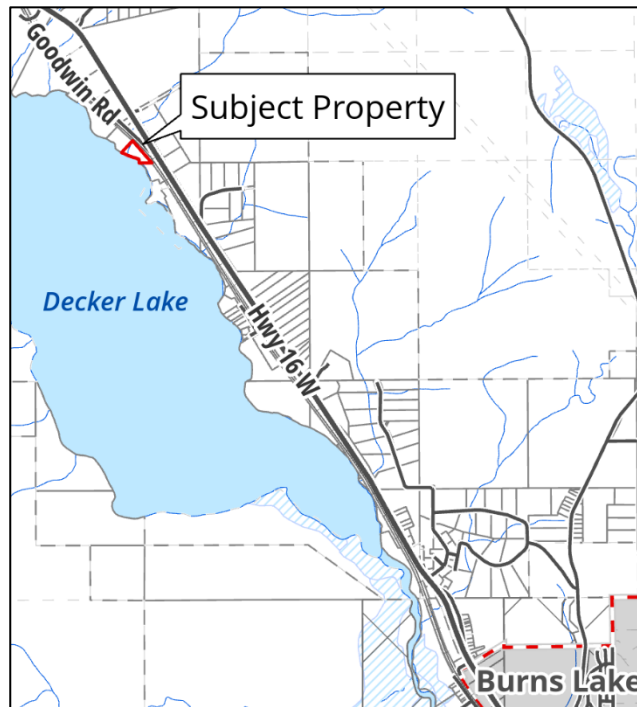
Building Inspection: Within the Building Inspection Area

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

Location Map



DISCUSSION

This application proposes amending the Waterfront Residential II (R4) Zone in the Zoning Bylaw to allow two Single Family Dwellings without Secondary Suites on the subject property. Rezoning the property would allow the applicants to acquire occupancy for a recently constructed 3-bedroom dwelling on the property without having to decommission an older two-bedroom dwelling. The R4 Zone allows a maximum density of one Single Family Dwelling with an attached Secondary Suite, or one Two Family Dwelling.

The Board gave rezoning Bylaw No. 2113, 2026 first, second and third readings at the August 20, 2026 Board meeting (see Attachments for report). In staff's opinion, the proposal is consistent with the Official Community Plan's policies for considering a second Single Family Dwelling and no negative impacts are anticipated.

Planning Department staff recommend that Rezoning Bylaw No. 2113, 2026 be adopted.

ATTACHMENTS:

- Rezoning Bylaw No. 2113, 2026
- [Rezoning Application RZ B-01-26 First, Second and Third Readings Report](#) (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".

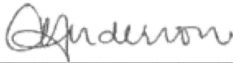
READ A FIRST TIME this 20th day of August, 2026.

READ A SECOND TIME this 20th day of August, 2026.

READ A THIRD TIME this 20th day of August, 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 20th day of August, 2026.



Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 24th day of August, 20 26



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: Cameron Kral, Planner
Date: September 10, 2026
Subject: **Temporary Use Permit Application TUP A-03-26 – Electoral Area A (Smithers Telkwa Rural)**

RECOMMENDATION:

(all/directors/majority)

That the Board approve the issuance of Temporary Use Permit A-03-26 to allow aggregate processing, including crushing, screening and washing at 224 Raymond Road.

EXECUTIVE SUMMARY

The applicant is requesting a Temporary Use Permit (TUP) for three years to allow aggregate processing at an existing sand and gravel pit known as "Steti Pit". The applicant's existing TUP expires on September 28, 2026 and cannot be renewed. The terms of the new TUP are similar, except for an increase in crushing days. The terms of the new TUP are:

- Gravel crushing, screening and washing equipment may operate for a combined maximum of 180 days per year (60 days for gravel crushing and 180 days for screening and washing are currently permitted).
- Hours of operation are limited to 7:00 am to 6:00 pm, Monday to Saturday.
- Gravel crushing may only occur at the bottom of the gravel pit, below the surface of the surrounding lands.
- A four metre tall berm must be maintained around the gravel pit. The surface of the berm must be uniform in nature, free from wooden debris, and covered by non-invasive vegetation.
- Access to the gravel pit must be from Highway 16.

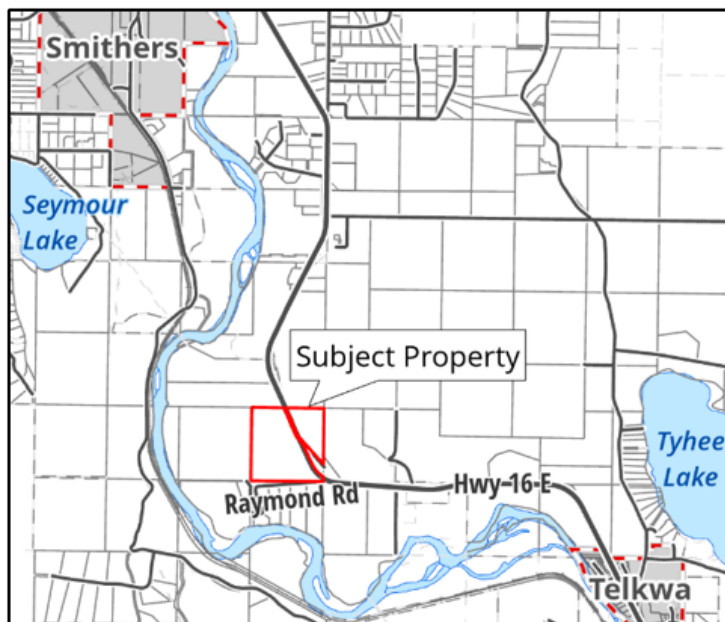
The RDBN has issued several TUPs for aggregate processing on the subject property since 2011. Several complaints were received in 2016 about crushing at 6:00 am. The applicant committed to crushing between 7:00 am to 6:00 pm and no further complaints have been received. Any comments received in response to the public notice for this application will be presented on the supplemental agenda.

The proposal is consistent with the Official Community Plan (OCP) and no notable negative impacts are anticipated. Planning Department staff recommend that TUP A-03-26 be approved.

APPLICATION SUMMARY

Name of Agent / Owner	Steffen G. Apperloo, Steti Transport Ltd. (Applicant / Owner) Evelyn Bredow, Steti Transport Ltd. (Agent)
Electoral Area:	A (Smithers/Telkwa Rural)
Subject Property:	224 Raymond Road, legally described as the Northeast ¼ of Section 5, Township 4, Range 5, Coast District, Except Plans 8393 and PRP14394 (PID 014-019-116)
Zoning:	Agricultural Zone (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
OCP Designation:	Agriculture (AG) Designation in "Smithers Telkwa Rural OCP Bylaw No. 1704, 2014" (the OCP)
Building Inspection	Within the Building Inspection Area
Fire Protection	Telkwa Rural Fire Protection Area
Existing Land Uses:	Residential, aggregate extraction/processing, and agriculture
Property Size:	61.05 ha (151.0 ac)
Proposed TUP Area:	≈17.7 ha (43.7 ac)
Location:	Approximately 2.8 km southeast of the Town of Smithers and 2.8 km west of the Village of Telkwa.

Location Map:



PROPOSAL

The applicant is requesting a three-year Temporary Use Permit (TUP) to allow gravel crushing, screening and washing on the subject property at an existing sand and gravel pit operation. The applicant has an existing TUP which expires on September 28, 2026 and cannot be renewed again. Therefore, the applicant is requesting a new TUP on similar terms, except for an increase in crushing days. The existing TUP is attached (see Applicant Submission). The terms of the new TUP are:

- Gravel crushing, screening and washing equipment may operate for a combined maximum of 180 days per year (60 days for gravel crushing and 180 days for screening and washing are currently permitted).
- Hours of operation are limited to 7:00 am to 6:00 pm, Monday to Saturday.
- Gravel crushing may only occur at the bottom of the gravel pit, below the surface of the surrounding lands.
- A four metre tall berm must be maintained around the gravel pit. The surface of the berm must be uniform in nature, free from wooden debris, and covered by non-invasive vegetation.
- Access to the gravel pit must be from Highway 16.

The applicant provided the attached 2025-2026 Mine Plan and stated they are working on developing a 2026-2031 Mine Plan. The applicant also provided staff with copies of their Mines Act permit and Ministry of Transportation and Transit Highway Access Permit, which are available upon request. Details regarding the operation of the pit and mitigation measures are discussed in the attached Mine Plan (see Applicant Submission)

The subject property is zoned Agricultural (Ag1) which does not permit aggregate processing, including crushing, screening and washing. Therefore, a TUP is required.

DISCUSSION

Site Details

The subject property contains the applicant's principal residence, several fields that are leased for agriculture, and a sand and gravel pit approved by the Ministry of Mining and Critical Minerals (MMCM) and the Agricultural Land Commission (ALC).

The proposed TUP area covers the footprint of the pit and is identical to the existing TUP area. A berm screens the pit from Highway 16 and the surrounding lands. The pit is further screened by heavy forest to the north, west and southwest.

There are 21 addresses within approximately 500 m of the subject property. The nearest residence to the TUP area is 350 m to the southwest (see map on next page).

Proposed TUP Area and Nearby Addresses



Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The intent of this designation is to protect and preserve farm land and soil having agricultural capacity and facilitate the appropriate utilization of that land for agricultural purposes. Section 3.1.2 of the OCP states:

- (1) *Agriculture and other compatible uses of land may be permitted.*
- (2) *The responsible Provincial Ministry should ensure that agricultural lands used for aggregate extraction are adequately restored for agricultural purposes.*

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 allow 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).*

Previous Applications

The RDBN first issued a TUP for aggregate processing on the subject property in 2011 which expired and a second permit was issued in 2016. The 2016 permit was renewed in 2019 for an additional three years. However, the permit was voided in 2020 after the removal of a tree buffer. The current permit (TUP A-03-20) was issued in 2020 with a condition that a four metre tall berm must be maintained around the gravel pit. The current permit was renewed in 2023 and will expire on September 28, 2026.

In 2010, the ALC approved gravel extraction from an 8.0 ha area of the subject property. In 2022, the ALC approved a 17.7 ha extraction area and the removal of up to 582,000 m³ of material until April 21, 2047 (Resolution #143/2022).

Staff Comments

Several complaints were received by staff in 2016 about gravel crushing at 6:00 am and the applicant committed to hours of operation between 7:00 am to 6:00 pm. No further complaints have been received. In staff's opinion, the proposal is consistent with the OCP, and no notable negative impacts are anticipated. Staff recommend that TUP A-03-26 be approved.

PUBLIC NOTICE

Notice of this application was published on the Regional District's website, the Regional District's official Facebook page, the Public Notice Posting Place and the August 27, 2026 edition of *The Interior News*. The notices inform the public of the time and location of the Board's consideration of the application, and the public's ability to provide input in writing. A similar notice was sent to property owners and tenants within 100 m of the subject property on September 27, 2026. The applicant posted a sign along Highway 16 on August 27, 2026. Any comments received from the public will be presented on the supplemental agenda for the Board's consideration.

REFERRAL RESPONSES

The **Electoral Area A Advisory Planning Commission (APC)** recommended the TUP be supported at their August 4, 2026 meeting.

The **Ministry of Transportation and Transit (MoTT)** has no concerns with the proposal and issued the applicant a Highway Access Permit in 2011.

