



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
AGENDA
Thursday, July 10, 2025**

CALL TO ORDER

First Nations Acknowledgement

AGENDA

SUPPLEMENTARY AGENDA

MINUTES

Board Meeting Minutes - June 19, 2025

Page 5

DELEGATIONS

FIRST NATIONS MAJOR PROJECTS COALITION

**Scott Caven, VP Member & External Relations
Re: Overview**

ELECTORAL AREA PLANNING

Bylaw for First and Second Reading

Danielle Patterson, Senior Planner - Rezoning Application RZ G-01-25 - First and Second Reading for Rezoning Bylaw No. 2075, 2025 - Electoral Area G (Houston/Granisle Rural)

Page 22

Bylaw for First, Second and Third Reading

Danielle Patterson, Senior Planner - Rezoning Application RZ A-01-25 First, Second, and Third Readings for Rezoning Bylaw No. 2079, 2025 - Electoral Area A (Smithers/Telkwa Rural)

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Bylaw for Third Reading

Cameron Kral, Planner - Rezoning Application RZ F-02-25 Third Reading for Rezoning Bylaw No. 2077, 2025 - Electoral Area F (Vanderhoof Rural) Page 47

Other

APC Meeting Minutes - June 2, 2025 - Electoral Area A (Smithers/Telkwa Rural) Page 88

DEVELOPMENT SERVICES

ALR Application

Danielle Patterson, Senior Planner - ALR Subdivision Application No. 1275 - Electoral Area A (Smithers/Telkwa Rural) Page 89

Jason Llewellyn, Director of Planning and Development Services - ALR Exclusion Application No. 1261 - Electoral Area A (Smithers/Telkwa Rural) Page 117

Land Referral

Chloe Taylor, Planning Summer Student - Crown Land Application Referral No. 6406510 - Electoral Area E (Francois/Ootsa Lake Rural) Page 166

Rowan Nagel, GIS/Planning Technician - Crown Land Application Referral No. 7410372 - Electoral Areas D (Fraser Lake Rural) & E (Francois/Ootsa Lake Rural) Page 169

Rowan Nagel, GIS/Planning Technician - Crown Land Application Referrals Nos. 7410368, 7410369, and 7410370 - Electoral Area C (Fort St. James Rural) Page 180

Cameron Kral, Planner - Crown Land Application Referral No. 7410374 - Electoral Area C (Fort St. James Rural) Page 204

Chloe Taylor, Planning Summer Student - Crown Land Application Referral No. 7410376 - Electoral Area F (Vanderhoof Rural) Page 227

Telecommunications Referral

**Jason Llewellyn, Director of Planning and Development - BC Hydro
Telecommunications Towers (Palling, Saranovich, and Walcott areas) Page 229**

Other

**Jason Llewellyn, Director of Planning and Development Services -
BCER Renewables Framework: Policy Intentions Document Page 251**

**Jason Llewellyn, Director of Planning and Development Services -
Letter from the Minister of Housing Page 306**

ADMINISTRATION REPORTS

**John Illes, Chief Finance Officer - Glacier Gulch Regional Service
Bylaw Update Page 311**

**John Illes, Chief Finance Officer - Funding Agreement with Lakes
District Fair Association Page 318**

John Illes, Chief Finance Officer - Disposal of Surplus Skid Steers Page 332

**John Illes, Chief Finance Officer - Updates to the Regional District's
Procurement Policy Page 333**

Jason Blackwell, Regional Fire Chief - Fire Engine Purchase Page 345

**Nellie Davis, Manager of Strategic Initiatives and Rural Services -
FCM Report 'The Future of Rural Canada' Page 348**

ADMINISTRATION CORRESPONDENCE

**Ministry of Transportation and Transit - Highway 16 and Highway 27
Improvement Project Page 349**

Union of BC Municipalities - 2025 NCLGA Resolutions Page 350

SUPPLEMENTARY AGENDA

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

RECEIPT OF VERBAL REPORTS

NEW BUSINESS

IN-CAMERA MOTION

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, June 19, 2025

Directors Present:

Chair Mark Parker
 Gladys Atrill
 Shane Brien
 Martin Elphee
 Judy Greenaway
 Clint Lambert
 Linda McGuire
 Shirley Moon
 Kevin Moutray
 Chris Newell
 Michael Riis-Christianson
 Stoney Stoltenberg
 Sarrah Storey
 Henry Wiebe

Director Absent:

Leroy Dekens, Village of Telkwa

Staff:

Curtis Helgesen, Chief Administrative Officer
 Cheryl Anderson, Director of Corporate Services
 John Iles, Chief Financial Officer
 Nellie Davis, Manager of Strategic Initiatives and Rural Services –
 arrived at 12:48 p.m., left at 1:14 p.m.
 Jason Llewellyn, Director of Planning and Development Services
 Amy Wainwright, Deputy Director of Planning and Development
 Services
 Wendy Wainwright, Deputy Director of Corporate Services
 Scott Zayac, Director of Protective Services – arrived at 10:44 a.m.

CALL TO ORDER

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

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

2025-10-01

Moved by Director Stoltenberg

Seconded by Director Greenaway

That the Board Meeting Agenda of June 19, 2025 be approved; and further, that the Supplementary Agenda be dealt with at this meeting.

Carried

MINUTES

Board Meeting Minutes - June 5, 2025

2025-10-02

Moved by Director Stoltenberg

Seconded by Director Storey

That the Board Meeting Minutes of June 5, 2025 be approved.

Carried

Board Meeting Minutes - May 22, 2025

2025-10-03

Moved by Director Moon

Seconded by Director McGuire

That the Board Meeting Minutes of May 22, 2025 be approved.

Carried

Committee of the Whole Meeting Minutes - June 5, 2025

2025-10-04

Moved by Director Stoltenberg

Seconded by Director McGuire

That the Board receive the Committee of the Whole Meeting Minutes for June 5, 2025.

Carried

Rural Services Committee Meeting Minutes - June 5, 2025

2025-10-05

Moved by Director Riis-Christianson

Seconded by Director Moon

That the Board receive the Rural Services Committee Meeting Minutes for June 5, 2025.

Carried

ELECTORAL AREA PLANNING

Applications

Cameron Kral, Planner - Rezoning Application F-02-25 - 1st and 2nd Reading, Bylaw No. 2077 - Electoral Area F (Vanderhoof Rural)

2025-10-06

Moved by Director Moon

Seconded by Director Stoltenberg

1. That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025 be given first and second reading this 19th day of June, 2025 and subsequently be taken to Public Hearing.
2. That the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025 be delegated to the Director or Alternate Director for Electoral Area F.

Carried

Cameron Kral, Planner - Development Variance Permit F-01-25 - Electoral Area F (Vanderhoof Rural)

2025-10-07

Moved by Director Moon

Seconded by Director Moutray

1. That the Board approve Development Variance Permit F-01-25 for the property located at 6900 and 7000 Teichroeb Road to vary the following section of Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020:
 - Section 24.0.5.2(a) by reducing the minimum setback of a building used for Intensive Agriculture from a Parcel Line from 60 metres to 21.0 m for the existing Abattoir.

