



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
AGENDA
Thursday, October 01, 2026**

CALL TO ORDER

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

October 1, 2026

Approve

MINUTES

Board Meeting Minutes - September 10, 2026

Page 4-21

Approve

Special Board Meeting Minutes - September 22, 2026

Page 22-23

Approve

PLANNING AND DEVELOPMENT

Other

**Jason Llewellyn, Director of Planning and Development Services
- Withdrawal of OCP Amendment and and Rezoning Application
RZ A-03-23**

Page 24-27

Receive

ADMINISTRATION BYLAWS

Bylaw for First, Second and Third Reading

**John Illes, Chief Financial Officer - The Bulkley Valley Regional
Pool and Public Racquet Courts Service Establishment
Amendment Bylaw No. 2116, 2026**

Page 28-32

Recommendation

ADMINISTRATION REPORTS

Cheryl Anderson, Director of Corporate Services/Chief Election Officer - 2026 General Local Elections

Page 33-35

Receive

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

Page 36-37

Receive

SUPPLEMENTARY AGENDA

NEW BUSINESS

IN-CAMERA MOTION

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

- Labour Relations.

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, September 10, 2026

Directors Present: Chair Mark Parker
 Gladys Atrill
 Shane Brien
 Leroy Dekens
 Martin Elphee
 Judy Greenaway
 Linda McGuire - arrived at 10:21 a.m.
 Shirley Moon
 Kevin Moutray
 Chris Newell
 Michael Riis-Christianson
 Stoney Stoltenberg
 Sarrah Storey
 Alternate Director, Shawn Trottier, Electoral Area E
 (Francois/Ootsa Lake Rural)
 Henry Wiebe

Directors Absent: Clint Lambert, Electoral Area E (Francois/Ootsa
 Lake Rural)

Staff: Curtis Helgesen, Chief Administrative Officer
 Cheryl Anderson, Director of Corporate Services
 Nellie Davis, Manager of Strategic Initiatives and
 Rural Services - online and in-person
 Alex Eriksen, Director of Environmental Services -
 arrived at 10:30 a.m., left at 11:16 a.m.
 Jason Llewellyn, Director of Planning and
 Development Services - left at 10:05 a.m.,
 returned at 10:18 a.m., left at 10:57 a.m.
 Anusha Rai, Human Resources Advisor - arrived at
 11:15 a.m., left at 11:32 a.m.
 Amy Wainwright, Deputy Director of Planning and
 Development Services - left at 10:57 a.m.
 Wendy Wainwright, Deputy Director of Corporate
 Services
 Christopher Walker, Emergency Services Manager
 - arrived at 11:54 a.m.
 Scott Zayac, Director of Protective Services -

arrived at 11:54 a.m.

Others: Jesse Gervais, Economic Development Officer,
Village of Fraser Lake - left at 10:30 a.m., left at
10:30 a.m.
Alex Francis, Ernst and Young - via Zoom - left at
10:30 a.m.
Ethan Fredeen, CAO, Village of Fraser Lake - via
Zoom - arrived at 10:08 a.m., left at 10:30 a.m.
Merewyn Comeau, LD News, Black Press - via
Zoom

CALL TO ORDER

Chair Parker called the meeting to order at 10:01 am

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

September 10, 2026

2026-BM-539

Moved by Director Stoltenberg

Seconded by Director Wiebe

That the Agenda and Supplementary Agenda for September 10, 2026 be approved.

CARRIED UNANIMOUSLY

MINUTES

Board Meeting Minutes - August 20, 2026

2026-BM-540

Moved by Director Dekens

Seconded by Director Brien

That the Board Meeting Minutes for August 20, 2026 be approved.

CARRIED UNANIMOUSLY

DELEGATION

Village of Fraser Lake and Ernst & Young - Jesse Gervais, Economic Development Officer and Ethan Fredeen, Chief Administrative Officer, Village of Fraser Lake and Alex Francis, Ernst and Young Re: Economic Impact Assessment Update

Chair Parker welcomed Jesse Gervais, Economic Development Officer, Ethan Fredeen, Chief Administrative Officer, Village of Fraser Lake and Alex Francis, Ernst and Young.

Mr. Francis Provided a PowerPoint Presentation.

Regulatory Economic Impact Assessment Summary Findings

- Project Scope and Objectives
- Modeling Inputs
- Policy Scenarios Development
- Fiscal Implications of B.C. Reg 53/2016
- Economic Impact Results
- Key Conclusions.

