



REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA
Thursday, July 16, 2020

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REGIONAL DISTRICT OF BULKLEY-NECHAKO
MEMORANDUM



To: Chair Thiessen and Board of Directors
 From: Alex Eriksen, Director of Environmental Services
 Date: July 16, 2020
 Subject: Conditional Suspension of Carboard Ban at the Knockholt Landfill

RECOMMENDATION

(All/Directors/Majority)

That the Board rescind motion 2020-6-21 that reads as follows:

“That the Board re-establish the ban on cardboard at the Knockholt Landfill on August 1, 2020.”

And that the Board authorize staff to temporarily suspend the cardboard ban at the Knockholt Landfill on a month-by-month basis, but not to exceed November 1, 2020, to support the progress that is being made on an ICI cardboard solution for the region.

BACKGROUND

Since the receiving facility in Smithers was destroyed in a fire in May 2019, Knockholt Landfill has been receiving and landfilling ICI cardboard from the western portion of the RDBN. The additional material has made it necessary to expand the landfill in 2020 rather than in 2021, and potentially impact the overall integrity and stability of the landfill.

On May 21, 2020, the Board approved the recommendation to reinstate the cardboard ban at Knockholt Landfill on August 1, 2020. Shortly after reinstating the cardboard ban, the RDBN was approached by a private business interested in establishing a receiving and baling facility in the region. The current limiting factor for opening a receiving facility is the availability of an appropriate space for the operation. Once a site is secured, the interested business can finalize their plan and begin operations within several weeks.

CONDITIONAL SUSPENSION OF CARDBOARD BAN

In the event that a private business is working towards establishing a receiving facility, staff believes that it would be fair and supportive to suspend the cardboard ban for one (1) month intervals for a maximum of three (3) months, providing the following conditions are met:

1. The business continues to provide updates to the RDBN outlining their plans and schedule for establishing a receiving/baling operation.
2. The plan has an appropriate time of completion.
3. The business has secured an appropriate facility.

If it is necessary to lift the ban for an entire month, the above criteria must be re-addressed and an extension granted only if reasonable justification can be provided. Upon commencement of a receiving and baling operation, the cardboard ban will be enforced immediately.

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

July 8, 2020

To: Regional District Board of Directors

Re: Pending Variance Permit for 11186 Huffman Drive

This letter is written in support of our Development Variance Application.

We have owned our cabin at the aforementioned location on Stuart Lake since July 2014. Since this purchase most weekends are spent at our cabin.

In the last several years our rapidly growing family frequently gets together at the cabin, enjoying the lake life. To this end, we made the decision to plan for an addition which will allow for more needed space.

At the last Regional District Meeting our neighbours expressed their concerns about our proposed expansion (see June 16, 2020 letter). In the spirit of cooperation we met in person with Erica and Edgar Schlueter in an attempt to develop a resolution that was mutually acceptable. Unfortunately, we were unable to resolve our differences.

To date, we have followed the variance application process as outlined by the Regional District of Bulkley- Nechako. Recently, an in-person inspection of our planned site for our addition, the Regional District of Bulkley-Nechako Planning Staff confirmed that they have no objection to the proposed Development Variance Application.

If you have any further questions, or wish to discuss this further please don't hesitate to contact us.

Thank you for considering our Development Variance Application.

Sincerely,

Joe and Carol Tschampa

From: [Geraldine Craven](#)
To: [Planning](#)
Subject: FW: [EXTERNAL]: Development Variance Permit Application C-01-20 - please confirm receipt of this e-mail.
Date: July 14, 2020 9:29:10 AM
Importance: High

-----Original Message-----

From: Schlueter, Erica MCF:EX
Sent: Tuesday, July 14, 2020 9:27 AM
To: inquiries <inquiries@rdbn.bc.ca>
Subject: [EXTERNAL]: Development Variance Permit Application C-01-20 - please confirm receipt of this e-mail.
Importance: High

Re: Development Variance Permit Application C-01-20:
Lot 11, District Lot 650, Range 5, Coastal District, Plan 8171

Dear Regional District Board,

This is a follow-up to the e-mail submitted on June 16, 2020. I am again writing on behalf of my mother, Lisa Schlueter, who owns the property located at 11204 Huffman Drive, Fort St. James; this property is next door to 11186 Huffman Drive (the property being considered for a Variance Permit). I have consulted with my mother throughout this process.