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

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

ATTACHMENTS:

- TUP A-03-26
- [Applicant Submission](#) (Link)
- [Site Visit Photos](#) (Link)
- [Town of Smithers referral letter](#) (Link)

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
TEMPORARY USE PERMIT NO. A-03-26**

ISSUED TO: Steti Transport Ltd.
 PO Box 3915
 Smithers, BC V0J 2N0

WITH RESPECT TO THE FOLLOWING LANDS:

**224 Raymond Road, legally described as The Northeast 1/4 of Section 5,
Township 4, Range 5, Coast District, Except Plans 8383 and PRP14394
(PID: 014-019-116)**

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

Gravel crushing, screening and washing in association with aggregate processing on the subject property.
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. Maintain a valid Industrial Access Permit with the Ministry of Transportation and Transit for the Temporary Use.
 - b. The Temporary Use may operate for a maximum of 180 days per calendar year, where the Temporary Use is one or more of the following: gravel crushing, screening or washing.
 - c. Gravel crushing, screening and washing shall be limited to 7:00 am to 6:00 pm, Monday to Saturday.
 - d. No permanent structures associated with the Temporary Use shall be built or placed on the subject property.
 - e. Gravel crushing, screening and washing shall be limited to the "Temporary Use Permit Area" as identified in Schedule A.
 - f. Additionally, crushing may only occur at the gravel pit floor, below the surface of the surrounding land where the surrounding land acts as a berm.
 - g. A berm which is 4 metres high at its lowest point, measured vertically, must be maintained around the gravel pit and aggregate processing equipment in the location shown on Schedule A. The berm surface

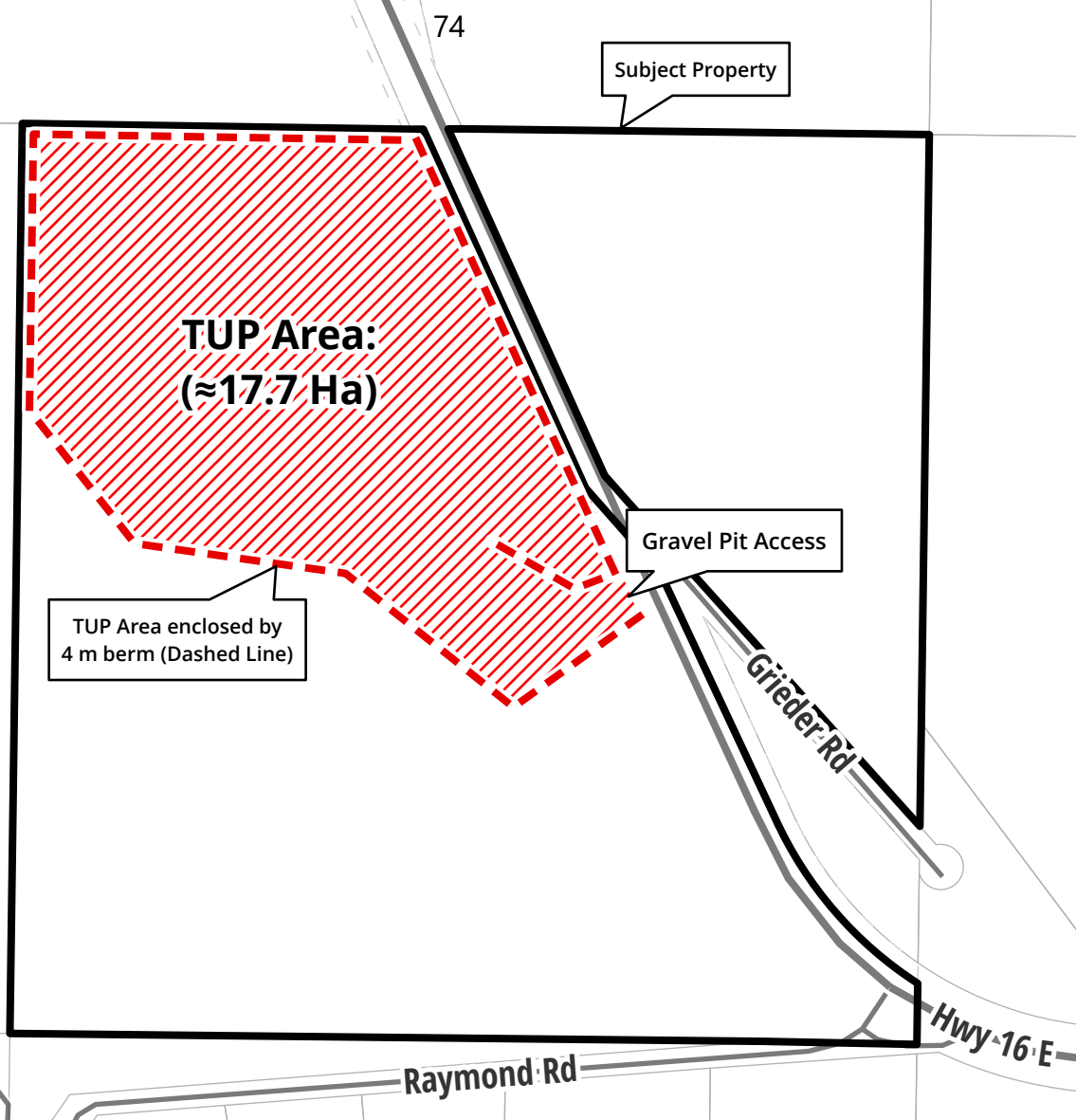
must be uniform and free from wood and other debris. The surface of the berm must be maintained with a cover of non-invasive vegetation.

- h. Access to the gravel pit site must be from Highway 16.
- 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.
- 5. 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.
- 6. As a term of this permit the owner of the land must remove the portable screening 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.
- 7. 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 District Board on the ____ day of _____, 2026.

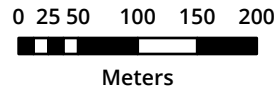
PERMIT ISSUED on the ____ day of _____, 2026.

Corporate Administrator



TUP A-03-26: Schedule A
Regional District of Bulkley-Nechako
Electoral Area A (Smithers/Telkwa Rural)
Produced: 2026-08-19

Lot Area: ≈61.00 ha
TUP Area: ≈17.70 ha





Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cameron Kral, Planner
Date: September 10, 2026
Subject: **Development Variance Permit Application DVP A-03-26 – Electoral Area A (Smithers Telkwa Rural)**

RECOMMENDATION: (all/directors/majority)

That the Board approve Development Variance Permit A-03-26 for the property located at 239 Prairie Road to vary Section 12.0.3(4) of Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by increasing the maximum Total Floor Area for an Accessory Building from 14 m² to 18.4 m² for the proposed building.

EXECUTIVE SUMMARY

This application proposes to increase the maximum Total Floor Area (TFA) for an Accessory Building from 14 m² (150 ft²) to 18.4 m² (198 ft²) to allow the construction of a combined outhouse/woodshed. The applicant states that a combined building would minimize cost and disturbance compared to building the outhouse and woodshed separately.

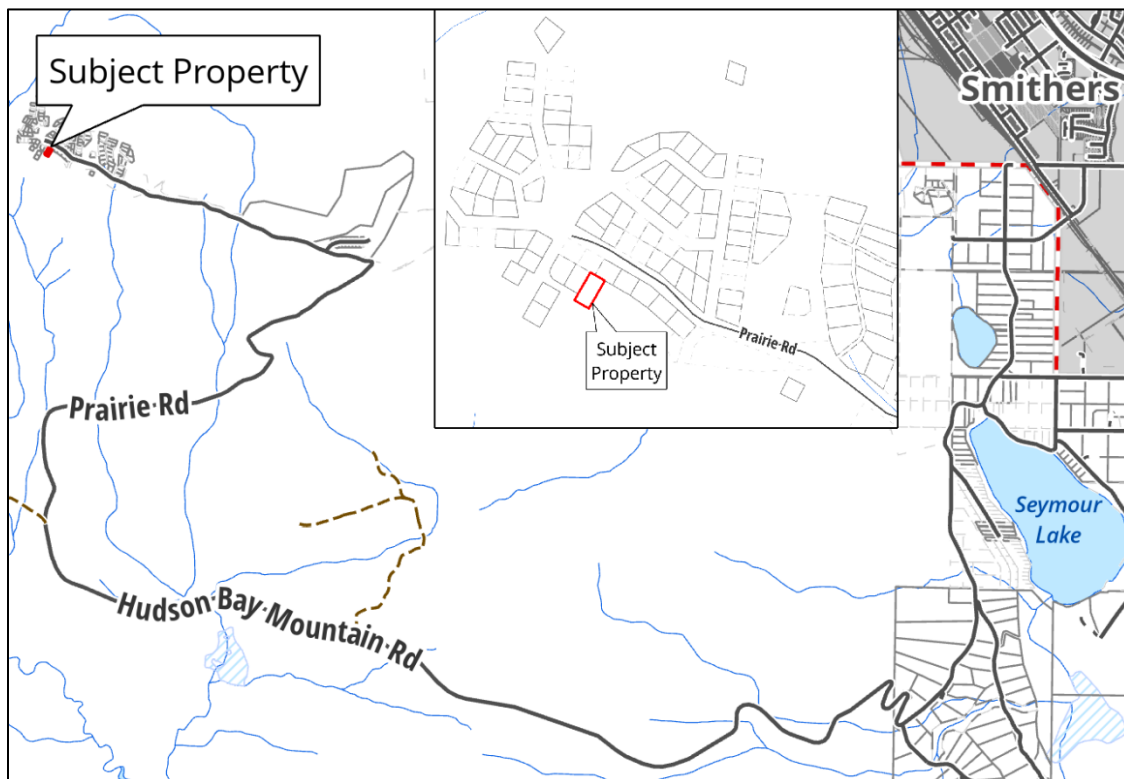
The proposed variance is not anticipated to have a negative impact on neighbouring residents or community character. Any comments received in response to the public notice for this application will be presented on the supplemental agenda.

Planning Department staff have no objections and recommend the permit be approved.

APPLICATION SUMMARY

Name of Agent / Owner:	Taylor Bachrach and Michelle Larstone (Applicant / Owners).
Electoral Area:	A (Smithers/Telkwa Rural).
Subject Property:	239 Prairie Road, legally described as Block G, District Lot 1586, Range 5, Coast District (PID 027-898-687).
Property Size:	1400 m ² (0.36 ac).
OCP Designation:	Ski Smithers Development Area (SSDA) Designation in Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014 (the OCP).
Zoning:	Hudson Bay Mountain Recreational Residential Zone (R8) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw).
Existing Land Uses:	Cabin (seasonal recreation).
Location:	Within the Hudson Bay Mountain Prairie Road Village, approximately 5.5 km west of the Town of Smithers.

Location Map:



PROPOSAL

The subject property contains a seasonal Cabin and an outhouse. The applicant is requesting a Development Variance Permit (DVP) to replace the existing outhouse with a combined outhouse/woodshed building. However, the proposed building exceeds the maximum floor area permitted by zoning.

Section 12.0.3(4) of the Hudson Bay Mountain Recreational Residential Zone (R8) states the maximum Total Floor Area (TFA) permitted for an Accessory Building is 14 m² (150 ft²). Therefore, the applicant is requesting to vary this provision to allow an Accessory Building with a maximum TFA of 18.4 m² (198 ft²).

The applicant provided the attached documents outlining the reason for their proposal and details regarding the proposed building (see Applicant Submission).

DISCUSSION

The R8 Zone regulates the TFA, height and setbacks for Accessory Buildings and does not directly limit the number of Accessory Buildings permitted on a property. The proposed building complies with the R8 Zone's height and setback requirements. The applicant has had preliminary discussions with the Building Inspectors, and the building does not require a building permit. The Building Inspectors have no concerns with the proposal.

Given the relatively small size of the proposed building and its compliance with height and setback requirements, the variance is not anticipated to negatively affect neighbouring properties or community character. Planning Department staff have no objections and recommend the permit be approved.

PUBLIC CONSULTATION

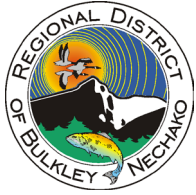
All property owners within 100 m of the subject property were provided written notice of the application and were advised of their opportunity to provide written comments. Any written submissions received will be made available at the Board meeting on September 10, 2026.

ATTACHMENTS:

- Development Variance Permit A-03-26
- [Applicant Submission](#) (Link)

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

DEVELOPMENT VARIANCE PERMIT NO. A-03-26

ISSUED TO: Taylor Bachrach and Michelle Larstone
PO Box 5172
Smithers BC, V0J 2N0

WITH RESPECT TO THE FOLLOWING LANDS:

239 Prairie Road, legally described as Block G, District Lot 1586, Range 5, Coast District (the "Lands")

1. This Development Variance Permit varies Section 12.0.3(4) of Regional District of Bulkley-Nechako Zoning Bylaw 1800, 2020 by increasing the maximum Total Floor Area for an Accessory Building from 14 square metres to 18.4 square metres.
2. This variance applies only to the construction of the building shown on the site plan attached hereto as Schedule A, which forms part of this permit.
3. The lands shall be developed in accordance with the terms and provisions of this permit and in general compliance to the plan attached as Schedule A, which forms part of this permit.
4. If the construction of the development that is the subject of this permit has not been substantially started within two (2) years after the date of this permit's issuance, the permit shall lapse.
5. 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 District Board

this ____ day of _____, 2026.

PERMIT ISSUED on this ____ day of _____, 2026.