Discussion took place regarding meeting with BC Assessment while attending the UBCM Convention in Vancouver next week. Mr. Gervais spoke about the challenges of accessing data from BC Assessment when developing the Regulatory Economic Impact Assessment Summary Findings. Determining comparisons between the four communities utilized for the case studies and each RDBN Director's community was discussed. Mr. Gervais noted the use of "subsidizing failure" as a tag line when speaking to the Province regarding the Summary Findings. Finding solutions, incentives and considering tax revitalization bylaws was discussed. Mr. Gervais commented that the City of Quesnel is a good example to look at. Director Atrill spoke of the notion of taxing properties at the highest best value and advocating for change through UBCM.

Chair Parker thanked Messrs. Gervais, Fredeen and Francis for attending the meeting.

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**2026-BM-541**

Moved by Director Stoltenberg

Seconded by Director Dekens

That Floodplain Management Amendment Bylaw No. 2118, 2026 be given first, second, and third reading this 10th day of September, 2026.

CARRIED UNANIMOUSLY

Bylaw for Adoption**Cameron Kral, Planner - Rezoning Application RZ B-01-26 – Adoption for Bylaw No. 2113, 2026 – Electoral Area B (Burns Lake Rural)****2026-BM-542**

Moved by Director Riis-Christianson

Seconded by Director Wiebe

That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2113, 2026 be adopted this 10th day of September, 2026.

CARRIED UNANIMOUSLY

Temporary Use Permit**Cameron Kral, Planner - Temporary Use Permit Application TUP A-03-26 – Electoral Area A (Smithers/Telkwa Rural)****2026-BM-543**

Moved by Director Stoltenberg

Seconded by Director Dekens

1. That the Board receive the Public Comment - Temporary Use Permit Application - TUP A-03-26 on the Supplementary Agenda.

2. 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.

Thursday, September 10, 2026

5 of 18

2026-BM-544

Moved by Director Stoltenberg

Seconded by Director Dekens

That the Board defer the Temporary Use Permit Application - TUP A-03-26 Electoral Area A (Smithers/Telkwa Rural) to the October 15, 2026 Board meeting.

CARRIED UNANIMOUSLY

Development Variance Permit**Cameron Kral, Planner - Development Variance Permit Application DVP A-03-26 – Electoral Area A (Smithers/Telkwa Rural)****2026-BM-545**

Moved by Director Stoltenberg

Seconded by Director Dekens

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.

CARRIED UNANIMOUSLY

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

The property owner, occupants, or charge holders were not in attendance and no comments were received.

2026-BM-546

Moved by Director Storey

Seconded by Director Greenaway

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.

CARRIED UNANIMOUSLY

Referrals

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

2026-BM-547

Moved by Director Storey

Seconded by Director Riis-Christianson

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

CARRIED UNANIMOUSLY

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

2026-BM-548

Moved by Director Moon
Seconded by Director Moutray
That the Comment Sheet be provided to the Province as the Regional District of Bulkley-Nechako's response to Crown Land Referral Nos. 7410413 and 7410415.

CARRIED UNANIMOUSLY

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

2026-BM-549

Moved by Director Stoltenberg
Seconded by Director Dekens
That the comment sheet be provided to the Province as the Regional District's comments on Temporary Industrial Licence No. 6409627.

CARRIED UNANIMOUSLY

ENVIRONMENTAL SERVICES

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

2026-BM-550

Moved by Director Storey
Seconded by Director Stoltenberg
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.

CARRIED UNANIMOUSLY

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

2026-BM-551

Moved by Director Moutray
Seconded by Director Elphee
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.

Opposed: Director Newell

CARRIED

ADMINISTRATION BYLAWS

Bylaws for Adoption

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

2026-BM-552

Moved by Director Moon

Seconded by Director Elphee

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

CARRIED UNANIMOUSLY

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

2026-BM-553

Moved by Director Stoltenberg

Seconded by Director McGuire

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

Opposed: Directors Moon, Moutray, Newell, Riis-Christianson and Stoltenberg

CARRIED

ADMINISTRATION REPORTS**Wendy Wainwright, Deputy Director of Corporate Services - Northern and Rural Homeowners Grant****2026-BM-554**

Moved by Director McGuire

Seconded by Director Stoltenberg

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

CARRIED UNANIMOUSLY

Discussion took place about providing a petition letter similar to the Village of Granisle on the RDBN website for constituents to access. The Board discussed bringing forward the Northern and Rural Homeowners Grant at its October 1st Board meeting for further consideration following the Union of B.C. Municipalities Convention September 14-18, 2026.