On July 6th, 2020, my brother (Ed Schlueter) and I met with Mr. and Mrs. Joe Tschampa (Variance Applicant). Due to health concerns (including Covid 19), my mother did not join the meeting. Prior to arranging the meeting, Mr. Tschampa stated to me that that he intended to leave his application as is and his building plan remains the same. When we met with Mr. and Mrs. Tschampa, they repeatedly told us what they wanted, were dismissive of our concerns and unwilling to compromise. We made several suggestions, including building on the opposite side of the cabin (where no neighbours would be impacted) or the rear of the cabin. We told them that our family would be agreeable to the current plan only if the front of the planned addition was set back 3 meters as to not impact our view. Mr. and Mrs. Tschampa had rebuttals for each alternative suggestion and stated they would only consider the original plan which is before the board. This despite our concerns (which we voiced repeatedly) that this addition would seriously diminish our view.

My mother's property would be the only property directly and negatively impacted by the current plan for proposed addition. The proposed addition is larger than the original structure (it would be like adding a second cabin) and it would eliminate miles of our view of the lake and surrounding landscape in that direction. Currently we enjoy a view of the lake, mountains, distant portions of the Fort St James town site and the night time lights of the town. This proposed structure would completely block that view. The alternatives we proposed to Mr. and Mrs. Tschampa during the meeting would not impact any of the neighbours. On a personal note, my mother is elderly and has very limited mobility. She no longer has the ability to walk to lake shore very often and the view from our front deck is also very important to us for this reason.

We also noted in reading the Variance Application online that the retaining wall at the front of Mr. Tschampa's property appeared to be considered the "Natural Boundary". My father and the previous owner of 11186 Huffman Drive (Milt Padgett) constructed retaining walls at the same time, approximately 25 years ago. Construction of these walls were needed due to instability caused by ongoing land erosion. When Mr. Padgett constructed the wall at 11186 Huffman Drive, he built it approximately 3 feet away from land and back filled up to the retaining wall. While Mr. Padgett still owned that property, we were witness to significant land erosion despite the retaining wall. This erosion resulted in large holes reaching halfway to the 1927 structure; more backfill was needed. The current owner would not have knowledge of this, and this information may or may not have any bearing on the application.

Our family has owned the Huffman Drive property since 1981 (39 years). Our father built the family cabin according to regulations and we have consistently followed all Regional District rules. We are quiet and do our best to be good neighbours, including the relationship with Mr. and Mrs. Tschampa. Last year, Mr. Tschampa expressed concerns to us about trees on our property which he felt endangered his cabin. We in turn hired a tree removal service from Prince George to cut down five (5) trees on our property, including those the neighbour had concerns about. Last year my brother also assisted Mr. Tschampa to take down trees on his property; my brother used his vehicle to pull the trees and then assisted with his chain saw to cut the tree in lengths. In the 39 years, this variance matter has resulted in the first disagreement we have ever had with our neighbours.

My family (including my mother, Lisa Schlueter, who is the property owner) is respectfully requesting that the board not grant Mr. and Mrs. Tschampa the easement/variance at this time and that the applicant revise the building plan for this addition in such a manner so that it does not negatively impact any of his neighbours.

Thank you for your consideration.

Sincerely,

Erica, Ed and Lisa Schlueter
11204 Huffman Drive Fort St. James

Email secured by Check Point

From: [Wendy Wainwright](#)
To: [Wendy Wainwright](#)
Subject: FW: Also on the sup? FW: [EXTERNAL]: New online resource marketplace supports BC agri-food sector
Date: Friday, July 10, 2020 1:46:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

From: Tracy Casavant <Tracy@light-house.org>
Date: Monday, July 6, 2020 at 9:51 AM
To: Mark Fisher <mark.fisher@rdbn.bc.ca>
Subject: [EXTERNAL]: New online resource marketplace supports BC agri-food sector

Hello Mark – I knew I forgot something. I was going to see if you could circulate the invitation to register with BizBiz BC, please? There are also 3 industry-focused webinars coming up: Agriculture Jul 16, Construction Jul 29, Forestry & Forest Products Sep 10. I think municipal parks maintenance, highways yards, solid / liquid waste infrastructure, and parks maintenance might also find matches as a 'business'. If we can get enough activity in your region, then that might also provide some seed funding for a broader symbiosis program!



**[New online resource marketplace for BC Businesses.](#)
[Any sector. Any Size.](#)
That makes Circular Sen\$e™!**

The BizBiz BC online resource marketplace will help businesses to reduce costs, increase revenues, increase efficiency and boost environmental performance. Find new homes for wastes or off-spec product, rent equipment in a pinch while waiting for repairs, connect with researchers to help develop new products from your wastes, and much more!