Corporate Administrator

79

Subject
Property

Accessory Building Max
Area Varied to 18.4 m²

≈10m

22ft

≈2m

9ft

DVP A-03-26: Schedule A

Regional District of Bulkley-Nechako

Electoral Area A (Smithers/Telkwa Rural)

Produced: 2026-08-24

Lot Area: ≈0.14 ha

0 1 2 4 6 8



Meters





Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Jason Llewellyn, Director of Planning and Development Services

Date: September 10, 2026

Subject: **Remedial Action at 435 Highway 16, Fort Fraser - Electoral Area D (Fraser Lake Rural)**

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

1. THAT the Board receive any comment provided by the property owner, occupants, or charge holders.
2. That the Board resolve as follows:
 - a. THAT the fire damaged building and associated debris at 435 Highway 16 in Fort Fraser (Parcel A (see TB15720), Section 26, Township 15, Range 5 Coast District, Plan 960A – PID 012-531-812) is in, and creates, an unsafe condition within the meaning of Section 73 of the *Community Charter*.
 - b. THAT the Board hereby requires, pursuant to its remedial action powers under Part 3, Division 12, Section 72 and 73 of the *Community Charter*, that the owners of the subject property:
 - i. within 30 days of the date this resolution is sent to the Owners do all things necessary to apply for and receive a demolition permit for the fire damaged building under the "Regional District of Bulkley-Nechako Building Bylaw No. 1634, 2012" (the Building Bylaw);
 - ii. and within 30 days of receiving a demolition permit demolish the fire damaged building, remove all resulting debris, and comply with all applicable requirements of the Building Bylaw.
 - c. THAT staff send notice of the Board resolution in accordance with Section 77 of the Community Charter and the RDBN's Direct Action Enforcement Policy advising of the owner's ability to request that the Board reconsider the resolution within 20 days of the notice being provided.
 - d. AND THAT if any or all of the actions in Section 2 of this resolution are not completed by the dates set out, the Regional District may undertake any or all of those actions at the expense of the property owner and recover the costs of doing so as a debt or unpaid property taxes, as authorized by sections 399 and 418 of the Local Government Act.

THE HAZARDOUS CONDITION

In 2025 the building on the subject property was damaged by fire, and there is ongoing damage occurring due to erosion of the structure by the elements. The extent of the fire damage, and the overall condition of the building is such that reconstruction of the building is not possible and demolition of the structure is the only practical option. No repair work to the building or clean up of the site has occurred. Despite notable effort staff have not been able to contact the property owner or identify another party with an interest in the property.

The Regional Fire Chief and Manager of Building Inspections conducted an inspection of the property and determined that due to the fire the building should be demolished given the existing health and safety hazards (see attached letter).

LEGISLATIVE AUTHORITY

Section 305 of the *Local Government Act* states that Division 12 of Part 3, Sections 72, 73, 76, 77, 78, 79, and 80 of the *Community Charter* apply to regional districts in relation to matters referred to in Section 73 (1) (a) and (b) [structures, excavations and similar matters or things that are unsafe or contravene building bylaws] of that Act.

Section 72 of the *Community Charter* provides that the Board may impose requirements on property owners, lessees or occupiers of land to address an unsafe condition.

Section 76 of the *Community Charter* requires the Board to identify the time period, of not less than 30 days, within which the required action must be carried out.

Section 77 of the *Community Charter* requires the RDBN to notify owners and registered charge holders about the Board's decision to impose requirements to address an unsafe condition.

Sections 78 and 79 of the *Community Charter* allow the person affected by a requirement to request that the Board reconsider their resolution and make a representation to the Board. The time limit for such a request is 14 days unless the Board makes provision for a shorter or longer period of time. The time may only be shortened where there is significant risk to health and safety. In this case, staff are recommending a time limit of 20 days.

Section 80 of the *Community Charter* authorizes the sale of items removed from the property if they have value and apply it to the cost of the work if the work is undertaken by a local government. It is not anticipated that any items of value are located on the subject property that would be removed by remediation efforts.

Section 418 of the *Local Government Act* authorizes the RDBN to fulfill the requirement at the expense of the person, and recover the costs incurred from that person as a debt if they do not take the required action by the date required.

Section 399 of the Local Government Act authorizes the RDBN to recover the costs incurred by treating the costs as taxes against the property under the Taxation (Rural Area) Act if they are not paid by December 31.

THE REMEDIAL ACTION PROCESS

Staff have made multiple attempts to contact the property owner and have exhausted reasonable efforts to do so in this situation. The RDBN's Direct Action Policy allows the RDBN to seek a Court order allowing owner notification by means other than registered mail; however, this is not recommended as there is no apparent alternative means of service available which staff expect would reach an owner.

In this situation staff have sent the required notices to the property owner address based on a BC Land Title Search and Assessment Roll. The letters were also posted on the building.

Notice of Staff-Directed Compliance Date

On June 25, 2026 staff sent a letter to the property owner describing the required remedial action and asking for the work to be completed by July 31, 2026. This letter advised the owner and tenant that if the required work was not completed, the RDBN may take further action and may carry out the work at the expense of the owner, and that the RDBN may recover the costs as either as a debt against the person in default or in the same manner and with the same remedies as property taxes. This letter was sent by registered mail to the BC Land Title address and Assessment Roll address. The letter sent to the BC Land Title address was returned.

Notice of Board Consideration

On August 24, 2026 staff sent a letter to the property owner providing notice of the Board's consideration of the hazardous condition and that the Board may direct that the work be completed and may direct that if the required work was not completed, the RDBN may take further action and may carry out the work necessary at the expense of the owner or occupier. The letter also advised of their opportunity to address the Board regarding a requested remedial action requirement. This letter was sent by registered mail to the BC Land Title address and Assessment Roll address.

Notice of Board Resolution

Should the Board adopt a resolution imposing a remedial action order, staff shall provide the property owner with notice of the resolution, including their opportunity to request that the decision be reconsidered (within 20 days of the notice being considered served). The Board may shorten or extend this date.

If reconsideration is requested staff must send a notice of reconsideration to the property owner which includes the date of the Board's reconsideration, and the owner's opportunity to address the Board. Notice of the Board's decision on the reconsideration must be provided to the property owner.

RDBN Completion of Works

Should a site inspection show that the works were not completed by the date required, the RDBN may proceed and fulfill the requirement using a contractor at the owner's expense and recover the costs incurred in accordance with the provisions of the LGA and the CC. The contractor used will be selected in accordance with the applicable RDBN Procurement Policies.

Cost Recovery

If the RDBN undertakes the remedial action work, the cost to the RDBN will be billed to the persons responsible. If the costs are unpaid by December 31, 2026 staff would apply the costs to the property taxes to be collected in the same way as taxes.

ATTACHMENTS:

October 23, 2025 letter from Regional Fire Chief

[Notices of staff directed compliance date \(link\)](#)

[Notices of Board consideration \(link\)](#)

[Referenced Legislation \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

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



October 23, 2025

Dear Jason Llewellyn:

435 Hwy 16, Fort Fraser Building Recommendations

On October 21st, Jason Blackwell the Regional Fire Chief and Jason Berlin the Senior Building Inspector conducted an inspection of the above-mentioned property and determined that due to the structure fire that occurred on April 3, 2025 the building should be slated for demolition due to multiple health and safety hazards. The building is beyond repair.

During our inspection we determined that the building is in a state of disrepair and noted the following critical issues:

- Structural instability: due to the fire the roof structure has partially collapsed in multiple locations and the supporting structural components are severely compromised.
- Public Safety: The structure is currently not fenced off and easily accessible by the public, which could lead to significant injuries.
- Public Health: It appears that components of this building may contain asbestos and will need to be taken into consideration during demolition.

For these reasons this structure poses a risk, and we deem it unsafe. Action is necessary to mitigate potential harm, and this structure needs to be demolished. Please let us know if further information is required to support this recommendation.

Sincerely,

Jason Blackwell
Regional Fire Chief

Jason Berlin
Senior Building Inspector





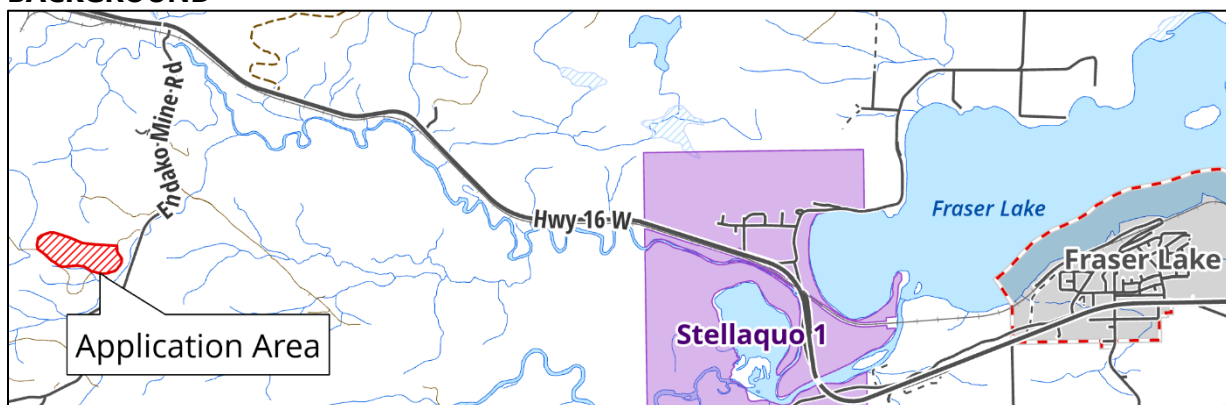
Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Rowan Nagel, GIS/Planning Technician
Date: September 10, 2026
Subject: **Crown Land Referral No. 7410410 - Electoral Area D (Fraser Lake Rural)**

RECOMMENDATION: (all/directors/majority)

That the attached comment sheet be provided as the Regional District's response to Crown Land Referral No. 7410410.

BACKGROUND



The applicant, Civil North Consulting Ltd., has applied for a long-term License of Occupation to construct an aggregate pit west of Fraser Lake. This License covers the construction and general management of the quarry for a period of more than 30 years. The applicant will submit Notices of Work pertaining to ongoing aggregate extraction operations every five years. The applicant has submitted the first of these Notices of Work under Mines file number 100489330, but it has not yet been received by the RDBN.

The application area is approximately 26 ha in size and is located approximately 9.5 km west of Fraser Lake. The site is located off Endako Mine Road and accessed by an existing unnamed forestry road. Currently, the application area is a mix of undisturbed forest, logged areas, and regrowth vegetation. Timber will be removed as part of construction of the quarry and the applicant will apply for a License to Cut if required. Aggregate extraction will occur in 0.72 ha increments. Once an area has been mined, it will be reclaimed using stored topsoil and seeded before the next 0.72 ha portion is disturbed. Final reclamation of the mine will involve the removal of mining equipment and the planting of saplings in disturbed areas.

Under normal operations, the site will extract and process up to 19,999 tonnes of aggregate per year. The aggregate will be processed into various sizes of rock on site, then loaded and hauled to projects as needed. The only machinery that will be stored on site is a wheel loader. Other machinery including an excavator, drill, crawler dozer, and crushing unit will be brought in as needed, and will not be stored on-site. No fuel will be stored on site. Spill kits will be stored in vehicles on site, along with basic firefighting equipment. The management plan also includes Archeological Chance Find Procedures and an Invasive Plant Management Plan.

ATTACHMENTS:

- Comment Sheet

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

Comment Sheet on Crown Land Referral No. 7410410

Electoral Area:	Electoral Area D (Fraser Lake Rural)
Applicant:	Civil North Consulting Ltd.
Existing Land Use:	Unsurveyed Crown Land
Zoning:	Not Zoned
Plan Designation	Not Designated
Proposed Use Comply with Zoning:	N/A
If not, why?	N/A
Agricultural Land Reserve:	No
Access:	Endako Mine Road
Building Inspection:	No
Fire Protection:	No
Other comments:	N/A



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cameron Kral, Planner
Date: September 10, 2026
Subject: **Crown Land Referral Nos. 7410413 and 7410415 – Electoral Area F (Vanderhoof 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 Nos. 7410413 and 7410415.

BACKGROUND

The RDBN has received a request from the Province to provide comment on two applications for Licences of Occupation from Dalchako Aggregates to develop a gravel pit and access road. The Licences would authorize the use of 3.7 ha (9.14 ac) of undeveloped Crown Land within a former cut block for up to 10 years. The application areas are approximately 9.4 km north of the District of Vanderhoof and are accessed from Blue Mountain Road, off Highway 27 South.