2026-BM-555

Moved by Director Riis-Christianson

Seconded by Director Moon

That Staff bring forward the Northern and Rural Homeowners Grant at the October 1, 2026 Board meeting for further discussion.

CARRIED UNANIMOUSLY

Anusha Rai, Human Resources Advisor - 2026 RDBN Pay Transparency Report**2026-BM-556**

Moved by Director Stoltenberg

Seconded by Director Elphee

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

CARRIED UNANIMOUSLY

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)**2026-BM-557**

Moved by Director Stoltenberg

Seconded by Director Atrill

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.

CARRIED UNANIMOUSLY

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)

2026-BM-558

Moved by Director Stoltenberg

Seconded by Director Atrill

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.

CARRIED UNANIMOUSLY

Nellie Davis, Manager of Strategic Initiatives and Rural Services Economic Development Service Grant to the Village of Fraser Lake Mountain Bike Site Plan

2026-BM-559

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

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.

CARRIED UNANIMOUSLY

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)

2026-BM-560

Moved by Director Newell

Seconded by Director Brien

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.

CARRIED UNANIMOUSLY

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)

2026-BM-561

Moved by Director Newell

Seconded by Director Brien

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.

CARRIED UNANIMOUSLY

Kaia Nitchie, First Nations Liaison - Letter of Support Request – Saik'uz First Nation

2026-BM-562

Moved by Director Moutray

Seconded by Director Moon

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

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

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

2026-BM-563

Moved by Director Stoltenberg

Seconded by Director Wiebe

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

CARRIED UNANIMOUSLY

Minister of Indigenous Relations and Reconciliation Follow Up

2026-BM-564

Moved by Director Storey

Seconded by Director Elphee

That the Board receive the Administration Correspondence from the Minister of Indigenous Relations and Reconciliation regarding Follow up.

CARRIED UNANIMOUSLY

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

2026-BM-565

Moved by Director Storey

Seconded by Director Stoltenberg

That the Board receive the Administration Correspondence from the Union of BC Municipalities regarding Food Processing in the ALR - Local Government Perspective.

CARRIED UNANIMOUSLY

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

District of Houston Update - Director Brien

- Construction and Grand Opening of the New Daycare and Friendship Centre
- Work continues on the new housing project
- Moving projects forward in partnership with First Nations
- Community barbecue and gathering at Jamie Baxter Memorial Park hosted by Lhc'et'dli Preservation Society on September 12, 2026

Electoral Area F (Vanderhoof Rural) Update - Director Moon

- Director Moon noted that the Strategizing for UBCM Ministers' Meetings webinar co-hosted by the four Local Government Associations, including NCLGA was really good and commented that it would be a good session for newly elected officials
- Cattle prices down a little
- Making inroads on illegal dumping in her area.

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

- Attended the Grand Opening of the Two Rivers Multi-Sport Outdoor Courts in Telkwa on September 4th
 - The Pickle Ball courts are an amazing facility
 - Accolades to those that worked hard to have it constructed
- Some farmers in the area are completing a second cut of alfalfa.

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

- Attended the recent community Great Healthcare Welcome Walk welcoming new physicians and associate physicians to the community
 - The Recruitment and Retention Coordinator is working hard to welcome the new physicians to the community
- Lakes District Fall Fair will take place September 11-13th.

District of Vanderhoof Update- Director Moutray

- Vanderhoof successful in receiving Community Workforce Response Grant (CWRG) funding for retraining forestry workers
 - Regional success to retrain workers from Vanderhoof, Fort St. James and Fraser Lake
 - Two cohorts
 - successes moving onto other employment
 - Thanked Dave Christie, Regional Manager, Ministry of Jobs and Economic Growth
 - Thanked M4, a local Vanderhoof business for providing use of their pit in support of the program.

District of Fort St. James Update - Director Elphee

- Phase 3 of the sewer, water and paving project is complete, and the last phase will be completed in 2027
- Fort St. James Arena and Curling rink outside repainting project is almost complete
- Attended the Grand Opening for the commemorative Veterans crosswalk which took place on September 9th and was well attended.