[BizBiz BC](#) is free to register, post, and search!

[Sign-up here!](#)

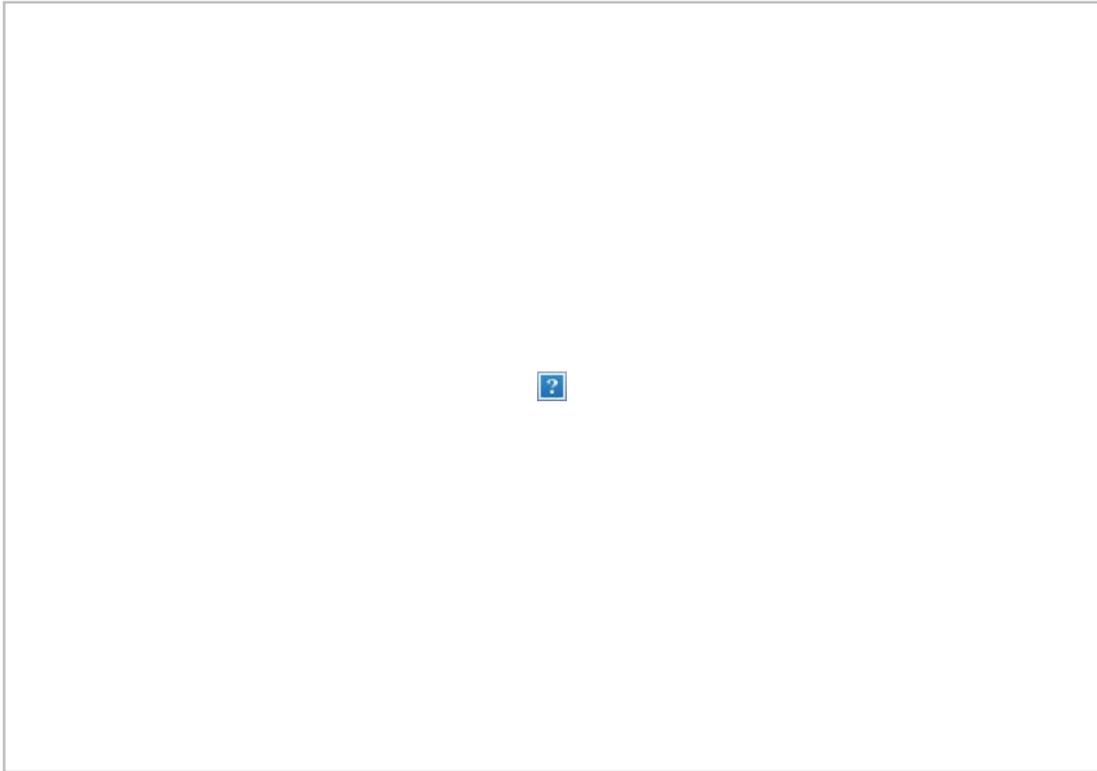
For more information, or to book a demo, email [Hilal Sivas](mailto:Hilal.Sivas).

About BizBiz BC

BizBiz BC uses the BizBiz Share technology, developed in Québec and successfully operating for 5 years. BizBiz Share represents a uniquely Canadian story, emerging as an idea in the oilsands in Alberta, then developing to serve the metals, chemicals, and construction sectors in Montréal. Now, it will also support Light House's CircularSen\$e programs in BC.

We researched around the world. BizBizShare is the only online marketplace capable of complementing the facilitated industrial symbiosis delivered by our National Industrial Symbiosis Program (NISP[®]) Canada. BizBiz Share is FREE to use, and businesses can negotiate, approve transactions, get protection coverage, arrange transportation, and transfer funds directly in the platform.

BizBiz BC will help connect businesses waste, surplus, or underutilized 'haves' and 'wants' with single click financial transactions! That means NISP facilitators can focus on catalysing industrial symbiosis innovation.



Learn More: Circular Sen\$e Sector Webinars

Meet inspirational industry leaders and take a deeper dive into Light House's **Circular Sen\$e** programs, including BizBiz BC.

We will look at the whole value chain - producers, operators, suppliers, researchers, contractors, etc.

[Food & Agriculture Jul. 14](#)

[Construction Jul. 29](#)

[Forestry & Forest Products Sep. 10](#)