Location Map

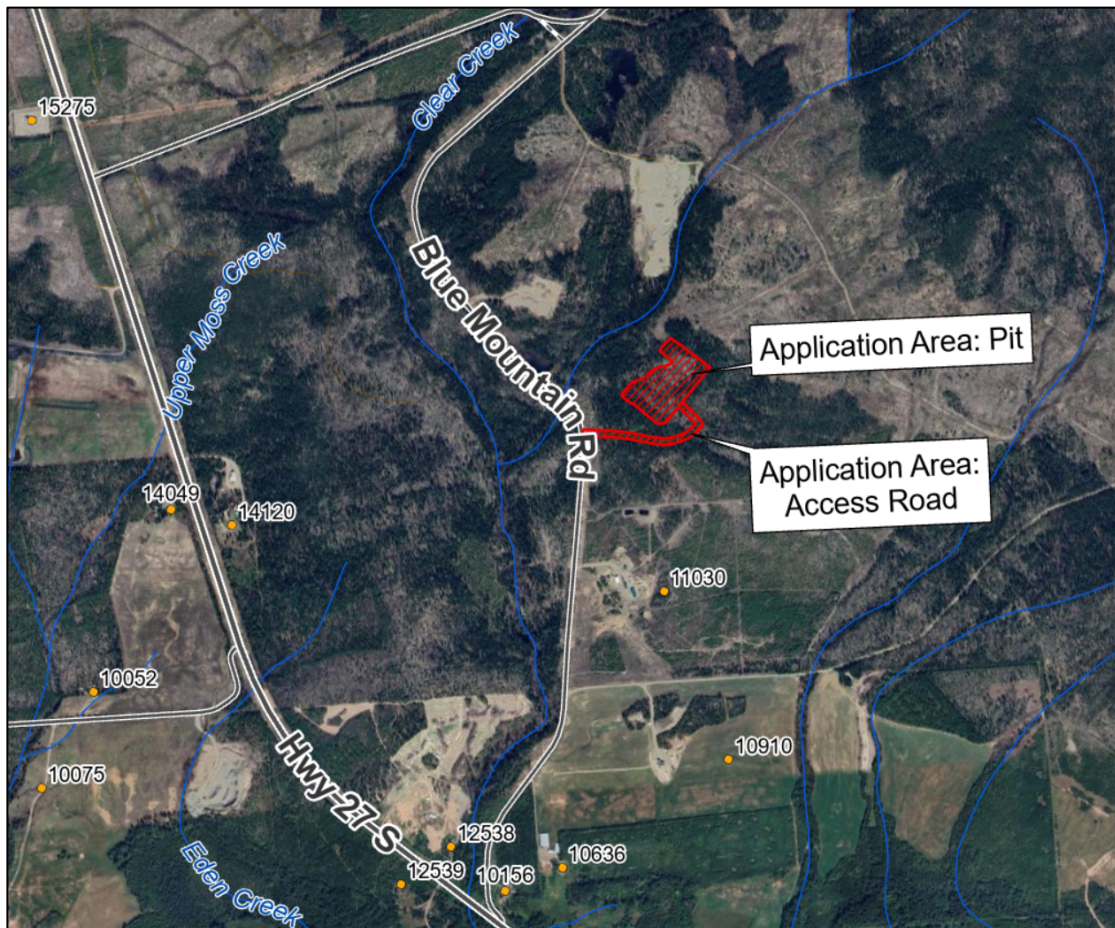


The applicant proposes to extract and process approximately 9,000 m³ of material annually to supply road construction, maintenance and regional infrastructure projects. The proposal estimates an average of six to eight truckloads per day during the operating season. The pit will be developed in phases, including stripping of overburden, aggregate excavation and stockpiling. After operations end, all equipment would be removed, and the pit and road will be reclaimed for an end land use of natural wildlife habitat.

The referral documents state that given the scale of the project, it is not expected to create a significant increase in demand on fire protection, health facilities or emergency services. The project is also not expected to have a notable impact on area residents given its relatively remote location, screening provided by surrounding vegetation and terrain. RDBN mapping indicates there are two addresses within one km of the application area with the nearest address being approximately 500 m to the south. The nearest watercourse is approximately 100 m northwest of the proposed pit area (see Application Areas map below).

The gravel pit area and a small portion of the access road are in the Rural Resource (RR1) Zone. Most of the access road is in both the Agricultural (Ag1) Zone and the Agricultural Land Reserve (ALR). Aggregate Processing is not a permitted use in the RR1 or Ag1 Zones. Therefore, a Temporary Use Permit must be issued by the RDBN before Aggregate Processing can occur.

Application Areas

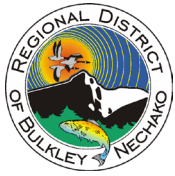


ATTACHMENTS:

- Comment Sheet

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

Comment Sheet on Crown Land Referral No. 7410413 and 7410415

Electoral Area:	Electoral Area F (Vanderhoof Rural)
Applicant:	1508291 B.C Ltd. dba Dalchako Aggregates
Existing Land Use:	Crown Land
<u>Zoning</u>	
Access Road:	Agricultural (Ag1) Zone
Gravel Pit:	Rural Resource (RR1) Zone
<u>OCP Designation</u>	
Access Road:	Agriculture (AG) Designation
Gravel Pit:	Resource (RE) Designation
Proposed Uses Comply with Zoning:	See comments
<u>Agricultural Land Reserve</u>	
Access Road:	Yes
Gravel Pit:	No
Access:	Blue Mountain Road
Building Inspection:	Yes
Fire Protection:	No

Other comments:

While the Regional District Zoning Bylaw cannot regulate the removal or deposit of soil, the Zoning Bylaw can regulate Aggregate Processing, including crushing, screening and washing. Aggregate Processing is not a permitted use in the RR1 or Ag1 Zones. Therefore, an approved Temporary Use Permit from the Regional District is required before Aggregate Processing activities may occur.

The proposed access road is within the ALR. The applicant is encouraged to consult with Agricultural Land Commission (ALC) staff to confirm whether ALC approval is necessary prior to the development of the road.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Trevor Moffat, Planning Summer Student

Date: September 10, 2026

Subject: **Temporary Industrial Licence No. 6409627**

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

That the attached comment sheet be provided to the Province as the Regional District's comments on Temporary Industrial Licence No. 6409627.

BACKGROUND

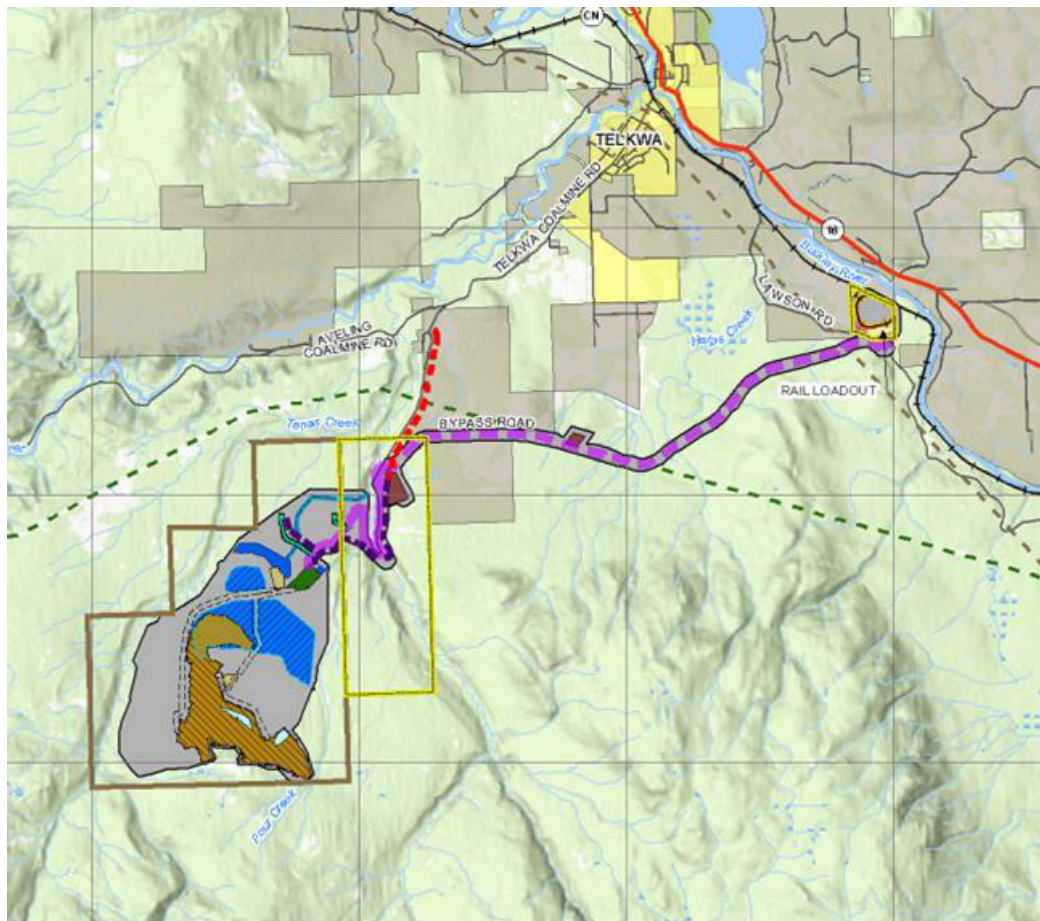
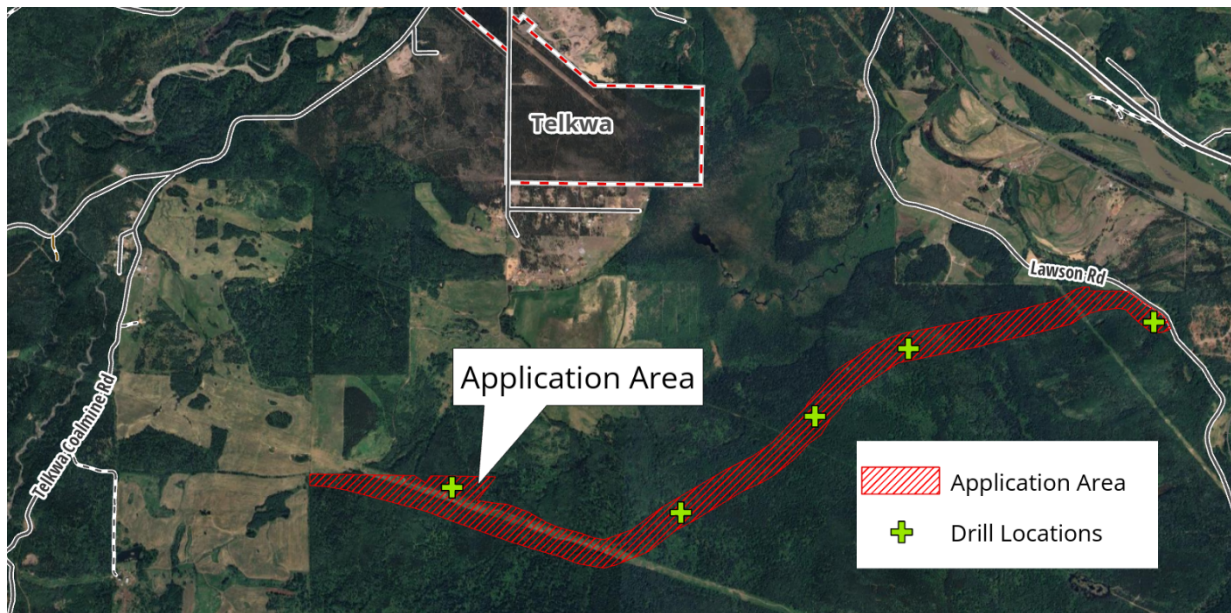
The applicant (Telkwa Mining Ltd.) has made an application for a Temporary Industrial Licence to undertake geotechnical investigations related to a proposed 8.1 kilometre long, 200 metre wide haul road connecting a proposed coal mine to a proposed rail loadout facility on Lawson Road. The duration of the licence will be two years or less (see attached site plan).

The geotechnical investigations involve sonic drilling in five probable locations with up to five additional sites. Each drill site will be a maximum of 15 metres by 15 metres in area. All equipment used in this process will be track mounted to minimize any soil disturbance along the applied tenure area.