Village of Fraser Lake Update - Director Storey

- Attended the Strategizing for UBCM Ministers' meetings webinar session
 - Very well done and helpful
- Attended North Coast Transmission Line Announcement and Ground Breaking Ceremony on September 3rd in Prince George to start construction of Phase 1 of the project. Directors Moon and Moutray and Chair Parker were also in attendance.
 - Director Storey noted she spoke with the Honourable Gregor Robertson, Minister of Housing and Infrastructure Canada regarding utilizing modular homes for temporary camps and converting them to housing when projects are complete
 - Director Wiebe commented that the Village of Burns Lake has also made similar requests of Industry and the Province
- Met with Ministry of Housing staff to discuss seniors housing facilities
- Preparing for the UBCM Convention in Vancouver next week
- A number of issues regarding illegal dumping in Fraser Lake due to the burned commercial building and working with the Department of Fisheries and Oceans regarding the illegal runoff into Fraser Lake

- Spoke of the lack of RCMP officers in the region and impact of a recent event that took place
 - Creating very difficult and challenging situations
- Director Moutray spoke of the challenges with neighbouring communities also being short staffed and not able to provide proper coverage.

Village of Granisle Update- Director McGuire

- Met with RCMP during the virtual UBCM Ministry Staff meetings prior to today's Board meeting
 - RCMP working on a new program to recruit from the north, in the north, to stay in the north
 - Director Moutray brought forward concerns regarding Conservation Officers being moved into the RCMP training program which will impact the number of COs in the region
 - New RCMP Sergeant in Houston and Granisle
 - Since arriving in August had three overnight officer stays in Granisle
 - Advocating for a new recruit to live in Granisle
- NCLGA has hosted some great workshops and webinars recently
- New Ambulance Station relocation project put the shovel in the ground on September 9th and planning to complete the project by the end of 2026
 - The relocation will move the BC Ambulance station beside the Fire Hall
- Met virtually with BC Ambulance prior to today's Board meeting
- Director McGuire and three Village of Granisle Councillors attended the Great Healthcare Welcome Walk in Burns Lake and spoke to one of the new physicians regarding reestablishing an outreach program in Granisle
- Moving forward with the Waste Water Outfall Project utilizing RBA funding.

Village of Burns Lake Update - Director Wiebe

- Attended the Light up the Lake and Rock the Dock event at Spirit Square in Burns Lake August 29th
 - Great attendance and performers from around the region
- Attended the Great Healthcare Welcome Walk
- Services, sidewalks and paving in Village Heights on Aspen Street are being completed this week.

Village of Telkwa Update- Director Dekens

- Completed the new waterline testing on September 9th
- 114th Annual Barbecue is taking place September 12th and 13th
- Attended the Grand Opening of the Two Rivers Multi-Sport Outdoor Courts in Telkwa on September 4th with amazing pickle ball courts
- Road rehabilitation currently taking place
- Village of Telkwa passed a new filtration system for its well system.

Electoral Area E (Francois/Ootsa Lake Rural) Update- Alternate Director Trottier

- Recognized the wildfire starts in August from lightning
 - He noted the quick response from Chinook Emergency Response.

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

- Attended the Ribbon Cutting Ceremony for the commemorative Veteran crosswalk with the "Lest We Forget" in Fort St. James
- Attended a meeting with the Fort St. James Healthcare Attraction worker
 - Provided a tour and answered questions from UNBC medical students
 - The Fort St. James Healthcare Attraction worker will be attending a healthcare professionals conference to encourage attraction to Fort St. James
- On September 4th a new physician and their family will be arriving in the community from Nigeria
 - The Stuart Lake Seniors Association donated their bus to help them travel to the community
- New Practice Ready Assessment (PRA) physician starting in September
- Two additional physicians expected in February 2027 and possibly an Associate physician in January 2027
- Had 25 Emergency Room Closures in August.

Town of Smithers Update- Director Atrill

- As Past President of NCLGA will pass along the comments regarding the Strategy Session to President Kyle MacDonald
- NCLGA will have a button campaign at UNBC regarding the Northern Rural Homeowner Grant
- Encouraged those attending UBCM to attend the NCLGA Luncheon on Tuesday, September 15th

- Bulkley Valley Exhibition took place August - very fun event
- Fire in the Smithers tent encampment
 - RCMP arrested a repeat violent offender
 - Continue to work toward a 24-hour shelter and move towards closing the encampment and work towards a permanent housing shelter
- Smithers Exploration Group hosting a golf event and celebration of the mineral industry starting this evening and golfing will begin September 11th
- Director Atrill thanked the Board and staff for their work and support during her term as Mayor beginning in 2018 and Director at the RDBN Board table. Director Atrill recognized the dedication and work from all elected officials and noted it was a privilege to be a part of the various Boards and Committees she took part.