2. That the Board direct staff to issue Development Variance Permit F-01-25 subject to adoption of Rezoning Bylaw No. 2077, 2025 by the Board.

Carried

Other

Deneve Vanderwolf, Planning Technician - Advisory Planning Commission Member Appointment - Electoral Area G (Houston/Granisle Rural)

2025-10-08

Moved by Director Newell

Seconded by Director Lambert

That the Board remove Carol Gibson and appoint Jennifer Williams to the Advisory Planning Commission for Electoral Area G (Houston/Granisle Rural).

Carried

DEVELOPMENT SERVICES

ALR Application

Cameron Kral, Planner - ALR Non-Farm Use (Removal of Soil) Application No. 1277 - Electoral Area A (Smithers/Telkwa Rural)

2025-10-09

Moved by Director Stoltenberg

Seconded by Director Greenaway

- 1) That Agricultural Land Reserve Non-Adhering Residential Use Application No. 1277 be recommended to the Agricultural Land Commission for approval. Further, that the ALC ensure appropriate remediation throughout the life of the proposed Non-Farm Use.
- 2) That the ALC and the Ministry of Mining and Critical Minerals be requested to ensure an adequate vegetation buffer is maintained around the perimeter of the site and any sensitive ecosystems along Driftwood Creek are preserved.

Opposed: Director Atrill

Carried

Other

Jason Llewellyn, Director of Planning and Development - Letter from the Minister of Housing

2025-10-10

Moved by Director Stoltenberg

Seconded by Director Lambert

That the Board receive the letter from the Minister of Housing and Municipal Affairs regarding the Implementation of the Small-Scale Multi-Unit Housing (SSMUH) requirements.

Carried

Referrals

Cameron Kral, Planner - HBM Mountain Biking Referral - Electoral Area A (Smithers/Telkwa Rural)

2025-10-11

Moved by Director Stoltenberg

Seconded by Director Atrill

That the comment sheet be provided to the Province as the Regional District's comments on Hudson Bay Mountain Resort's Draft Mountain Bike Development Plan.

Carried

Rowan Nagel, GIS/Planning Technician - Crown Land Application Referral No. 7410371 - Electoral Areas D (Fraser Lake Rural) and E (Francois/Ootsa Lake Rural)

2025-10-12

Moved by Director Storey

Seconded by Director Riis-Christianson

That the comment sheet be provided to the Province as the Regional District's comments on Crown Land Application No. 7410371.

Opposed: Directors Greenaway, Lambert, Newell, Stoltenberg

Carried

BYLAW ENFORCEMENT

Jason Lewellyn, Director of Planning and Development Services - Bylaw Notice Enforcement Bylaw Adoption Report

2025-10-13

Moved by Director Stoltenberg
Seconded by Director Storey

That Regional District of Bulkley-Nechako Bylaw Notice Enforcement Bylaw No. 2041, 2025 be adopted this 19th day of June, 2025.

Opposed: Director Lambert

Carried

Jason Llewellyn, Director of Planning and Development Services - Bylaw Enforcement Policy

2025-10-14

Moved by Director Atrill
Seconded by Director Greenaway

That the Board approve the Bylaw Enforcement Policy.

Opposed: Director Lambert

Carried

PARKS AND TRAILS

Maria Sandberg, Planning and Parks Coordinator - Ridler Trail Authorization - Electoral Area B (Burns Lake Rural)

2025-10-15

Moved by Director Riis-Christianson
Seconded by Director Wiebe

That the Board endorse the RDBN's submission of an application for Construction or Maintenance of Trails or Recreation Facilities on Crown Land to Recreation Sites and Trails BC for the Ridler Trail.

Carried

ADMINISTRATION REPORTS

Wendy Wainwright, Deputy Director of Corporate Services - Committee Meeting Recommendations - June 5, 2025

2025-10-16

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Board approve the June 5, 2025 Committee Recommendation 1 as written.

Rural Services Committee – June 5, 2025

Recommendation 1:

Re: Rural Community Hall Support

That the Board invite the leaders of the region's Community Halls to a brainstorming session to discuss ideas and possible support for the halls.

Carried

Cheryl Anderson, Director of Corporate Services - 2025 UBCM Minister Meeting Requests

2025-10-17

Moved by Director Storey

Seconded by Director Stoltenberg

That the Board request the Minister Meetings outlined in the Director of Corporate Services' Union of BC Municipalities - Minister Meeting Requests memorandum during the 2025 UBCM Convention as amended.

Carried

The following was discussed:

Minister Meetings

1. Minister of Post-Secondary Education and Future Skills
 - CNC did not receive funding for the Care Aid to Licensed Practical Nurse Program
 - Education where you live – better employee retention
2. Minister of Health
 - CNC did not receive funding for the Care Aid to Licensed Practical Nurse Program
 - Education where you live – better employee retention
 - Emergency Room Closures
 - Determine if ER closures have occurred in more than one hospital in the region at the same time
 - Volunteerism – funding for volunteers (Designate a Ministry to oversee)
 - Retention and Recruitment of Medical Professionals

3. Minister of Water, Lands and Resource Stewardship
 - Withdrawal of funding for the Nechako White Sturgeon Program
 - Water storage and artificial beaver dams
 - Dam maintenance and funding on private property
4. Minister of Environment and Parks
 - Illegal Dumping
 - Invasive Weeds
 - Drought Conditions create more invasive weed issues
 - Wind farms and cumulative impacts
5. Minister of Agriculture and Land
 - Veterinarian shortage update
 - Invasive weeds
 - ALR
 - Water Storage
6. Minister of Indigenous Relations and Reconciliation
 - Nechako River MOU
7. Ministry of Energy and Climate Solutions
 - Wind farms and cumulative impacts
 - Pacific Northern Gas Rate Increase 2025-2027
 - Advocate for funding for rebate programs for high efficient furnaces
8. Premier
 - Nechako River MOU
9. Ministry of Emergency Management and Climate Readiness
 - Emergency and Disaster Management Act working group process
10. Ministry of State for Local Governments and Rural Communities/ Minister of Housing and Municipal Affairs
 - Three RDBN top priorities of regional concern.

Advocacy Letters

Ministry of State for Local Governments and Rural Communities

- Write a letter regarding UBCM meetings being released days prior to the start of the Conference
- Require meeting dates and times at minimum 2-3 weeks prior to the Conference start

Minister of Forests

- Dugouts for cattle on Range Lands
- Resource Roads maintenance and values

Minister of Tourism, Arts, Culture and Sport

- Library Funding

Minister of Social Development and Poverty Reduction

- Gaming grants for Community Halls

Minister of Mining and Critical Minerals

- Mineral Titles staking and permitting system.

Break for Lunch at 12:04 p.m.

Reconvened at 12:48 p.m.

John Illes, Chief Financial Officer - Statement of Financial Information

2025-10-18

Moved by Director Riis-Christianson

Seconded by Director Greenaway

That the Board of Directors approve the 2024 Statement of Financial Information. That the Chair and Chief Financial Officer be authorized to sign the SOFI report approving the statements and schedule of financial information.