Telkwa Coal ALR and Rezoning Applications

In 2021 Telkwa Mining Ltd. made a non-farm use application to the ALC for the mine, the proposed haul route, and the rail loadout facility. This application was denied by the ALC in 2025. Telkwa Mining has indicated that they intend to reapply with an amended application in 2026.

Staff note that the rail loadout facility requires an OCP amendment and rezoning from the RDBN. This application has been on hold since 2021 pending an ALC decision and the provision of additional information associated with the Environmental Assessment approval process. The OCP amendment and rezoning application is expected to be before the Board for consideration of 1st and 2nd readings this fall.



The Tenas Project (Telkwa Coal) Environmental Assessment Process

The project is entering the Effects Assessment phase of the environmental assessment process. As part of this process the Environmental Assessment Office (EAO) will be referring their Assessment Report for the Tenas Project and a draft Environmental Assessment Certificate with proposed conditions to the RDBN. This referral is anticipated in September. There will also be a final 30-day public engagement and comment period anticipated in November. At the conclusion of the Effects Assessment phase, the final Referral Package will be provided to the Minister of Environment and Parks and the Minister of Mining and Critical Minerals for their consideration and decision on the Environmental Assessment Certificate.

ATTACHMENTS:

- Comment Sheet

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

Comment Sheet on Industrial Temporary Licence No. 6409627

Electoral Area:	Electoral Area A (Smithers Telkwa Rural)
Applicant:	Telkwa Mining Ltd
Existing Land Use:	Forested Crown land with two BC Hydro Powerlines.
Zoning:	Large Holdings (H2), Agricultural (Ag1)
OCP Designation:	Agriculture (Ag)
Proposed Use Comply with Zoning:	No
Agricultural Land Reserve:	Yes
Building Inspection:	Yes
Fire Protection:	No
Other comments:	None



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Alex Eriksen, Director of Environmental Services
Date: September 10, 2026
Subject: **Fraser Lake Transfer Station – Roof Structure Project Award**

RECOMMENDATION: (all/directors/majority)

That the Board approve the award of the Roof Structure Construction Project as per the RFQ submission provided by GNE Construction Ltd. for \$357,960 plus applicable taxes.

BACKGROUND

The three Transtor Bins at the Fraser Lake Transfer Station are reaching the end of their usable life and require replacement. The estimated cost to replace the three bin was \$300,000. Staff evaluated the current Transtor bin system and determined that changing to a trailer system to match our other facilities would be the most efficient and cost-effective strategy for the operations. The project now consists of rebuilding the lock-block retaining wall and constructing a steel-framed roof structure for the trailer to park under.

The 2026 Capital Budget included \$200,000 to complete the construction utilizing the existing lock-block retaining wall as a footing. However, in March 2026, staff requested additional height to be added to the retaining wall in the design which triggered more detailed investigation into the construction of the existing wall. It was discovered that the wall did not have appropriate tie-backs of satisfactory structural fill and would not receive the engineers approval without correction. This changed the scope of the project significantly as it requires the dismantling and reconstruction of the lock-block wall before the roof structure can be built.

EVALUATION

A Request for Quotes was placed on BCBid from July 20 to August 20, 2026 and the RDBN received four (4) submissions ranging from \$357,960 to \$861,194. Due to the simplicity of the project and similar schedules and relevant experience, there was little distinction between the proponents, and the evaluation was primarily decided based on price.

Quotaion Evaluation Criteria	Maximum Points	Fressno Construction LTd.	GNE Construction Ltd	Tersus Contracting Ltd	Valley Industrial Services Ltd
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Overview and Scope of Work	20	20.00	20.00	20.00	20.00
Qualifications and Experience	10	10.00	10.00	10.00	10.00
Availability/ Completion Date	30	30.00	30.00	30.00	30.00
Price	40	32.58	40.00	30.62	16.63
Total Points	100	92.58	100.00	90.62	76.63

Staff recommends acquiring GNE Construction Ltd. from Edmonton to complete the project for \$357,960 plus applicable taxes. Staff contacted several references for GNE Contracting to confirm their suitability.

FUNDING

The 2026 budget of \$200,000 only included funds for the design and construction of the roof structure and did not include funds for the reconstruction of the retaining wall. Due to the scope change, this project is expected to exceed the budget by \$200,000. However, \$120,000 was saved from fall protection changes that were resolved without engineered solutions as well as an additional \$80,000 saved from various other capital projects that were cancelled or deferred.

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: Alex Eriksen, Director of Environmental Services
Date: September 10, 2026
Subject: **Knockholt Landfill Compactor – Major Capital Repair**

RECOMMENDATION: (all/directors/majority)

That the Board approve the full rebuild of the Landfill Compactor in 2026 based on the quote provided by Finning in the amount of \$475,000 and authorize direct award of the procurement.

BACKGROUND

The 10-year capital plan had place-marked the replacement of one landfill compactor in 2025, however, due to the moderate amount of hours (5900 and 5200) on the two compactors and the \$1.3M cost estimate, a medium sized dozer was purchased which would double as a back-up compactor when the aging machines required repairs. Replacing the compactors would require future assessment and budget decisions. The 2026 budget did not include funds for a new compactor or a planned major capital repair.

In July 2026, Knockholt Landfill staff reported that their CAT816F2 Compactor, which has approximately 6,700 hours, had been slowly losing torque over the previous months and that it was struggling with the slope of the active face. Finning conducted an assessment of the compactor to diagnose the issue and determined that not only was the transmission failing and required replacement (benchmark lifespan is 8,000 hrs), but the vane pump (hydraulics) has surpassed its benchmark lifespan of 6,000hrs and is at risk of failure. The engine was also noted to be approaching its benchmark lifespan of 8,000 hours, and multiple other components were showing substantial wear. Finning's assessment concluded that the compactor has realized 91% of its overall benchmark value.

Finning provided an estimate of \$101,482 (excl. tax) to rebuild the transmission and powertrain system and this repair would have a 1-year parts and labour warranty.

Finning also provided a cost estimate of \$472,930 (excl. tax) to rebuild/refurbish the entire machine in order to avoid lengthy downtime and additional costs (dismantling and reassembly) for each individual component/system as they fail over time. This rebuild would have a 3-year, 5,000-hour protection plan warranty.

Finning provided a quote of \$1,499,000 (excl. tax) for a new Cat 826 Compactor. The 816 size has been discontinued. A preliminary estimate for a heavy (60,000+ lbs) dozer modified for compacting was \$1,000,000.

LANDFILL COMPACTORS

Staff evaluated landfilling strategy and the type of compactor that would be best suited for our operation and determined that the continuing with the current model (excavator, compactor & dozer) is the most beneficial.

Landfills use either wheeled compactors (such as the current RDBN machine) or medium to heavy dozers to meet their compaction requirements. Compactors are single-purpose machines due to their cleated wheels and dozers are a required machine for cover soil, road maintenance and projects. These two types of machines are not equal in all compacting situations and careful consideration of our broader goals was necessary to determine the path forward. The main considerations for when a compactor is best suited for a landfill are the type of wastes (Household, DRC, Mixed), landfill size (staff, tonnage, active face size), airspace (landfill stability, development, lifespan) and budget (operations, equipment, expansion/development). Below are summaries of the points considered for each category:

Type of Waste

- The Knockholt Landfill does not segregate Demolition, Renovation and Construction Waste (DRC) from household waste.
- Wheeled compactors are best for shredding and compacting household waste.
- Heavy dozers are better for crushing and compacting DRC.
- Wheeled compactors are most effective for mixed waste (Household and DRC) and can achieve up to 30% higher waste density.

Landfill Size

- The Knockholt Landfill is considered a small landfill as it receives approximately 60MT of waste per day, has a 3-person crew and a small active face (<400m²).
- Dozers are best for smaller crews (two person) as they are multi-functional.
- Dozer & Compactor Combos are best for 3+ person crews, high tonnage, large active faces and faster processing.

Airspace

- Airspace is the currency of landfills. For small districts like the RDBN, conserving airspace is of the utmost importance to maximize the life of each cell, defer expansions and extend the life of the landfill.
- Aside from restricting waste, maximizing compaction is the best way to conserve airspace and it also creates a more stable landfill that has fewer problems in the future.
- Compactors can provide up to 30% higher density in mixed waste than dozers

- The most recent airspace assessment for the Knockholt Landfill estimated the remaining life to be 65 years at the current filling and compaction rates. A 30% reduction in compaction could reduce the remaining life of the landfill to 45.5 years.

Budget

- The Regional District, with its small tax-base, must choose the most cost-effective strategy to manage waste without compromising continuity of operations or long-term goals.
- The current landfill operation depends on an excavator, a small dozer and a compactor. The excavator (10-year replacement) helps process waste, places cover mats, loads cover soil, and completes various other projects. The dozer (15-year replacement) spreads cover soil, helps move waste and assists with maintenance and projects. The compactors (10-year replacement) purpose is to push and compact waste to maximize airspace. Removing the compactor from this model would make the system overly reliant on a dozer for multiple aspects of the operation (compaction, cover soil, maintenance and projects) and leave the RDBN vulnerable to continuity failures. The increased use would also lead to more frequent replacement (5 year) to maintain reliability.
 1. Current – Compactor - $\$1,500,000/10 \text{ year} = \$150,000/\text{year}$
 2. Recommended – Compactor 10-year repair - $\$500,000/5 \text{ year} = \$50,000/\text{year}$
 3. Recommended – Compactor $\$1.5\text{M} + \$500\text{K} = \$2\text{M}/15 \text{ years} = \$133,000/\text{year}$
 4. Current – Small dozer - $\$400,000/15\text{year} = \$27,000/\text{year}$
 5. Potential – Heavy Compactor Dozer - $\$1,000,000/5 \text{ year} = \$200,000/\text{year}$

Scenario 3 above is the most cost effective when coupled with scenario 4.
- Landfill expansions: with the current model (in situ clay liner) at Knockholt and current waste volumes, the landfill requires a new expansion on average every 5 years which cost an estimated \$800,000 including final cover, or \$160,000 per year. If the Ministry of Environment and Parks requires a synthetic liner for future expansions, the cost would increase to at least \$1,300,000 per development, or \$260,000 per year. A 30% reduction in compaction would result in an expansion every 3.5 years, or an estimated cost of \$228,500/year and \$371,500/year for clay and synthetic liners respectively.

REPAIR OPTIONS

As mentioned above, staff evaluated landfilling strategy and determined that continuing with the current model (excavator, compactor & dozer) is the best path forward. With the existing compactor nearing a complete loss of function (transmission failure), each of the following options requires this major repair:

Option 1: Complete the full rebuild for approximately \$500,000 to be included in the 2026 capital budget. This would allow the department to plan and would result in a reliable machine with a 3-year, 5,000-hour warranty.

Option 2: Rebuild the Transmission and Power Train for an estimated \$101,482 capital repair in the 2026 budget. After this, repair each component as it fails. This would have the machine down for 6 weeks immediately to rebuild the transmission and then again for similar periods for other major components. We have been advised that the disassembly and reassemble for each major repair would cost approximately \$25,000.

Option 3: Rebuild the Transmission and begin tendering process for the purchase a new compactor for an estimated \$1,500,000.

Staff has carefully considered the options and impact to budgets, operations, and has also factored in the future demands and capacity on our landfills forthcoming from major projects in the region and the associated camp waste, and is recommending moving forward with Option 1, a full rebuild of the Knockholt Compactor. This will extend the life of the Compactor by at least 5 years and potentially 10 years.

DIRECT AWARD RATIONALE

Staff is proposing to direct award this rebuild to Finning as they are the manufacturer of CAT equipment, have access to the design, parts, technology and mechanics that specialize in the rebuilding of these machines. It is unlikely that another supplier can do the required work and provide a similar warranty.

FUNDING

The 2026 budget did not include funds for a new compactor or a planned major capital repair. In the 2026 budget \$120,000 was saved from fall protection changes that were resolved as well as an additional \$80,000 saved from various other capital projects that were cancelled or deferred. This \$200,000 saving is recommended to be utilized for a capital project at the Fraser Lake Transfer Station. To fund this major capital repair, it is proposed to add \$500,000 to the 2026 capital budget in the next budget amendment to be funded through RBA.

ATTACHMENTS:

Not applicable.

STRATEGIC PLAN ALIGNMENT:

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

Not Applicable

Choose an item.