Electoral Area D (Fraser Lake Rural) Update - Chair Parker

- Provided thank you to RDBN staff and BCWS for their quick action to the wildfire near Endako that started during a lightening event August 26th
 - He commented on the significant air support that was provided
- Attended the NCLGA Mayors and Chairs session and the opportunity to connect with other local government representatives.
- Attended four UBCM Ministry staff virtual meetings this week and commented that the format was beneficial
- Attended North Coast Transmission Line Announcement and Groundbreaking Ceremony on September 3rd in Prince George to start construction of Phase 1 of the project
- UBCM Convention Packages have been distributed.

RECEIPT OF VERBAL REPORTS

2026-BM-566

Moved by Director Moon

Seconded by Director Stoltenberg

That the Board receive the various Directors' verbal reports.

CARRIED UNANIMOUSLY

**IN-CAMERA MOTION
2026-BM-567**

Moved by Director Dekens

Seconded by Director Stoltenberg

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.

CARRIED UNANIMOUSLY

ADJOURNMENT

2026-BM-568

Moved by Director McGuire

Seconded by Director Greenaway

That the meeting be adjourned at 12:10 p.m.

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services



REGIONAL DISTRICT OF BULKLEY-NECHAKO
MEETING MINUTES
Tuesday, September 22, 2026

Directors Present: Chair Mark Parker
 Leroy Dekens
 Martin Elphee
 Judy Greenaway
 Clint Lambert
 Linda McGuire
 Shirley Moon
 Chris Newell
 Michael Riis-Christianson
 Stoney Stoltenberg

Directors Absent: Gladys Atrill, Town of Smithers
 Shane Brienens, District of Houston
 Kevin Moutray, District of Vanderhoof
 Sarrah Storey, Village of Fraser Lake
 Henry Wiebe, Village of Burns Lake

Staff: Curtis Helgesen, Chief Administrative Officer
 Cheryl Anderson, Director of Corporate Services

CALL TO ORDER

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

SPECIAL BOARD MEETING

In accordance with section 220 of the *Local Government Act*, a Special Board Meeting has been called by the Chair for the purpose of considering a resolution to close the meeting to the public pursuant to section 90(1)(c) of the *Community Charter*.

Tuesday, September 22, 2026

2 of 2

IN-CAMERA MOTION

2026-BM-568

Moved by Director Dekens

Seconded by Director Greenaway

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

- Labour Relations.

CARRIED UNANIMOUSLY

ADJOURNMENT

2026-BM-569

Moved by Director Dekens

Seconded by Director McGuire

That the meeting be adjourned at 2:35 p.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: Jason Llewellyn, Director of Planning and Development Services
Date: October 1, 2026
Subject: **Withdrawal of OCP Amendment and and Rezoning Application
RZ A-03-23**

RECOMMENDATION: (all/directors/majority)

Receipt

DISCUSSION

OCP amendment and Rezoning Application RZ A-03-23 was made to facilitate the legalization of 17 Dwelling Units on the grounds of a former experimental farm near the Town of Smithers. These dwellings were built without building permits and contrary to zoning and Agricultural Land Reserve regulations. The existing development contains a total of 21 Dwellings in 15 buildings.

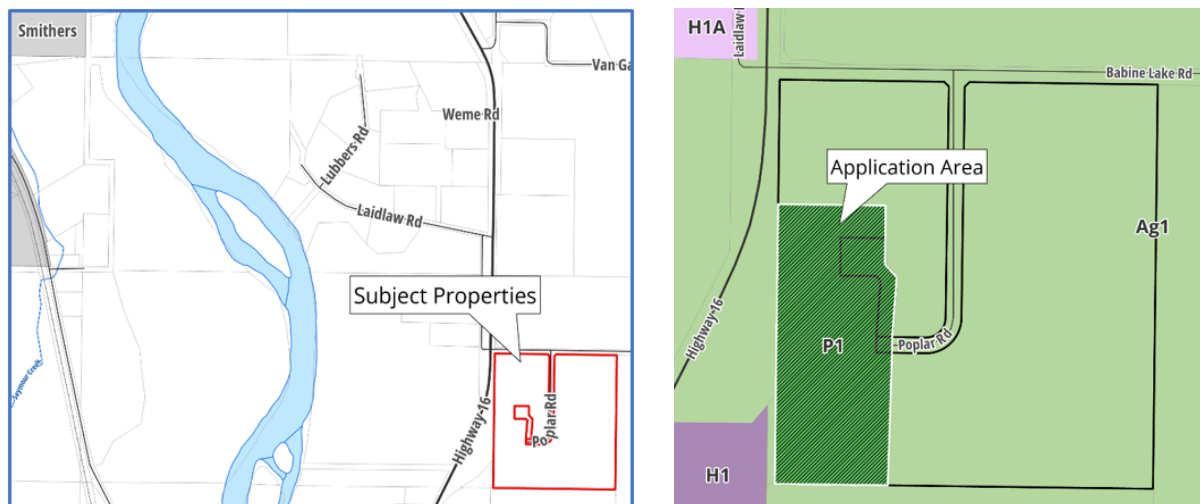
The RDBN has taken the following actions in relation to this application.