Carried

John Illes, Chief Financial Officer - Investment in MFA's Diversified Multi- Asset Class Fund

2025-10-19

Moved by Director Stoltenberg

Seconded by Director Storey

That the Board endorse the 'designation' of \$4,000,000 of funds as long-term and suitable for long-term investment.

And that the Board support investment of long-term funds into MFA's Diversified Multi- asset Class Fund.

Opposed: Directors Greenaway, Lambert, Newell, Moon

Carried

Nellie Davis, Manager of Strategic Initiatives and Rural Services - Grant in Aid - Paul Lychak (Evelyn) Community Hall

2025-10-20

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Board approve a grant of \$10,000 to the Paul Lychak (Evelyn) Community Hall for a door replacement project from Electoral Area A (Smithers/Telkwa Rural) allocation of Regional Grant in Aid.

Carried

Nellie Davis, Manager of Strategic Initiatives and Rural Services-Grant in Aid – Royal Canadian Legion, Pleasant Valley Branch 249

2025-10-21

Moved by Director Newell

Seconded by Director McGuire

That the Board approve a grant of \$9,345 to the Royal Canadian Legion, Pleasant Valley Branch 249, for a hot water system replacement project from Electoral Area G (Houston/Granisle Rural) allocation of Regional Grant in Aid.

Carried

SUPPLEMENTARY AGENDA

ADMINISTRATION REPORTS

Nellie Davis, Manager of Strategic Initiatives and Rural Services – Grant in Aid – Chinook Emergency Response Society

2025-10-22

Moved by Director Lambert

Seconded by Director Riis-Christianson

That the Board approve a grant of \$15,000 to the Chinook Emergency Response Society for a volunteer training and PPE project from Electoral Area E (Francois/Ootsa Lake Rural) allocation of Regional Grant in Aid.

Carried

Nellie Davis, Manager of Strategic Initiatives and Rural Services – Grant in Aid –Round Lake Community Hall Association

2025-10-23

Moved by Director Stoltenberg

Seconded by Director Atrill

That the Board approve a grant of \$86,750 to the Round Lake Community Hall Association for an exterior renovation project from Electoral Area A (Smithers/Telkwa Rural) allocation of Regional Grant in Aid.

Carried

Director Riis-Christanson removed himself from the meeting at 1:11 p.m. due to a conflict of interest because he is a member on the Lakes District Senior Citizen Housing Association Board of Directors.

Shari Janzen, Community Development Coordinator – Letter of Support Request

2025-10-24

Moved by Director Storey

Seconded by Director Stoltenberg

That the Board provide a letter to the Lakes District Senior Citizen Housing Association to support its application to the BC Housing Community Housing Fund for the planning phase of a new seniors housing development in Burns Lake.

Carried

Director Riis-Christanson returned at 1:12 p.m.

Nellie Davis, Manager of Strategic Initiatives and Rural Services – Northern BC Supply Chain Forum Seeking Input

2025-10-25

Moved by Director Stoltenberg

Seconded by Director Lambert

That the Board receive the Manager of Strategic Initiatives and Rural Services' Northern BC Supply Chain Forum Seeking input memorandum.

Carried

Cameron Hart, Community Development Coordinator - 2024 Annual Report

2025-10-26

Moved by Director Storey

Seconded by Director Atrill

That the Board approve the Regional District of Bulkley Nechako 2024 Annual Report.

Carried

Jason Blackwell, Regional Fire Chief - Cluculz Lake Fire Services Agreement

2025-10-27

Moved by Director Moon

Seconded by Director Moutray

That the Board renew the Fire Services Agreement with the Cluculz Lake Volunteer Fire Department for a five-year term ending on June 30, 2030.

Carried

Cheryl Anderson, Director of Corporate Services - Electronic Meeting Policy Review

2025-10-28

Moved by Director Stoltenberg

Seconded by Director Storey

That the Board receive the Director of Corporate Services' Electronic Meeting Policy Review.

Carried

Cheryl Anderson, Director of Corporate Services-Item to be brought forward to the public agenda from In-Camera Meeting – Emergency Operations Centre On Call Policy

2025-10-29

Moved by Director Stoltenberg

Seconded by Director Greenaway

That the Board receive the Director of Corporate Services' Item to be brought forward to the public agenda from In-Camera Meeting - Emergency Operations Centre On Call Policy memorandum.

Carried

John Illes, Chief Financial Officer - Financial Procedure – Incidental Expenses

2025-10-30

Moved by Director Atrill

Seconded by Director Stoltenberg

That the Board receive the Chief Financial Officer's Financial Procedure - Incidental Expenses memorandum.

Carried

John Illes, Chief Financial Officer -Local Government Climate Action Program (LGCAP)

2025-10-31

Moved by Director Storey

Seconded by Director Stoltenberg

That the Board receive the Chief Financial Officer's Local Government Climate Action Program (LGCAP) memorandum.

Carried

Scott Zayac, Director of Protective Services - Cooperative Community Wildfire Response Organization - Program Update

2025-10-32

Moved by Director Lambert

Seconded by Director Stoltenberg

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

Carried

ADMINISTRATION CORRESPONDENCE

Planning Institute of BC (PIBC) - 2025 PIBC Awards for Excellence in Planning

2025-10-33

Moved by Director Storey

Seconded by Director Stoltenberg

That the Board receive the correspondence from the Planning Institute of BC (PIBC) regarding the 2025 PIBC Awards for Excellence in Planning.

Carried

The Board expressed their appreciation to Jason Llewellyn, Director of Planning and Development Services for receiving the 2025 PIBC Award for Excellence in Planning for the Cycle 16 Trail Project.

Plasma for Northern BC - Our Blood Counts - Support of a Blood Plasma Donor Centre in Northern BC

2025-10-34

Moved by Director Storey

Seconded by Director Riis-Christianson

That the Board receive the correspondence from Northern BC - Our Blood Counts regarding Support of a Blood Plasma Donor Centre in Northern BC.

Carried

Plasma for Northern BC - Our Blood Counts - Support of a Blood Plasma Donor Centre in Northern BC

2025-10-35

Moved by Director Riis-Christianson

Seconded by Director Storey

That the Board pass the resolution included in the correspondence from Plasma for Northern BC – Our Blood Counts – Support of a Blood Plasma Donor Centre in Northern BC.

Carried

IN-CAMERA MOTION

2025-10-36

Moved by Director Storey

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
- First Nations Relations.

Carried

Recessed for In-Camera Meeting at 1:52 p.m.

Reconvened at 2:23 p.m.

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

Electoral Area G (Houston/Granisle Rural)

Director Newell attended the Keeping it Rural Conference in Kelowna June 10 -12, 2025.

Electoral Area C (Fort St. James Rural)

Director Greenaway shared the following:

- Attended a two-day seminar hosted by the Nak'azdli Whut'en and RCMP Indigenous Services.
- Attended Regional District Legislative Reform meetings
- Thanked Director Elphee for including her in the District of Fort St. James separate meetings with CityWest and John Rustad, MLA Nechako Lakes.