Choose an item.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cheryl Anderson, Director of Corporate Services
Date: September 10, 2026
Subject: **Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026 - Adoption**

RECOMMENDATION: (all/directors/majority)

That Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026 be adopted this 10th day of September, 2026.

BACKGROUND

The Alternative Approval Process was conducted regarding Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026. The Certificate of Alternative Approval Process Results is attached. The Board may now proceed with adoption of the bylaw.

ATTACHMENTS:

1. Certificate of Alternative Approval Process
2. Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026

STRATEGIC PLAN ALIGNMENT:

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



CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026

Pursuant to Section 345 of the *Local Government Act* and Section 86 of the *Community Charter*, the Regional District of Bulkley-Nechako proceeded with the Alternative Approval Process for Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026. The deadline for submission of Elector Response forms was 4:30 p.m. on Monday, August 31, 2026.

Elector Response Forms Needed to Prevent Adoption **117**

Valid Elector Response Forms Received Prior to Deadline **67**

I hereby declare that elector approval for Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026 has been obtained.

Given under my hand at Burns Lake, B.C. this 1st day of September, 2026.

Cheryl Anderson, Director of Corporate Services



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2108, 2026

A bylaw to amend the maximum tax limit of the Cluculz Lake Rural Fire Protection Service from \$29,296 per annum to \$0.50 per \$1,000

WHEREAS the Regional District of Bulkley-Nechako has established by Bylaw No. 1127, a service for contribution to the Cluculz Lake Volunteer Fire Department, formerly known as Cluculz Lake Rural Fire Protection Service, for its fire response services;

AND WHEREAS the Regional Board wishes to increase the tax limit for the service from TWENTY-NINE THOUSAND TWO HUNDRED NINETY-SIX DOLLARS (\$29,296) per annum to FIFTY (\$0.50) per ONE THOUSAND (\$1,000) of net taxable value of land and improvements within the service area per annum;

AND WHEREAS the Regional District estimates that FIFTY (\$0.50) per ONE THOUSAND (\$1,000) of net taxable value of land and improvements within the service area to be ONE HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED DOLLARS (\$166,500) in 2026;

AND WHEREAS approval of the electors has been by Alternative Approval Process obtained in accordance with the *Local Government Act*;

NOW THEREFORE, the Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

AMENDMENT

1) Section 5 of Cluculz Lake Emergency Response Team (CLERT) Contribution Local Service Establishment Bylaw No. 1127, as amended, is hereby repealed and replaced with the following:

5. The maximum amount of taxation that may be requisitioned annually for this service shall not exceed FIFTY (\$0.50) CENTS per ONE THOUSAND (\$1,000) DOLLARS of net taxable value of land and improvements within the service area.

CITATION

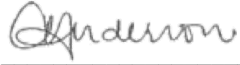
2) This bylaw may be cited as Cluculz Lake Rural Fire Protection Service Establishment Amendment Bylaw No. 2108, 2026.

READ A FIRST TIME this 30th day of April, 2026.

READ A SECOND TIME this 30th day of April, 2026.

READ A THIRD TIME this 30th day of April, 2026.

I hereby certify that the foregoing is a true and correct copy of Bylaw No. 2108, 2026 at third reading.



Corporate Administrator

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 27th day of May , 2026.

ASSENT OF ELECTORS OBTAINED this 31st day of August, 2026.

ADOPTED this day of , 2026.

Chairperson

Corporate Administrator



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Cheryl Anderson, Director of Corporate Services

Date: September 10, 2026

Subject: **Regional District of Bulkley-Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026 - Adoption**

RECOMMENDATION: (all/directors/majority)

That Regional District of Bulkley-Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026 be adopted this 10th day of September, 2026.

BACKGROUND

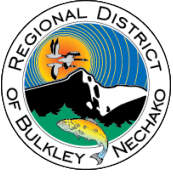
Regional District of Bulkley-Nechako Directors' Remuneration and Expenses Bylaw No. 2115, 2026 was given three readings at the August 20, 2026 Board meeting. The Board may now adopt the bylaw.

ATTACHMENTS:

Bylaw 2115

STRATEGIC PLAN ALIGNMENT:

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



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.

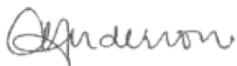
14. ADJUSTMENT FOR CONSUMER PRICE INDEX

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 as this 20th day of August, 2026.

READ A SECOND TIME as amended this 20th day of August, 2026.

READ A THIRD TIME this 20th day of August, 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 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 \$6,000 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: Wendy Wainwright, Deputy Director of Corporate Services
Date: September 10, 2026
Subject: Northern and Rural Homeowners Grant

RECOMMENDATION: (all/directors/majority)

That the Board write a letter to the Honourable Josie Osborne, Minister of Finance regarding support for maintaining the Northern and Rural Homeowners Grant.

BACKGROUND

In March 2026 the Board submitted a resolution to the North Central Local Government Association (NCLGA) AGM regarding the Northern and Rural Homeowner Benefit Program. NCLGA received the RDBN resolution and requested that the RDBN consider joining the City of Prince George, City of Prince Rupert, District of Kitimat and District of Mackenzie in a [joint resolution - R13](#).

The resolution was forwarded to UBCM for consideration at the 2026 UBCM Convention and is included in the 2026 UBCM Resolutions Book on Page 84 and is [Resolution NR13](#). Campbell River submitted a resolution titled Elimination of the Rural and Northern Homeowner Benefit (RR6). ([2026 UBCM Resolution Book Page 132](#))

On August 27, 2026 the Village of Granisle provided correspondence regarding its campaign to address the upcoming changes to the Homeowner Grant. Directors Greenaway, Moon, and Riis-Christianson requested staff draft a letter (attached) to the Honourable Josie Osborne, Minister of Finance regarding support for maintaining the Northern Rural Homeowners Grant.

On September 1, 2026 the City of Prince George circulated a letter (attached) regarding the UBCM resolution concerning the Northern Rural Homeowners Grant and seeking a letter of support.

ATTACHMENTS:

Support for Maintaining the Northern Rural Homeowners Grant - Electoral Area F (Vanderhoof Rural) – Example Template
City of Prince George – Requesting Support for the Northern and Rural Homeowners Grant

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

2. Advocacy with the Province

Additionally, the recommendation supports the following objective(s) related to this Focus Area(s):

3.2 Advocate with the Province for appropriate rules and regulations to reduce impediments to housing development and better-reflect the needs of northern residents.



August 27, 2026

Honourable Josie Osborne
Minister of Finance
PO Box 9048
Stn Prov Govt
Victoria, BC V8W 9E2
FIN.Minister@gov.bc.ca

Dear Minister Osborne:

Support for Maintaining the Northern Rural Homeowners Grant

On behalf of residents of Regional District of Bulkley-Nechako (RDBN) Electoral Area F (Vanderhoof Rural), I respectfully request the Provincial Government reconsider its decision to decrease the homeowner grant from \$770 to \$570, effective January 1, 2027. This reduction would have an impact on rural homeowners whose household costs are increasing.

As Director of Area F, I have heard from residents about growing pressures created by the rising costs of food, housing, and transportation, along with the added travel and expense to access basic medical services. Residents of north central B.C. have fewer local service options, which increases household expenses and makes the homeowner grant especially important. The region contributes significantly to the province through its natural resources and rural economy, and maintaining the grant would help avoid adding costs to families while supporting economic growth and rural development which benefits all British Columbians.

Thank you for considering our request to maintain the homeowner grant at \$770. We would welcome the opportunity for further discussion on the Northern Rural Homeowners Grant and its importance to rural residents within the RDBN.

Sincerely,

Shirley Moon
Director, Electoral Area F (Vanderhoof Rural)



**CITY OF
PRINCE
GEORGE**

Office of the Mayor

1100 Patricia Blvd. | Prince George, BC, Canada, V2L 3A9
250-561-7600 | mayorandcouncil@princegeorge.ca | PrinceGeorge.ca

Northern British Columbia Governments

Transmitted via email

August 20, 2026

RE: City of Prince George requesting support for the Northern and Rural Homeowners Grant

Dear Colleagues,

On behalf of Prince George City Council, thank you to the many local governments that have already supported our request for the Province of British Columbia to reconsider its decision to eliminate the Northern Rural Homeowner Benefit.

The resolution was endorsed at the North Central Local Government Association (NCLGA) convention and has since been forwarded to the Union of BC Municipalities (UBCM) for consideration at the September 2026 convention. The resolution has been included in the 2026 UBCM Resolutions Book and can be found on [page 84](#).

We are also pleased to note that MLA Rosalyn Bird has expressed support for the resolution, and NCLGA is advocating to the relevant provincial ministers in support of maintaining the benefit.

We believe a strong and unified voice from northern and rural communities remains critical as the Province considers this proposed change. We encourage affected local governments to support the resolution at the September 2026 UBCM Convention by speaking in favour of it at the Pro Mic and voting to endorse the resolution.

We also welcome additional letters of support that the City can reference as part of ongoing advocacy efforts with provincial ministers and government officials.

Finally, we encourage local governments to engage directly with their MLAs to reinforce the importance of maintaining fair and regionally responsive provincial programs that recognize the unique challenges facing northern and rural communities.

Thank you for your consideration and continued support.

Respectfully,

Simon Yu
Mayor
City of Prince George



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Anusha Rai, Human Resources Advisor
Date: September 10, 2026
Subject: 2026 RDBN Pay Transparency Report

RECOMMENDATION: (all/directors/majority)

That the Board receive the 2026 RDBN Pay Transparency Report and that the report be made available to the public.

BACKGROUND:

The RDBN is required to prepare a Pay Transparency Report under B.C.'s *Pay Transparency Act*. To support this requirement, and in accordance with section 6 of the Act, the RDBN conducted a voluntary employee survey to collect gender information for reporting purposes.

The 2026 Pay Transparency Report uses voluntary survey responses and payroll information for the reporting period of January 1, 2025, to December 31, 2025.

The report presents summary-level information only and does not include individual employee names, individual survey responses, or individual pay detail.

SUMMARY OF KEY POINTS:

- The RDBN falls within the 50 to 299 employee reporting range and is required to publish its 2026 Pay Transparency Report by November 1, 2026.
- The report provides summary information on hourly pay, overtime pay, overtime hours, bonus pay and pay quartiles.
- For the 2025 reporting period, women's average hourly wages were 19 percent less than men's, and women's median hourly wages were 12 percent less than men's.
- Employees who did not respond or provide gender information are included in the "Unknown or Prefer not to answer" category.
- Overtime pay, overtime hours, overtime participation, bonus pay results are not displayed due to insufficient data to meet privacy and disclosure requirements.
- The RDBN does not have special salary or bonus pay for the reporting period. As a result, these fields are reported as not applicable or zero.

- The pay quartile section groups employees into four equal-sized groups based on hourly pay. In the report, the pay quartile section only displays the "Prefer not to say / Unknown" category because other gender categories did not meet the minimum disclosure threshold within each quartile. This is a privacy suppression requirement and does not mean that each quartile is made up only of employees in the unknown category.

ATTACHMENT:

- Copy of 2026 RDBN Pay Transparency Report

Regional District of Bulkley-Nechako

Pay transparency report

The Regional District of Bulkley-Nechako is committed to supporting pay transparency, fairness, and accountability in accordance with B.C.'s Pay Transparency Act.

This report has been prepared using employee gender information collected through a voluntary employee survey and payroll information for the reporting period of January 1, 2025, to December 31, 2025. The results are presented in summary form only and do not include individual employee names, individual survey responses, or individual pay details.

The report provides summary information on hourly pay, overtime pay, overtime hours, bonus pay and pay quartiles by gender category. Employees who did not provide gender information are included in the "Unknown or Prefer not to answer" category.

Some results may not be displayed or may be limited where there is insufficient data to meet privacy and disclosure requirements. For this reason, the report should be read as a summary reporting tool and not as a disclosure of individual employee compensation.