1. *Smithers / Telkwa Rural Official Community Plan Amendment Bylaw No. 2030, 2024 and Regional District of Bulkley-Nechako Rezoning Bylaw No. 2031, 2024 were given 3rd Reading.*
2. *A covenant (CB1639031) was registered on title of the subject property, and security (\$100,000 letter of credit) was provided to the RDBN. The covenant ensured that the building upgrades necessary to legalize the building would be completed should the Agricultural Land Commission (ALC) exclusion application be approved.*
3. *And, the RDBN submitted an exclusion application to the ALC for the subject property.*

The June 20, 2024 staff report recommending 3rd Reading and discussing the above actions is attached.

The ALC denied the RDBN's application to exclude the land from the ALR. The ALC's decision letters are attached. Now that the ALC application has been denied the dwellings can not be legalized, and the OCP amendment and rezoning are not necessary. Therefore,

the applicant has withdrawn their OCP amendment and rezoning application. The email requesting the withdrawal is attached.



Section 26 of the Covenant registered on title states that:

The parties agree that if the Exclusion Application is not approved by the Agricultural Land Commission then the Regional District will, upon request of the Owner and withdrawal by the Owner of the application to rezone the Lands, attend to a discharge of this Agreement from the Lands by registering a release at the Land Title Office in the required form.

With the request from the owner that OCP Amendment and Rezoning application A-03-23 be withdrawn, staff shall proceed with the process to discharge Covenant CB1639031, the associated right of way, and priority agreements from the title of the subject property. Staff will also release the security required by the covenant.

It is noted that a Section 57 Notice regarding the dwellings has been placed on title of the subject property. No further RDBN action is recommended by staff at this time. Staff are not aware of any enforcement action planned by the ALC.

ATTACHMENTS:

- Email withdrawing application RZ A-03-23
- [Third reading report for bylaws 2030 and 2031, 2024 \(link\)](#)
- [CB1639031 \(link\)](#)
- [ALC exclusion application denial letter \(link\)](#)
- [ALC reconsideration denial letter \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

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

From: [Jeremy Penninga](#)
To: [Jason Llewellyn](#)
Subject: Rezoning OCP application
Date: September 16, 2026 12:08:11 PM

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

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

Secured by Check Point

Thanks for your voicemail. Please let me know if this is sufficient and or if I should make any changes.

Hello Jason and the Regional District Board.

Re. Application - Rezoning Bylaw 2031, 2024 and 2031,2024.

It has been a long and hard journey trying to make my property conform to all the government requirements. I want to state clearly how much I appreciated working with the local government; yes that is the RDBN! You took the time and effort to seriously engage and work with me and all my tenants to make our property fit the overall plan for our area. **Thank you!!**

If there is one thing I have taken away from this whole experience it is that all the regulations and government oversight are so multilayered and complex that I would guess over 90% of your residents could not navigate them. This is having a hugely negative effect on development and growth and the results are very clear: higher prices and less vacancy. Worst of all, the people who want to make things happen are checking out of the system. This human capital, our best asset, is either moving east to Alberta or south to the USA or retiring early. This outcome is tragic and will not benefit the Regional District going forward. I appreciate this is complex, but the provincial government is overriding local governments and this needs to stop. We are all part of BC and Canada, yet we live in the north and should be able to handle our own land use and unique building options. I want to encourage all the board members to remember their constituents and to work for them (as I know you have been doing)!

Based on all this, I would like to formally withdraw my applications as the ALC denied my last appeal to their denial (file 1261) of our exclusion application. I am applying to have the covenant (CA9729092) and Statutory Right of Way (CB1639031) removed and \$100,000 (plus interest) returned from the Credit Union's Term Deposit.

Thanks again for all your efforts; I hope one day we can try again with more success.