Electoral Area E (Francois/Ootsa Lake Rural)

Director Lambert commented he attended the following events and meetings:

- Lawn mower races on the Southside of Francois Lake on June 14th
- BC Cattlemen's Associations Forest Practices Advisory Council meeting in Victoria with the Honourable Ravi Parmar, Minister of Forests
- BC Cattlemen's Association AGM in Cranbrook.

Village of Burns Lake

Director Wiebe noted the following:

- Two of the newest physicians in Burns Lake have transferred to the Fraser Lake Medical Center
- Installing services in Village Heights in July which will open the area for development.

Village of Granisle

Director McGuire invited the Board to attend the ribbon cutting at the Municipal Campground on June 24th at 2 p.m. to celebrate the improvements that were made to the campground.

Director McGuire also noted the following:

- Father's Day Fishing Derby was successful
- Paving is moving forward with funding from RBA
- Work is moving forward at the north end of the mall that will allow for commercial space for business opportunities in the community
- An update regarding an incident that took place three years ago wherein an Ambulance had been stolen from the community.

Village of Fraser Lake

Director Storey invited everyone to attend Indigenous People's Day in Fraser Lake being hosted jointly with Stelat'en First Nation. She indicated there will be an announcement at approximately 10:20 a.m.

Director Storey mentioned that Fraser Lake had a successful Father's Day Fishing Derby and they are also undergoing a sewer and waterline upgrade project as well as completing phase two of the arena update.

District of Fort St. James

Director Elphee provided an update regarding:

- Meeting with CityWest
- Meeting with John Rustad, MLA Nechako Lakes
- Attended the Nechako Watershed Roundtable, Fraser Basin Council in partnership with Nak'azli Whut'en Spring Technical Meeting.

District of Vanderhoof

Director Moutray announced the following:

- Indigenous People's Day will be held in the community on June 20th
- Pump (Skateboard) Park construction is underway
- Contract has been awarded for the major sewer project that will go under the Nechako River.

Electoral Area B (Burns Lake Rural)

Director Riis-Christianson and CFO Illes met with CityWest last week and CityWest is planning to attend a Board meeting in September 2025.

Electoral Area A (Smithers/Telkwa Rural)

Director Stoltenberg commented that he attended the Father's Day Fishing Derby at Tyhee Lake. He also spoke of the work being done at the Round Lake and Evelyn Halls.

Electoral Area F (Vanderhoof Rural)

Director Moon shared the following:

- attended the Tri-Community meeting with Fraser Lake, Vanderhoof, and Fort St. James.
- Met with the District of Vanderhoof and thanked the District for the invitation.
- Attended the Nechako Round Table Spring Technical meeting in Fort St. James
- Provided Grant in Aid support to the Vanderhoof 4H to conduct a clean up of illegal dump sites in the Cluculz Lake area.

District of Houston

Director Brienen announced that the District of Houston Tourism has completed its rebranding project with a new brochure and new videos on the visithoustonbc.com website. He also met with CityWest and attended a BC Hydro Open house regarding the North Coast Transmission Line Project.

Director Brienen mentioned that Indigenous People's day is taking place today in Houston as well as a Town Hall meeting will be held this evening.

Chair Parker – Update

Chair Parker provided the following update:

- Met with the CAOs and Chairs from the Regional District of Fraser-Fort George and Cariboo Regional District
- Attended the White Sturgeon Freshwater Release on June 13th in Vanderhoof
- Attended the Tri-Community meeting and spoke of the benefit of the meeting
- Will be attending the Indigenous People's Day in Fraser Lake on June 20th.

Chair Parker congratulated CAO Helgesen for receiving the LGMA Distinguished Member Award at the LGMA Conference in Kelowna June 10-12th.

RECEIPT OF VERBAL REPORTS

2025-10-37

Moved By Director Stoltenberg

Seconded By Director Moon

That the Board receive the various Directors' verbal reports.

Carried

ADJOURNMENT

2025-10-38

Moved By Director Newell

Seconded By Director Greenaway

That the meeting be adjourned at 2:42 p.m.

Carried

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Danielle Patterson, Senior Planner

Date: July 10, 2025

Subject: **Rezoning Application RZ G-01-25**
First and Second Reading for Rezoning Bylaw No. 2075, 2025

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

1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2075, 2025" be given first and second reading.
2. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2075, 2025" be delegated to the Director or Alternate Director for Electoral Area G (Houston/Granisle Rural).

EXECUTIVE SUMMARY

The Topley Volunteer Fire Department (TVFD) submitted a rezoning application requesting the removal of the General Commercial Zone (C1) from a portion of the subject property and requesting a text amendment to permit Emergency and Health Service use on the subject property. The purpose of the application is to allow the property to be used for TVFD training space and equipment storage. The lands are owned by the Province and the TVFD has a 20-year lease agreement and approved management plan with the Province for the proposed use.

The proposal aligns with Houston, Topley, Granisle Rural Official Community Plan, Bylaw No. 1622, 2011 and is supported by the RDBN Regional Fire Chief. The location of the parcel across from the existing fire hall and near Highway 16 provides strategic emergency service access in Topley while also ensuring the parcel remains zoned for a range of Tourist Commercial uses in the future. Given this, planning staff anticipate the rezoning would provide a net benefit to the community of Topley. Planning staff recommend Bylaw No. 2075, 2025 receive first and second readings and subsequently be taken to Public Hearing.

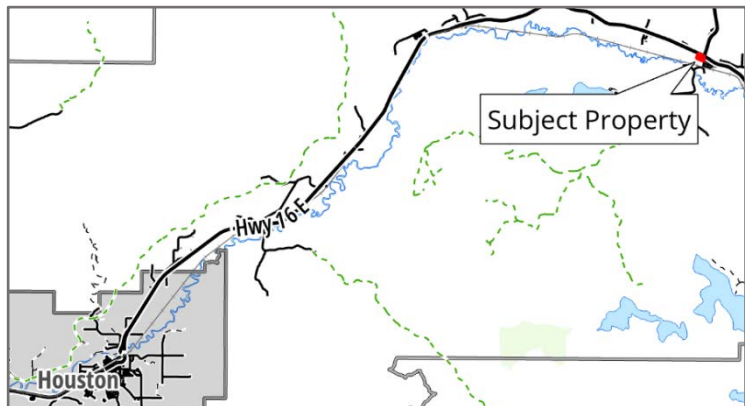
Pursuant to Section 52(3)(a) of the *Transportation Act*, the proposed bylaw requires approval from the Ministry of Transportation and Transit after third reading and prior to adoption as the property is within 800 m of a controlled access intersection on Highway 16. Pursuant to the *Environmental Management Act's Contaminated Sites Regulation* the proposed bylaw requires an approved certification document or a release notice prior to adoption.