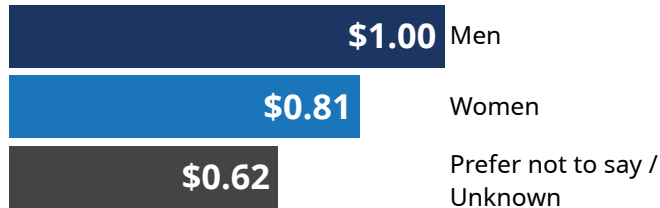
Employer details

Employer:	Regional District of Bulkley-Nechako
Address:	37 3rd Avenue PO Box 820, Burns Lake, BC
Reporting Year:	2026
Time Period:	January 1, 2025 - December 31, 2025
NAICS Code:	91 - Public administration
Number of Employees:	50-299



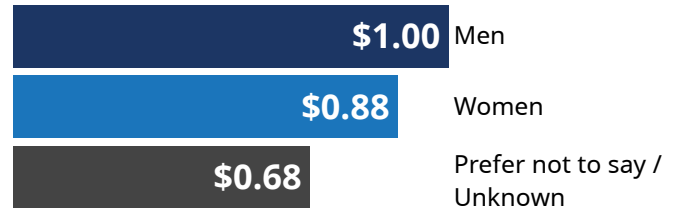
Hourly pay

Mean hourly pay gap¹



In this organization women's average hourly wages are 19% less than men's. For every dollar men earn in average hourly wages, women earn 81 cents in average hourly wages. *

Median hourly pay gap²



In this organization women's median hourly wages are 12% less than men's. For every dollar men earn in median hourly wages, women earn 88 cents in median hourly wages. *



Overtime pay

Mean overtime pay³

This measure cannot be displayed because there is insufficient data to meet disclosure requirements.

Median overtime pay⁴

This measure cannot be displayed because there is insufficient data to meet disclosure requirements.

Mean overtime paid hours⁵

This measure cannot be displayed because there is insufficient data to meet disclosure requirements.

Median overtime paid hours⁶

This measure cannot be displayed because there is insufficient data to meet disclosure requirements.

Percentage of employees in each gender category receiving overtime pay

This measure cannot be displayed because there is insufficient data to meet disclosure requirements.

Explanatory notes

1. "Mean hourly pay gap" refers to the differences in pay between gender groups calculated by average pay. Hourly pay does not include bonuses and overtime.
2. "Median hourly pay gap" refers to the differences in pay between gender groups calculated by the mid range of pay for each group. Hourly pay does not include bonuses and overtime.
3. "Mean overtime pay" refers to overtime pay when averaged for each group.
4. "Median overtime pay" refers to the middle point of overtime pay for each group.
5. "Mean overtime paid hours" refers to the average number of hours of overtime worked for each group.
6. "Median overtime paid hours" refers to the middle point of number of overtime hours worked for each group.



Bonus pay

Mean bonus pay ⁷

This measure cannot be displayed because there is insufficient data to meet disclosure requirements.

Median bonus pay ⁸

This measure cannot be displayed because there is insufficient data to meet disclosure requirements.

Percentage of employees in each gender category receiving bonus pay

This measure cannot be displayed because there is insufficient data to meet disclosure requirements.



Percentage of each gender in each pay quartile ⁹

Upper hourly pay quartile (highest paid) †

Prefer not to say / Unknown (100%)

Upper middle hourly pay quartile †

Prefer not to say / Unknown (100%)

Lower middle hourly pay quartile †

Prefer not to say / Unknown (100%)

Lowest hourly pay quartile (lowest paid) †

Prefer not to say / Unknown (100%)

■ Prefer not to say / Unknown

† This pay quartile was reduced to suppress gender categories consisting of less than ten (10) employees.

Explanatory notes

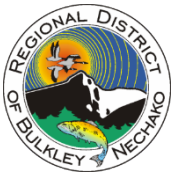
7. "Mean bonus pay" refers to bonus pay when averaged for each group.
8. "Median bonus pay" refers to the middle point of bonus pay for each group.
9. "Pay quartile" refers to the percentage of each gender within four equal sized groups based on their hourly pay.

Data constraints

The following data constraints should be considered when reviewing this report:

- Gender information was collected through a voluntary employee survey. Some employees may not have provided gender information or may have selected “Unknown or Prefer not to answer.” These responses are included in the applicable reporting category.
- Payroll information is based on available payroll records for the reporting period and has been categorized in accordance with the reporting requirements, including ordinary pay, overtime pay, and overtime hours.
- Overtime information is included where available. However, there is insufficient data in some gender categories to display overtime pay, overtime hours, or the percentage of employees receiving overtime pay while maintaining employee privacy. As a result, some overtime-related measures are suppressed or not displayed.
- The Regional District of Bulkley-Nechako does not have special salary or bonus pay for the reporting period. As a result, these fields are reported as not applicable or zero, in accordance with the reporting format.
- The pay quartile section groups employees into four equal-sized groups based on hourly pay. Where a gender category includes fewer than ten employees, the reporting tool may suppress or reduce the displayed results to protect employee privacy. As a result, the pay quartile section may not display all gender categories and may show only the categories that meet the disclosure threshold.
- The report should be interpreted as a summary-level reporting tool and not as a full breakdown of individual employee compensation.

* In accordance with the Pay Transparency Act and reporting rules designed to protect the anonymity and privacy of respondents, one or more gender categories has been excluded due to insufficient numbers to meet disclosure requirements.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Nellie Davis, Manager of Strategic Initiatives and Rural Services

Date: September 10, 2026

Subject: **Build Communities Strong Fund Grant to the Town of Smithers Hydrant Project**

RECOMMENDATION:

(all/directors/majority)

1) That the Board authorizes contributing up to \$16,350 of Electoral Area A (Smithers/Telkwa Rural) Build Communities Strong Fund allocation monies to the Town of Smithers for a Resilience Infrastructure project installing a hydrant on Zobnick Road, and;

(participants/weighted/majority)

2) That the Board authorizes the withdrawal of up to \$16,350 from the Federal Gas Tax Reserve Fund.

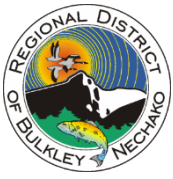
BACKGROUND

This project will see the addition of a hydrant at the end of Zobnick Road. Zobnick road and the surrounding electoral area within the Smithers Fire Protection Area can get blocked by rail traffic as there are no fire hydrants on that side of the railway. In the past the water main in the area could not support a hydrant due to age. In 2026 Smithers is upgrading the watermain and would like to add a hydrant to improve public safety in the area by creating a water supply in case of any type of fire emergency.

The Town of Smithers is requesting \$16,350 towards this \$75,000 total project budget. Director Stoltenberg supports the request.

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: September 10, 2026

Subject: **Build Communities Strong Fund Grant to the Town of Smithers
Northern Edge Sports Expansion Project Phase 3**

RECOMMENDATION: (all/directors/majority)

1) That the Board authorizes contributing up to \$250,000 of Electoral Area A (Smithers/Telkwa Rural) Build Communities Strong Fund allocation monies to the Town of Smithers for a Recreation Infrastructure project adding an expansion at the Northern Edge Sport and Recreation Center, and;

(participants/weighted/majority)

2) That the Board authorizes the withdrawal of up to \$250,000 from the Federal Gas Tax Reserve Fund.

BACKGROUND

The Northern Edge Sport Association Phase Three Expansion Project will construct a new 5,000-square-foot addition to the Northern Edge Sport and Recreation Centre, creating a modern, accessible, multi-use recreation facility that addresses significant community demand for indoor recreation space in the Bulkley Valley.

The expansion will include a large-span multi-purpose activity space, dedicated dance and fitness studios, an indoor walking track, accessible entrances and washrooms, community programming space, offices, storage, and supporting site infrastructure. The project has been designed to increase access to affordable recreation, sport, fitness, performing arts, and wellness programming for residents of all ages and abilities while supporting future community growth.

The Town of Smithers is requesting \$250,000 towards this \$4.5M total project budget. Director Stoltenberg supports the request.

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: September 10, 2026

Subject: **Economic Development Service Grant to the Village of Fraser Lake Mountain Bike Site Plan**

RECOMMENDATION: (all/directors/majority)

That the Board approve a \$25,000 grant from the Area D (Fraser Lake Rural) Economic Development Service to the Village of Fraser Lake for a Mountain Bike Site Plan project.

BACKGROUND

The project will create a shovel ready layout of a mountain bike trail network and skills park. This includes trail design, feature location, signage and drainage and a cost breakdown of both total project and future maintenance costs for the network.

This project will build on an already completed asset; in 2025 work was completed on a 12km cross-country skiing network. With the cross-country network the village saw an increase of usage and volunteerism with grooming the trail in winter. This addition of a mountain bike network will further recreation infrastructure for both residents and tourism.

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: September 10, 2026

Subject: **Build Communities Strong Fund Grant to the District of Houston
Arena Slab Project**

RECOMMENDATION: (all/directors/majority)

1) That the Board authorizes contributing up to \$125,000 of Electoral Area G (Houston/Granisle Rural) Build Communities Strong Fund allocation monies to the District of Houston for a Recreation Infrastructure project replacing the concrete slab at the Claude Parish Memorial Arena, and;

(participants/weighted/majority)

2) That the Board authorizes the withdrawal of up to \$125,000 from the Federal Gas Tax Reserve Fund.

BACKGROUND

Over the past several years, the concrete slab located beneath the ice surface – running along approximately three-quarters of the arena's perimeter – has shown progressive deterioration, including significant cracking, settlement, and surface separation. These failures have accelerated with each freeze-thaw cycle and ongoing facility use.

Addressing the slab failure is necessary to restore proper board anchoring, maintain safe operating conditions, and ensure the long-term integrity of the facility's ice surface infrastructure.

Director Newell supports a \$125,000 contribution towards this \$591,500 project budget.

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: September 10, 2026

Subject: **Build Communities Strong Fund Grant to the District of Houston
Pool Retrofit Project**

RECOMMENDATION: (all/directors/majority)

1) That the Board authorizes contributing up to \$125,000 of Electoral Area G (Houston/Granisle Rural) Build Communities Strong Fund allocation monies to the District of Houston for a Recreation Infrastructure project upgrading the HVAC and Water Control system at the Houston Leisure Facility, and;

(participants/weighted/majority)

2) That the Board authorizes the withdrawal of up to \$125,000 from the Federal Gas Tax Reserve Fund.

BACKGROUND

The District of Houston is undertaking upgrades to the Houston Leisure Facility as part of ongoing efforts to improve the efficiency, reliability, and long-term sustainability of the facility.

The proposed project will focus on upgrades to the facility's HVAC and aquatic water treatment and control systems. HVAC improvements will include upgrades to AHU 203 and AHU 204 and associated exhaust systems, allowing the system to respond more effectively to changing humidity, temperature, and air-quality conditions within the pool environment. Aquatic system improvements will include modernization of water chemistry controls, pH controls, and chlorine generation equipment.

Director Newell supports a \$125,000 contribution towards this \$600,000 project budget.

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: Kaia Nitchie, First Nations Liaison
Date: September 10, 2026
Subject: **Letter of Support Request – Saik'uz First Nation**

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

That the Board provide a letter to Saik'uz First Nation to support the Saik'uz Nature-Based Wastewater Treatment and Lagoon Renewal Initiative.

BACKGROUND

Saik'uz First Nation is seeking a letter of support to assist in securing funding to undertake the planning and technical studies needed for the Saik'uz Nature-Based Wastewater Treatment and Lagoon Renewal Initiative. The technical studies and planning will guide the engineering design, costing, and eventual construction of climate-resilient wastewater system upgrades.

The Saik'uz Nature-Based Wastewater Treatment and Lagoon Renewal Initiative is a multi-year project that will assess and renew the Nation's aging wastewater infrastructure to improve system performance, reliability, and environmental protection. The Nation is seeking funding to undertake climate change adaptation planning and technical work that will evaluate the lagoon, pumping systems, hydraulic capacity, and nature-based treatment options. This will support the design and eventual construction of improvements.

The project's emergency preparedness and climate change planning will also establish measures for maintaining service, preventing releases, and protecting community health during equipment failures or climate-related events. These studies will provide the technical evidence required to develop engineering design, capital cost estimates, and a phased implementation plan for improvements.

ATTACHMENTS:

Saik'uz Wastewater Treatment and Lagoon Renewal Letter of Support

STRATEGIC PLAN ALIGNMENT:

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

1. Relationships with First Nations



September 10, 2026

Chief Priscilla Mueller
 Saik'uz First Nation
 135 Joseph St.
 Vanderhoof, BC V0J 3A1
 Via email: priscilla.mueller@saikuz.com

Dear Chief Mueller,

Subject: Support for the Technical Studies and Planning for the Saik'uz Nature-Based Wastewater Treatment and Lagoon Renewal Initiative

On behalf of the Regional District of Bulkley-Nechako (RDBN), I am writing to express our support for the Saik'uz Nature-Based Wastewater Treatment and Lagoon Renewal Initiative. The RDBN supports the efforts of Saik'uz First Nation to secure funding to undertake the technical studies and planning needed to guide the engineering design, costing, and construction of climate-resilient wastewater system upgrades.