Sincerely,

Jeremy Penninga
 Snowball Enterprises Ltd.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: John Illes, CFO
Date: October 1, 2026
Subject: **The Bulkley Valley Regional Pool and Public Racquet Courts Service Establishment Amendment Bylaw No. 2116, 2026**

RECOMMENDATION:**(All Directors/Majority)**

That "The Bulkley Valley Regional Pool and Public Racquet Courts Service Establishment Amendment Bylaw" No. 2116, 2026 be given first, second, and third Reading this 1st day of October, 2026.

BACKGROUND

On September 18, 2025, staff received direction from the board to investigate and bring back a bylaw to update the scope of Bylaw 1324, the bylaw that allows the Regional District to raise funds to manage the racquet courts and the swimming pool located at 1316 Toronto Street in Smithers.

This bylaw proposes to include the weightlifting room and the climbing wall as part of the service. This change will allow the Regional District to include these two sub-services in its future contracts for the management of the pool. In addition, this will allow the Municipal Insurance Association to match the scope of the Regional District's liability insurance to the services that currently are happening at the pool complex.

The new section 7 is added to prevent "scope creep" for services provided under this bylaw.

This proposed amendment does not change the taxation limits or how the requisition is shared between the three participants – The Town of Smithers, Electoral Area "A", and the Village of Telkwa.

ATTACHMENTS:

Bylaw 2116
Bylaw 1324 (unofficially consolidated)

STRATEGIC PLAN ALIGNMENT:

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

REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2116

**The Bulkley Valley Regional Pool and Public Racquet Courts Service
Establishment Amendment Bylaw**

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

1. That Bylaw No. 1324, 2005 is hereby amended by:
 - a. The Title of Bylaw No. 1324 is hereby renamed to "A Bylaw to fund the Bulkley Valley Regional Pool, Climbing Wall, Weightlifting Room, and Racquet Court complex located at 1316 Toronto Street, Smithers, BC".
 - b. Section 7 is hereby renumbered to section 8.
 - c. Section 7 is hereby added as follows:
 "7. Funds recovered as specified for the annual costs of service in section 4 shall solely be utilized for the operations, maintenance, and renewal of the swimming pool, climbing wall, racquet courts, weightlifting room and directly associated infrastructure located at 1316 Toronto Street."

2. This bylaw may be cited as "Bulkley Valley Regional Pool and Public Racquet Courts Service Establishment Amendment Bylaw 2116, 2026."

READ A FIRST TIME this ____ day of

READ A SECOND TIME this ____ day of

READ A THIRD TIME this ____ day of

ADOPTED this ____ day of

Chairperson

Corporate Administrator

I hereby certify that the foregoing is a true copy of Bylaw No. 2116 as adopted.

Corporate Administrator

REGIONAL DISTRICT OF BULKLEY-NECHAKO

**BYLAW NO. 1324
(Unofficially Consolidated)**

**Bulkley Valley Regional Pool and Public Racquet Courts Service Establishment
Amendment Bylaw No. 1324, 2005**

The Regional District of Bulkley-Nechako in open meeting assembled enacted as follows:

1. The Regional District of Bulkley-Nechako Bulkley Valley Regional Pool Service Establishment Bylaw No. 1204, 2001 and Smithers Public Racquet Courts Local Service Establishment Bylaw No. 1110, 1999 are hereby amended by merging the services respectively established by them into one service to be known as the "Regional District of Bulkley-Nechako Bulkley Valley Regional Pool and Public Racquet Courts Service
2. The participants in the combined service shall be the Town of Smithers, the Village of Telkwa and Electoral Area "A".
3. The boundaries of the service area shall be the boundaries of the Town of Smithers, the Village of Telkwa and Electoral Area "A"
4. The annual costs of the service shall be recovered by one or more of the following:
 - (a) a property value tax on land and improvements in the Service Area;
 - (b) fees and charges imposed under section 363 [now section 397] of the Local Government Act;
 - (c) revenues raised by other means authorized under this or another Act;
 - (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.
5. The maximum amount of taxation that may be requisitioned annually for this service, under Sections 805.1(1)(a) and 806.1(1)(a) [Now section 388] of the Local Government Act is \$0.85 per \$1,000 (EIGHTY-FIVE CENTS PER THOUSAND DOLLARS) of the net taxable value of land and improvements in the participating area.

6. The cost of providing this service shall be apportioned among participants on the basis of ONE HUNDRED PERCENT (100%) of the converted value of land and improvements in the Town of Smithers and sixty percent (60%) of the converted value of land and improvements in Electoral Area "A" and the Village of Telkwa.
7. This Bylaw may be cited for all purposes as "Regional District of Bulkley-Nechako Bulkley Valley Regional Pool and Public Racquet Courts Service Establishment Amendment Bylaw No. 1324, 2005".