APPLICATION SUMMARY

- Name of Agent / Owner:** Glen Kelly, Agent, Topley Fire Protection Society (DBA Topley Volunteer Fire Department)/Province of BC (owner)
- Electoral Area:** Electoral Area G (Houston/Granisle Rural)
- Subject Properties:** **14523 & 14587 Sunset Lake Road**, legally described as Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857 Except Plans 5222 and 8353 (PID 004-678-524)
- Property Size:** Approximately 3.15 ha (7.78 ac)
- OCP Designation:** **14523 Sunset Lake Road:** Civic/Institutional (CI) pursuant to "Houston, Topley, Granisle Rural Official Community Plan, Bylaw No. 1622, 2011" (the OCP).
All other lands on parcel: Commercial (C) in the OCP.
- Zoning:** **14523 Sunset Lake Road:** Civic/Institutional (P1) pursuant to "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw).
14587 Sunset Lake Road: General Commercial (C1) Zone.
All other lands on parcel: Tourist Commercial (C3) Zone.
- Existing Land Uses:** Fire equipment storage (14523 Sunset Lake Road only)
- Location:** Approximately 30 km northwest of the District of Houston, in the community of Topley. The subject property is at the intersection of Sunset Lake Road and Highway 16 across from the existing TVFD building (see overview and subject property maps).

Proposal:

The existing Topley Fire Hall is located at 21628 Topley Post Office Road, directly across the highway from the subject property. According to the applicant, the existing Topley Fire Hall has size limitations, resulting in a need for additional storage and training space.



The old Topley Fire Hall building on the subject property was built in 1995 and the 297.3 m² quonset hut was built in 1975. The TVFD wants to use the buildings for storage and the open area for training.

The Topley Volunteer Fire Department (TVFD) has a 20 year lease with the Province to use the subject property for TVFD equipment storage and training exercises. The TVFD's lease agreement with the Province does not allow the TVFD to build new structures.

The RDBN Zoning Bylaw defines these uses as Emergency and Health Service Use. The subject property currently has three zones: the General Commercial (C1) Zone (shown in yellow), the Tourist Commercial (C3) Zone (shown in orange), and the Civic/Insttutional (P1) Zone (shown in dark green).



Given that these three zones do not permit Emergency and Health Service use, the TVFD is submitting a rezoning application, requesting the following amendments to the Zoning Bylaw to permit propsoed TVFD uses:

1. Remove the C1 Zone from the subject property and replace it with the C3 Zone, to simplify overall zoning.
2. Add text amendments to the C3 and P1 zones to permit Emergency and Health Service use on the subject property.

DISCUSSION:

Official Community Plan (OCP)

Approximately 97 per cent of the subject property is designated Commercial (C) Under the OCP, and approximately three per cent (the old Topley Fire Hall site) is designated Civic/Institutional (CI). The OCP allows fire halls in all designations.

Section 2.3.1 of the OCP also contains the following Topley-specific goals.

"Topley has the following goals that are in addition to the general plan goals.

- (1) To provide appropriate opportunities for local employment within the community.*
- (2) To encourage the establishment of local service businesses in the community.*
- (3) To improve the aesthetic appearance of the community."*

Existing and Proposed Zoning

Currently the subject property has three zones, described as follows (see Attachments for Zone text).

- Approximately 94 per cent of the property is zoned Tourist Commercial (C3).
- Approximately three per cent of the property is zoned Civic/Institutional (P1) (the old fire hall site at 14523 Sunset Lake Rd).

- Approximately three per cent of the property is zoned General Commercial (C1) (the Quonset hut site at 14587 Sunset Lake Rd).

The applicant is requesting to remove the C1 zone that covers three per cent of the parcel and replace it with the C3 Zone, so the property would have two zones instead of three. Additionally, the applicant is requesting text amendments to the C3 and P1 Zones to permit Emergency and Health Service use on the subject property.

Site Contamination - Release

The subject property has a history of automotive salvage and wreckage use. Under the *Environmental Management Act's Contaminated Sites Regulation* automotive salvage and wreckage uses are listed as Schedule 2 uses (contaminated sites). As required pursuant to the *Contaminated Site Regulation*, a Site Disclosure Statement was submitted and accepted by the Ministry of Environment and Parks (MoEP) as completed. The RDBN can begin the rezoning process but cannot "approve" (adopt) the rezoning proposal until either a certification document or a release notice for the property has been accepted by MoEP.



Staff Comments

The location of the parcel across from the existing fire hall and near Highway 16 provides strategic emergency service access in Topley while also ensuring the parcel remains zoned for a range of Tourist Commercial uses in the future. Given this, planning staff anticipate the rezoning would provide a net benefit to the community of Topley. Planning staff recommend Bylaw No. 2075, 2025 receive first and second readings and subsequently be taken to Public Hearing.

REFERRAL RESPONSES

A letter from Chief Maureen Luggi of **Wet'suwet'en First Nation** dated April 16, 2025 states, "*Wet'suwet'en First Nation has not identified any unacceptable impacts that the development as presented would have on our Indigenous rights and title*" (see Attachments for letter).

The **District of Houston** stated they have no concerns.

The **Ministry of Transportation and Transit (MoTT)** stated via email, "*The Ministry sees no impact to our infrastructure. Pursuant to section 52(3)(a) of the Transportation Act, the Ministry of Transportation and Infrastructure is prepared to endorse the Bylaw after its third reading*". In previous communications, MoTT confirmed the proposed use requires the TVFD to apply for a highway access permit.

At their April 8, 2025 meeting, the **Electoral Area G Advisory Planning Commission** unanimously supported the proposal.

The **RDBN Regional Fire Chief** is supportive of this proposal.

No referral responses were received from Witsset First Nation, the Office of the Wet'suwet'en or the Village of Granisle at the time of the writing of this report.

ATTACHMENTS:

- Bylaw No. 2075, 2025
- Letter from Chief Maureen Luggi
- APC Minutes
- C1, C3 and P1 Zones

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. 2075

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:

1. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the portion of the following lands zoned "General Commercial Zone (C1)" be rezoned to the "Tourist Commercial Zone (C3)".

Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857, Except Plans 5222 and 8353 as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

2. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended by adding the following to Section 20.0.1.1. Permitted Uses in the "Tourist Commercial Zone (C3)":

"h) Emergency and Health Service only on the Parcel legally described as Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857, Except Plans 5222 and 8353".

3. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended by adding the following to Section 25.0.1.1. Permitted Uses in the "Civic/Institutional Zone (P1)":

"g) Emergency and Health Service only on the Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857, Except Plans 5222 and 8353".

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2075, 2025".

READ A FIRST TIME this _____ day of _____ 2025.

READ A SECOND TIME this _____ day of _____ 2025.

PUBLIC HEARING HELD this _____ day of _____ 2025.

READ A THIRD TIME this _____ day of _____ 2025.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2075, 2025".

DATED AT BURNS LAKE this _____ day of _____ 2025.

Corporate Administrator

ADOPTED this ____ day of _____.