The RDBN spans a vast geographic area in northcentral British Columbia, encompassing a mix of municipalities, unincorporated rural communities, and numerous First Nations territories. The RDBN has a regional population of around 45,000 residents. With a strong foundation in forestry, agriculture, and resource-based industries, the region is also home to ecologically significant watersheds and headwaters.

Saik'uz First Nation is an important partner in the region, and the RDBN recognizes the value of coordinated planning to strengthen climate resilience and essential community infrastructure. Planning for the wastewater treatment and lagoon renewal initiative will help Saik'uz First Nation identify climate-related risks, prepare for emergencies, and develop reliable infrastructure improvements that protect public health and the environment. This work will also contribute to broader regional efforts to understand shared climate risks, protect surrounding lands and waters, and support resilient infrastructure planning across the region.

As a northern community, Saik'uz First Nation has experienced escalating climate-driven challenges that are directly affecting its infrastructure, environmental health, and community safety. Of particular concern is the impact to conventional wastewater treatment systems due to

changing groundwater levels, more frequent and intense precipitation events, and unstable freeze-thaw cycles. These risks not only threaten environmental integrity and public health but also pose significant adaptation challenges for infrastructure development in a remote and cold-weather setting.

The Saik'uz Nature-Based Wastewater Treatment and Lagoon Renewal Initiative is a multi-year project that will assess and renew the Nation's aging wastewater infrastructure to improve system performance, reliability, and environmental protection. The Nation is seeking funding to undertake climate change adaptation planning and technical work that will evaluate the lagoon, pumping systems, hydraulic capacity, and nature-based treatment options. This will support the design and eventual construction of priority physical improvements.

Emergency preparedness and climate change planning will also establish practical measures for maintaining service, preventing releases, and protecting community health during equipment failures or climate-related events. Together, these studies will provide the technical evidence required to develop the engineering design, reliable capital cost estimates, and a phased implementation plan for eventual physical improvements.

The Regional District of Bulkley-Nechako fully supports Saik'uz First Nation in advancing this project and the funding initiatives underway. Should you require any additional information or clarification, please contact our office directly.

Sincerely,

Mark Parker
Chair

cc: Curtis Fullerton, Project Manager, Radloff Engineering



BRITISH
COLUMBIA

August 18, 2026

Reference: 645581

Will Cole-Hamilton, Chair, Comox Valley Regional District
Mark Parker, Chair, Regional District of Bulkley-Nechako
Mark Pendergraft, Chair, Regional District of Okanagan Similkameen
c/o Selena Speed sspeed@comoxvalleyrd.ca

Dear Will Cole-Hamilton, Mark Parker, and Mark Pendergraft:

Thank you for your correspondence received on June 24, 2026 concerning a request for continued and enhanced funding for emergency management.

I appreciate you taking the time to share examples of how provincial emergency management funding has supported preparedness, climate adaptation, Indigenous engagement, training, and operational readiness within your communities. The projects highlighted in your letter demonstrate the important work being undertaken by First Nations and local governments to strengthen resilience to emergencies and climate-related hazards across British Columbia. The Ministry recognizes the value these initiatives provide to communities and the partnerships they have helped foster.

The Province remains committed to working closely with communities in British Columbia to advance emergency management capabilities and support implementation of the Emergency and Disaster Management Act. We acknowledge the important role grant funding has played in helping communities build capacity, reduce risk, and improve resilience to emergencies and climate-related hazards.

The Ministry recognizes the benefits that investments through the Community Emergency Preparedness Fund (CEPF) and the Disaster Resilience and Innovation Funding (DRIF) program have delivered across British Columbia. As highlighted in your letter, these programs have supported a broad range of activities, including emergency management training and equipment, Indigenous engagement, hazard and risk assessments, climate adaptation initiatives, and community resilience projects.

As of May 2, 2026, the DRIF program has paused expression of interest (EOI) submissions to assess the EOIs that have been submitted to date and to update program criteria. New EOIs will be accepted when the updated program guide is released. Similarly, the CEPF team is working to update program guides and will post them with the upcoming intake dates shortly. The Ministry continues to assess program priorities and funding approaches in the context of government priorities, legislative implementation requirements, and available fiscal resources. We understand the value that predictable funding provides for long-term planning and capacity building and appreciate the perspectives shared in your letter regarding future investment needs.

Thank you for your continued leadership and partnership in emergency management. We value the contributions of First Nations, local governments, volunteers, and emergency management practitioners across the province and look forward to ongoing engagement, including at the 2026 UBCM Convention.

Thank you again for taking the time to write.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Greene', with a stylized, cursive script.

Kelly Greene
Minister of Emergency Management
and Climate Readiness



File: 0400-20

June 25, 2026

Sent via email only: EMCR.Minister@gov.bc.ca

Honourable Kelly Greene
Minister of Emergency Management and Climate Readiness

Dear Minister:

Re: Request for Continued and Enhanced Funding for Emergency Management

We are writing to respectfully request the continuation of grant funding for our emergency management programs in the Comox Valley Regional District (CVRD), Regional District of Bulkley-Nechako (RDBN), North Coast Regional District (NCRD) and the Regional District of Okanagan-Similkameen (RDOS). Sustained investment in this area is critical to ensuring that our communities remain prepared and resilient.

Given the fiscal climate and the messaging received from the Minister and staff last year, core funding from the province for emergency management is not a realistic expectation. Further, grant funding programs have not been guaranteed in future years and therefore as regional districts we risk losing critical capacity and momentum. Given the increasing risk of wildfire and extreme weather events, this could compromise our readiness when it is needed the most. For most local governments, grant funding makes up most of our operational budgets for emergency services.

Provincial grant funding is helping to implement new legislative requirements and build and strengthen relationships with Indigenous communities, as well as fund operational and training requirements. The outcome of that work is to improve our collective abilities to respond and adapt to climate change and emergencies. Below are some highlights from our three regional districts to reinforce the value provincial grant funding provides:

Disaster Resilience and Innovation Funding program

- The CVRD is partnering with K'ómoks First Nation on a climate resilience project at Pélxwikw/ Goose Spit to protect against storm surge, coastal flooding and sea-level rise threats.
- RDOS, in partnership with six member municipalities and four First Nations, is undertaking a Hazard, Risk, and Vulnerability Analysis project that will result in

comprehensive, community-specific reports for each municipality and electoral area, as well as a consolidated regional report.

Indigenous Engagement Requirements Funding program

- The Comox Valley Emergency Management service provided capacity funding for an emergency liaison for K'ómoks First Nation which is critical for operational efficiency and meaningful partnerships. The RDOS has engaged an Indigenous Liaison during significant emergency events since 2019.
- The CVRD has also used Indigenous witnessing to implement cultural safety and protocols for emergency management and long-range planning projects and lay the groundwork for future agreements with Indigenous Governing Bodies.
- CVRD and RDBN staff, volunteers and emergency personnel have participated in cultural safety training and are committed to ongoing learning and the creation of safe spaces in emergency management. With ongoing funding, staff can learn and train with partner First Nations.
- The RDOS hosted a tabletop exercise that included all six member municipalities and four First Nations and provides ongoing Emergency Operations Centre (EOC) training to all member municipalities and First Nations.
- The North Coast Regional District has used funding to codevelop cultural sensitivity and humility training, as well as a communications protocol with the City of Prince Rupert, the District of Port Edward, and coastal Ts'msyen Nations.

Disaster Risk Reduction Climate Adaptation

- The CVRD has completed flood mapping for the regional district and flood mitigation planning for the K'ómoks Estuary, as well as the restoration and climate adaption of Dyke Road Park, in partnership with K'ómoks First Nation.
- The RDOS completed the Extreme Heat Assessment and Response Plan that included all six member municipalities and the four First Nations in 2023.
- The RDOS is collaborating with Fraser Basin Council on several flood plain mapping projects.

Equipment and Training

- The RDBN used Emergency Operations Centres Equipment and Training program funding to access equipment and comprehensive exercises and specialized training to raise the competency of the EOC personnel throughout the region.
- The RDBN uses Emergency Support Services Equipment and Training funding for regional and municipal services that rely on this funding to train and equip volunteers.
- The RDBN also accesses Volunteer and Composite Fire Department Equipment and Training for four voluntary fire departments and six municipal fire departments.

This funding is integral as the training and equipment requirements for rural areas are the same as larger urban areas but with a much smaller tax base.

We are asking that grant funding to support the range of emergency management activities continues in the Province of BC. As evidenced in the examples above, community adaptation and resilience is strengthened as result of grant funding. And further, trust and reciprocity between local governments and Indigenous communities is a direct outcome that we can all acknowledge.

We look forward to meeting with you at the UBCM conference in September to share some of our success stories. Thank you for taking the time to understand the local impacts that provincial funds make on community readiness. We are all in this together.

Sincerely,



Will Cole-Hamilton
Chair, Comox Valley Regional District



Mark Parker
Chair, Regional District of Bulkley-Nechako



Mark Pendergraft
Chair, Regional District of Okanagan-Similkameen



Barry Pages
Chair, North Coast Regional District



Ref. 67467

August 25, 2026

Curtis Helgesen
 Chief Administrative Officer
 Regional District of Bulkley-Nechako
 37 3rd Avenue, PO Box 820
 Burns Lake BC V0J 1E0
Via email: curtis.helgesen@rdbn.bc.ca

Dear Curtis Helgesen:

Thank you for the meeting in April and for the meaningful discussion. I would like to reiterate the Province's commitment to collaborative engagement with the District of Vanderhoof and the Regional District of Bulkley-Nechako.

Since meeting, I am pleased to report that an Economic Development Advisory Committee (EDAC) has been newly established, as per the Pathway Forward Agreement 3.0 (PFA 3.0). The EDAC was jointly appointed by the Province of British Columbia and the Carrier Sekani First Nations.

The EDAC will support continued collaborative economic development and investment driven by regional (such as major projects and forestry) and Carrier Sekani First Nation community-based economic development initiatives.

To support continued dialogue, I have asked Chris Pasztor, Chief Negotiator, North Area, to reach out to you directly this month regarding implementation of the Pathway Forward Agreement 3.0 and opportunities for continued collaboration.

.../2

Ref. 67467

- 2 -

Chris and his team are well positioned to provide an update on implementation progress and facilitate discussions on how we can work together to support a strong and resilient regional economy. I hope such discussions can occur prior to the Union of BC Municipalities Convention in September, at which time we can continue our conversation.

Sincerely,



Spencer Chandra Herbert
Minister of Indigenous Relations and Reconciliation

CC: His Worship Mayor Kevin Moutray
City of Vanderhoof
kmoutray@vanderhoof.ca

Chris Pasztor, Chief Negotiator, North Area
Ministry of Indigenous Relations and Reconciliation

Food processing in the ALR: local government perspective

Publishing Date: August 26, 2026

The Ministry of Agriculture and Food has proposed a new regulation to encourage more **food processing** in the Agricultural Land Reserve on land that is not well suited for primary production. UBCM has provided a **submission** to share local government perspective and requests.

The new rule would allow areas of Class 5-7 soil in the ALR to host processing operations, provided at least 5% of the food being processed is grown or raised in BC. The current policy allows food processing operations on ALR lands with any soil quality provided 50% of the of the crops come from the farm (or a fellow co-op member).

In our submission, UBCM highlighted the diverse interests and perspectives of our members regarding the use of ALR lands, focused on two key points:

Local regulation: It is UBCM's understanding that the proposed 5 percent rule would follow the structure of the existing 50 percent rule wherein local governments would not have the ability to prohibit food processing that met the requirements of the 5 percent rule but would be able to further regulate using zoning and other land use planning tools.

As there could be instances where combination of adjacent uses, the capacity of existing infrastructure and other local factors would make a parcel unsuitable for food processing, UBCM is asking that the Ministry reconsider the ability of local governments to prohibit this use of ALR land.

Enforcement: As the addition of food processing under the 5% rule will create a need for additional enforcement, UBCM would be asking the Ministry to consider the financial and capacity impacts that this will have on both local governments and the ALC.

The Ministry has extended the consultation period to September 18, 2026. Local governments, First Nations, farmers, food processors, and other stakeholders are encouraged to provide submissions to the Ministry: AF.Minister@gov.bc.ca

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> Food processing in the ALR: local government perspective