I hereby certify that the foregoing is a true copy of Bylaw No. 1324 as adopted.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cheryl Anderson, Director of Corporate Services/Chief Election Officer
Date: October 1, 2026
Subject: **2026 General Local Elections**

RECOMMENDATION: (all/directors/majority)

Receive

BACKGROUND

Following the close of the nomination and withdrawal periods for the 2026 General Local Elections, candidates for Electoral Areas C (Fort St. James Rural), D (Fraser Lake Rural), E (Francois/Ootsa Lake Rural), F (Vanderhoof Rural) and G (Houston/Granisle Rural) were acclaimed. In addition, the Fort Fraser Local Community Commission Candidates were acclaimed. The Declaration of Election by Acclamation is attached.

Voting will be required in Electoral Areas A (Smithers/Telkwa Rural) and B (Burns Lake Rural). The Declarations of Election by Voting are attached.

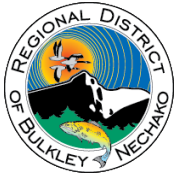
Election information has been made available to the public through local newspapers, the RDBN's website, Facebook page and public notice posting place. The Notices of Election by Voting are attached.

ATTACHMENTS:

Declaration of Election by Acclamation
Declaration of Election by Voting
Notice of Election by Voting Electoral Area A [Area_A.pdf](#)
Notice of Election by Voting Electoral Area B [Area_B.pdf](#)

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
DECLARATION OF ELECTION BY ACCLAMATION

I, Cheryl Anderson, Chief Election Officer for the Regional District of Bulkley-Nechako, do hereby declare, pursuant to section 98 of the *Local Government Act*, the following candidate(s) elected by acclamation:

Office of Director of Electoral Area C (Fort St. James Rural)

Riley Willick

Office of Director of Electoral Area D (Fraser Lake Rural)

Mark Parker

Office of Director of Electoral Area E (Francois/Ootsa Lake Rural)

Clint Lambert

Office of Director of Electoral Area F (Vanderhoof Rural)

Shirley Moon

Office of Director of Electoral Area G (Houston/Granisle Rural)

Chris Newell

Office of Commissioner of the Fort Fraser Local Community Commission

Linda Cochran

Steve Cochran

Donald Webster

Frederick Webster

Given under my hand at Burns Lake, British Columbia, this 21st day of September, 2026.

Cheryl Anderson
Chief Election Officer



Form No. 8-11

REGIONAL DISTRICT OF BULKLEY-NECHAKO

DECLARATION OF ELECTION BY VOTING

I, Cheryl Anderson, Chief Election Officer for the Regional District of Bulkley-Nechako, do hereby declare, pursuant to section 98 of the *Local Government Act*, that an election by voting is to be held for the following offices:

Office of Director of Electoral Area A (Smithers/Telkwa Rural) – one to be elected.

The candidates for the office of Director of Electoral Area A are:

Colin Kerr – Telkwa, B.C.

Stoney Stoltenberg – Telkwa, B.C.

Office of Director of Electoral Area B (Burns Lake Rural) – one to be elected.

The candidates for the office of Director of Electoral Area A are:

Michael Riis-Christianson – Burns Lake, B.C.

Mark Rogers – Burns Lake, B.C.

Kyle Wilson – Burns Lake, B.C.

Given under my hand at Burns Lake, British Columbia, this 21st day of September, 2026.

Cheryl Anderson, Chief Election Officer



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Wendy Wainwright, Deputy Director of Corporate Services
Date: October 1, 2026
Subject: Northern Rural Homeowners Grant Update

RECOMMENDATION: (all/directors/majority)

Receive

BACKGROUND

At the September 10th Board meeting, the Board requested staff send a letter to the Honourable Josie Osborne, Minister of Finance regarding Support for Maintaining the Northern Rural Homeowners Grant and to bring forward the topic for further consideration at the October 1, 2026 Board meeting. Directors Greenaway, Moon and Riis-Christianson also requested staff forward letters on behalf of their Electoral Areas.

Staff are bringing forward the Northern Rural Homeowner Grant topic for further discussion and consideration of additional advocacy efforts.

ATTACHMENTS:

Support for Maintaining the Northern 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



September 10, 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 the Regional District of Bulkley-Nechako (RDBN)), we 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.

Residents in the Regional District are experiencing 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. Impacts from the closures of sawmills in the region are also creating financial obstacles for our residents.

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,

Mark Parker
Chair