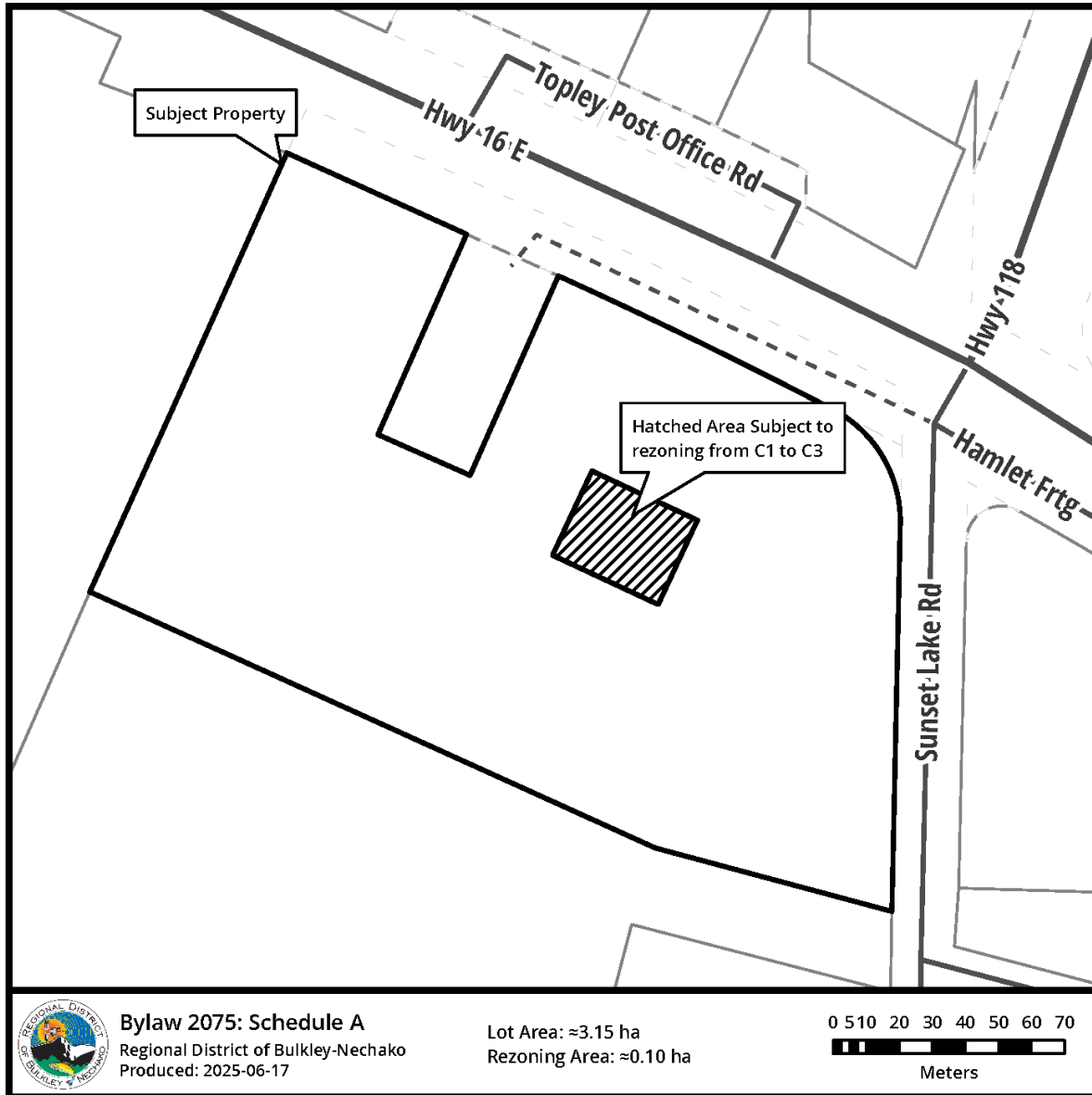
Approved pursuant to section 52(3)(a) of the *Transportation Act*
this ____ day of _____, 20 ____

for Minister of Transportation & Transit

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2075



The portion of the lands legally described as Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857 Except Plans 5222 and 8353, be rezoned from "General Commercial Zone (C1)" to the "Tourist Commercial Zone (C3)".

I hereby certify that this is Schedule "A" of Bylaw No. 2075, 2025.

Corporate Administrator



April 16, 2025

Regional District of Bulkley Nechako Via electronic mail to: danielle.patterson@rdbn.ca
37 3rd Ave.
PO Box 820
Burns Lake, BC V0J 1E0

Attn: Danielle Patterson, Senior Planner

Dear Danielle Patterson:

Re: RDBN Zoning Amendment Application RZ G-01-25.

With respect to the above project, although our review has been constrained by time and insufficient technical resources, the Wet'suwet'en First Nation has not identified any unacceptable impacts that the development as presented would have on our Indigenous rights and title.

Please contact us if you have any questions.

Respectfully,
WET'SUWET'EN FIRST NATION

A handwritten signature in blue ink that reads "M Luggi".

MAUREEN LUGGI
Chief

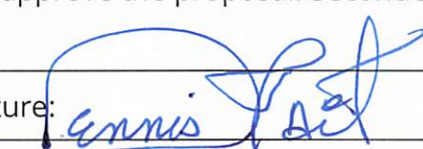


Wet'suwet'en First Nation

Box 760, Burns Lake,
British Columbia V0J 1E0

Phone: (250) 698-7307 | Fax: (250) 698-7480
Email: chief@wetsutweten.net

Advisory Planning Commission Meeting Minutes

Electoral Area G	Meeting Date: April 8, 7:00 pm	Meeting Location: Zoom
Attendance		
<u>APC Members</u>		<u>Electoral Area Director</u>
<input checked="" type="checkbox"/> Mary Robinson		<input checked="" type="checkbox"/> Director Chris Newell (arrived at 7:12 pm due to technical difficulties).
<input checked="" type="checkbox"/> Tom Euverman		
<input checked="" type="checkbox"/> Dennis Tait		<u>Other Attendees</u>
		<input checked="" type="checkbox"/> Danielle Patterson, Senior Planner (notetaker)
		<input checked="" type="checkbox"/> Rowan Nagel, GIS/Planning Technician
Chairperson: Mary Robinson		Secretary: Dennis Tait
Call to Order: 7:02 pm		
Additions to the Agenda		
<u>Appointment of Secretary</u>		
<ul style="list-style-type: none"> - Tom Euverman motioned to appoint Dennis Tait as Secretary. Seconded by Mary Robinson. - Discussion: Danielle Patterson stated staff can assist with notetaking at meetings and the Secretary is responsible for the Secretary duties. - M. Robinson: All in favour? Yes. Carried. 		
<u>Official Community Plan Update</u>		
<ul style="list-style-type: none"> - D. Patterson provided a brief update: <ul style="list-style-type: none"> o The Board approved work on the Area G OCP and a work plan. o Estimated to take 12-18 months. o Parks and Planning Coordinator to arrange in-person meetings with APC. 		
Application RZ G-01-25		
<ul style="list-style-type: none"> - T. Euverman motioned that a recommendation be made to the Board to approve the application. Seconded by M. Robinson. All were in favour? Yes. Carried. 		
Application RDBN 01-25		
<ul style="list-style-type: none"> - General discussion held. APC members asked setbacks and elevation questions. Rowan Nagel provided information/screen shared map imagery. - R. Nagel stated without zoning in place, the current uses are allowed. - D. Patterson answered questions about referral processes. - D. Tait asked how the property was mistaken for DoH land. R. Nagel clarified there was a jurisdiction roll coding error, likely caused by the DoH owning the property. It is now corrected. 		
M. Robinson motioned to recommend the Board approve the proposal. Seconded by D. Tait. M. Robinson: All in favour? Yes. Carried.		
Meeting Adjourned at 7:23 pm	Secretary Signature: 	

Proposal: to remove this zone from the subject property (covers ~ 3% of the subject property)

SECTION 18.0 - GENERAL COMMERCIAL ZONE (C1)

18.0.1 Permitted Uses

1. Principal Uses
 - a) Agricultural Feed Store
 - b) Clubhouse
 - c) Community Recreation
 - d) Convenience Retail Store
 - e) Farmers' Market
 - f) Hotel
 - g) Licensed Establishment
 - h) Light Equipment Repair and Sales
 - i) Office
 - j) Personal Service
 - k) Restaurant
 - l) Retail Store
 - m) Service Station
 - n) Veterinary Clinic
2. Secondary Uses
 - a. Dwelling Unit in a building containing a Principal Use

18.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

18.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2,000 square metres (21,529 square feet).

18.0.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

18.0.5 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 6 metres (19.68 feet) from the Rear Parcel Line;
 - b) 3 metres (9.84 feet) from the Parcel Line which abuts a Lane;
 - c) Where there is no developed rear Lane 5 metres (16.4 feet) from one Side Parcel Line;
 - d) where the Parcel abuts a Residential Zone, 6 metres (19.68 feet) from that Parcel Line;
 - e) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway.

SECTION 20.0 - TOURIST COMMERCIAL ZONE (C3)20.0.1 Permitted Uses1. Principal Uses

- a) Campground
- b) Hotel
- c) Marina
- d) Outdoor Recreation
- e) Primitive Campground
- f) Restaurant
- g) Single Family Dwelling
- h) Proposal to add text stating "Emergency and Health Service Use is permitted on the Parcel legally described as legally described as Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857 Except Plans 5222 and 8353."

2. Secondary Uses

- a) Convenience Retail Store
- b) Licensed Establishment
- c) Recreational Vehicle Storage

20.0.2 Density

- 1. The combined maximum number of Sleeping Units in a Hotel, and sites for Cabins, Camping Vehicles and tents in a Campground or Primitive Campground is 25 per hectare.
- 2. Not more than one Single Family Dwelling shall be located on a Parcel.

20.0.3 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres).

20.0.4 Setback

- 1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of a Parcel Line.

SECTION 25.0 - CIVIC/INSTITUTIONAL ZONE (P1)25.0.1 Permitted Uses

1. Principal Uses
 - a) Clubhouse
 - b) Community Care Facility
 - c) Community Recreation
 - d) Farmers' Market
 - e) Institutional
 - f) Utility
 - g) Proposal to add text stating "Emergency and Health Service Use is permitted on on the Parcel legally described as legally described as Lot 7, District Lot 2623, Range 5, Coast District, Plan 4857 Except Plans 5222 and 8353."
2. Secondary Uses
 - a) Dwelling Unit in a building containing a Principal Use
 - b) Single Family Dwelling
 - c) Primitive Campground only in association with activities or events occurring on a Parcel where Clubhouse or Community Recreation is a Principal Use.

25.0.2 Density

1. Not more than two Dwelling Units shall be located on a Parcel.

25.0.3 Parcel Area

The minimum Parcel area that may be created by subdivision is as follows:

1. 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
2. 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

25.0.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

25.0.5 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
 - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Danielle Patterson, Senior Planner

Date: July 10, 2025

Subject: **Rezoning Application RZ A-01-25**
First, Second, and Third Readings for Rezoning Bylaw No. 2079, 2025

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

That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2079, 2025" be given first, second, and third readings.

BACKGROUND

The applicant is requesting to rezone the subject property from the Rural Residential Zone (R6) to the Small Holdings Zone (H1). The purpose of the request is to permit a second Single Family Dwelling (subject to a 600m² maximum Total Floor Area for the dwelling units) and to permit Agriculture as a Principal Use on the subject property.

Pursuant to Section 464(3) of the *Local Government Act* (LGA) a public hearing is prohibited for this rezoning. Notice of first reading has been provided in the local newspaper and to adjacent property owners and tenants as required. Any written comment received will be provided in the supplemental agenda.

The proposal is consistent with the Official Community Plan's policies related to residential use and further geotechnical review will occur at the building permit stage. The proposal does not increase the maximum permitted Dwelling Units permitted on the parcel. Given the prevalence of H1 zoned parcels in the neighbourhood, staff do not anticipate negative impacts to the neighbourhood character by adding Agriculture as a permitted use. Planning Department staff recommend Bylaw No. 2079, 2025 receive first, second, and third readings.

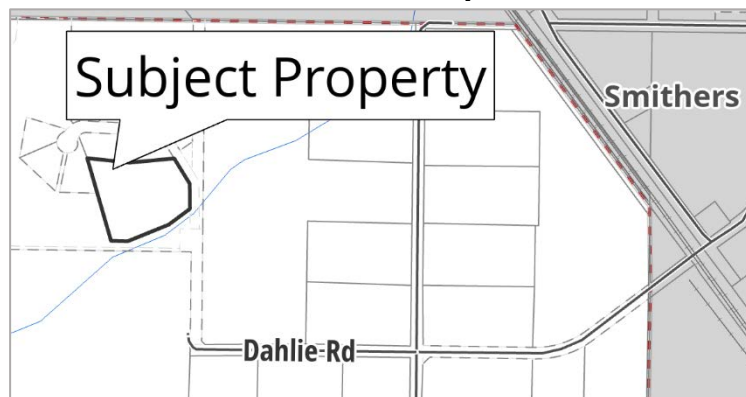
APPLICATION SUMMARY

Name of Agent / Owner:	Teresa Bradley (owner)
Electoral Area:	Electoral Area A (Smithers/Telkwa Rural)
Subject Properties:	2803 Dahlie Road, legally described as Lot A, District Lot 4267, Range 5, Coast District, Plan EPP54442 (PID 029-883-237)
Property Size:	Approximately 1.91 ha (~4.72 ac)
OCP Designation:	Rural Residential (RR) pursuant to "Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014" (the OCP)
Zoning:	Rural Residential Zone (R6) pursuant to "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Existing Land Uses:	Single Family Dwelling
Location:	Approximately 240 metres southwest of the Town of Smithers. The subject property abuts a nine lot residential strata subdivision.

Proposal:

The applicant is requesting to rezone the subject property from the Rural Residential Zone (R6) to the Small Holdings Zone (H1) to allow a second Single Family Dwelling (SFD). They want a second SFD for use by themselves or a relative, while also permitting agriculture as a permitted use.

Location Map



DISCUSSION:

There is an approximately 176 m² (~1,895 ft²) Single Family Dwelling and two-vehicle garage located on the subject property. There is no Secondary Suite within the SFD. An access easement for a neighbouring nine-lot bare land strata development passes through the subject property.

The applicant has the ability, via a Right-of-Way (RoW) on title (RoW CA5557648) to connect to the sewerage and water systems of the abutting strata development.

Official Community Plan (OCP)

This property is designated Rural Residential (RR) pursuant to the OCP. The intent of the RR designation is to provide opportunities for people to live in a rural setting while protecting and preserving the rural character of the area. The proposed rezoning is consistent with the OCP.

Section 4.6 of the OCP contains Environmental Hazards and Protection policies that relate to this proposal:

"(6) When rezoning to allow subdivision and/or development in areas that are known to have potential hazards, the proper scientific assessments are to be required at the rezoning or subdivision stage to ensure the area is appropriate for development and to mitigate safety concerns and the potential for damage to property.

(7) Rezoning to allow subdivision and/or development in a known hazard area or down slope from a hazard area, will not be supported if it cannot be demonstrated by a qualified person that measures will be taken to remediate the hazard, make the development capable of withstanding the effects of the hazard in a manner that requires minimal maintenance, and to protect adjacent properties from possible impacts."

Subject Property



Geotechnical Hazard Covenant

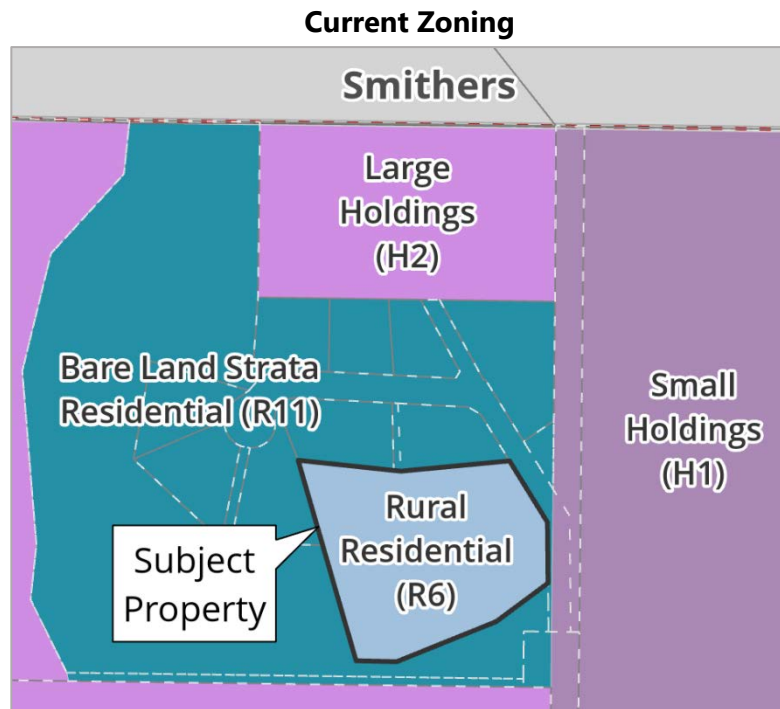
The subject property was created by the subdivision of a larger property in 2015. As part of the requirements of that subdivision, a geotechnical report was required to review the risks of hazards on the subject property. The geotechnical report summary states, *"it is our professional opinion that all the land contained within the proposed Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and Lot A is geotechnically safe from geohazards"*. The assessment included landslides, avalanche, debris flood, debris flow, and flooding. Planning Staff note that "Lot A".

Neither the Province nor the RDBN have a policy related to the acceptable risk thresholds for hazards. At that time of subdivision, the Ministry of Transportation and Transit assessed the geotechnical report. It was accepted as meeting subdivision requirements for the subject property, with the same Dwelling Unit density that is proposed by the applicant. The Covenant also states that the report does not prevent a Building Official from exercising their authority under Section 56 of the *Community Charter* to require a geotechnical report at the time of construction.

Dahlie Creek - Floodplain Covenant

Pursuant to Section 215 of the *Local Title Act*, a floodplain setback and elevation Covenant TG10571 is registered on the subject property, which would be reviewed at the building permit stage. To summarize, the covenant prohibits:

- the construction of a building within fifteen (15.0) metres of the natural boundary of Dahlie Creek, regardless of natural elevation, and
- the habitation, business use, or storage of goods damageable by floodwaters in a building or structure at an elevation less than 1.5 m (based on the underside of the floor system) above the natural boundary of Dahlie Creek.



Current & Proposed Zoning

Current Zone

The subject property is zoned R6 in the Zoning Bylaw. This Zone permits a maximum of two Dwelling Units in the following configurations:

- one Single Family Dwelling (SFD) with or without a Secondary Suite, or
- one Two Family Dwelling (for example, a duplex).

Proposed Zone

The applicant is requesting to rezone to the H1 Zone. The H1 Zone allows Agriculture as a permitted Principal Use in addition to Dwelling Units. For parcels 4 ha (~9.88 ac) or smaller, the H1 Zone permits a maximum density of two Dwelling Units with a combined Total Floor Area that cannot exceed 600 m² (6,458 ft²). The Dwelling Units may be in the following configurations:

- one Two Family Dwelling, or
- two SFDs, or
- one SFD with or without a Secondary Suite.

Staff Comments

The proposal is consistent with the OCP's policies related to residential use and environmental hazard issues will be further reviewed at the building permit stage. The subject property is approximately 1.91 ha (~4.72 ac) in area, which is only 0.09 ha smaller than the area required to create a new H1 zoned parcel by subdivision. The proposal does not increase the number of Dwelling Units permitted on the parcel, and the parcel size appears adequate to accommodate on onsite sewage disposal system, if required. Given the prevalence of H1 zoned parcels in the

neighbourhood, staff do not anticipate negative impacts to the neighbourhood character by adding Agriculture as a permitted use. Given this, Planning Department staff recommend Bylaw No. 2079, 2025 receive first, second, and third readings.

PUBLIC NOTICE

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

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

The applicant’s proposed rezoning meets the requirements of Section 464(3) of the *LGA*; therefore, a public hearing is not permitted.

Notice of this application was published on the Regional District’s website, the Regional District’s Official Facebook page, the RDBN’s Public Notice Posting Place, and in the July 3, 2025 edition of the Interior News. The notice informed the public of the date and location of the Board’s consideration of first reading of the bylaw and their ability to provide written input. Property owners and tenants within 200 m of the subject property were sent a similar notice and the applicant has posted a sign on the subject property.

Any additional comments received in response to the public notice will be presented to the Board in the supplemental agenda for consideration

REFERRAL RESPONSES

At their June 2, 2025 meeting, the **Electoral Area A Advisory Planning Commission** unanimously supported the proposal.

The Town of Smithers stated in a letter dated June 27, 2025 that the Town has no concerns with the proposal (see Attachments for letter).

The RDBN’s Senior Building Official stated they have no concerns with the proposal. If a second dwelling were built, it would be similarly assessed as other builds within the subdivision, including geotechnical report considerations.

ATTACHMENTS:

- Zoning Amendment Bylaw No. 2079, 2025
- R6 and H1 Zones

- Town of Smithers Referral Letter dated 2025 June 27

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. 2079, 2025

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 lands are rezoned from "Rural Residential Zone (R6)" to the "Small Holdings Zone (H1)".

Lot A, District Lot, 4267, Range 5, Coast District, Plan EPP54442 as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2079, 2025".

READ A FIRST TIME this _____ day of _____ 2025.

READ A SECOND TIME this _____ day of _____ 2025.

READ A THIRD TIME this _____ day of _____ 2025.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2079, 2025".

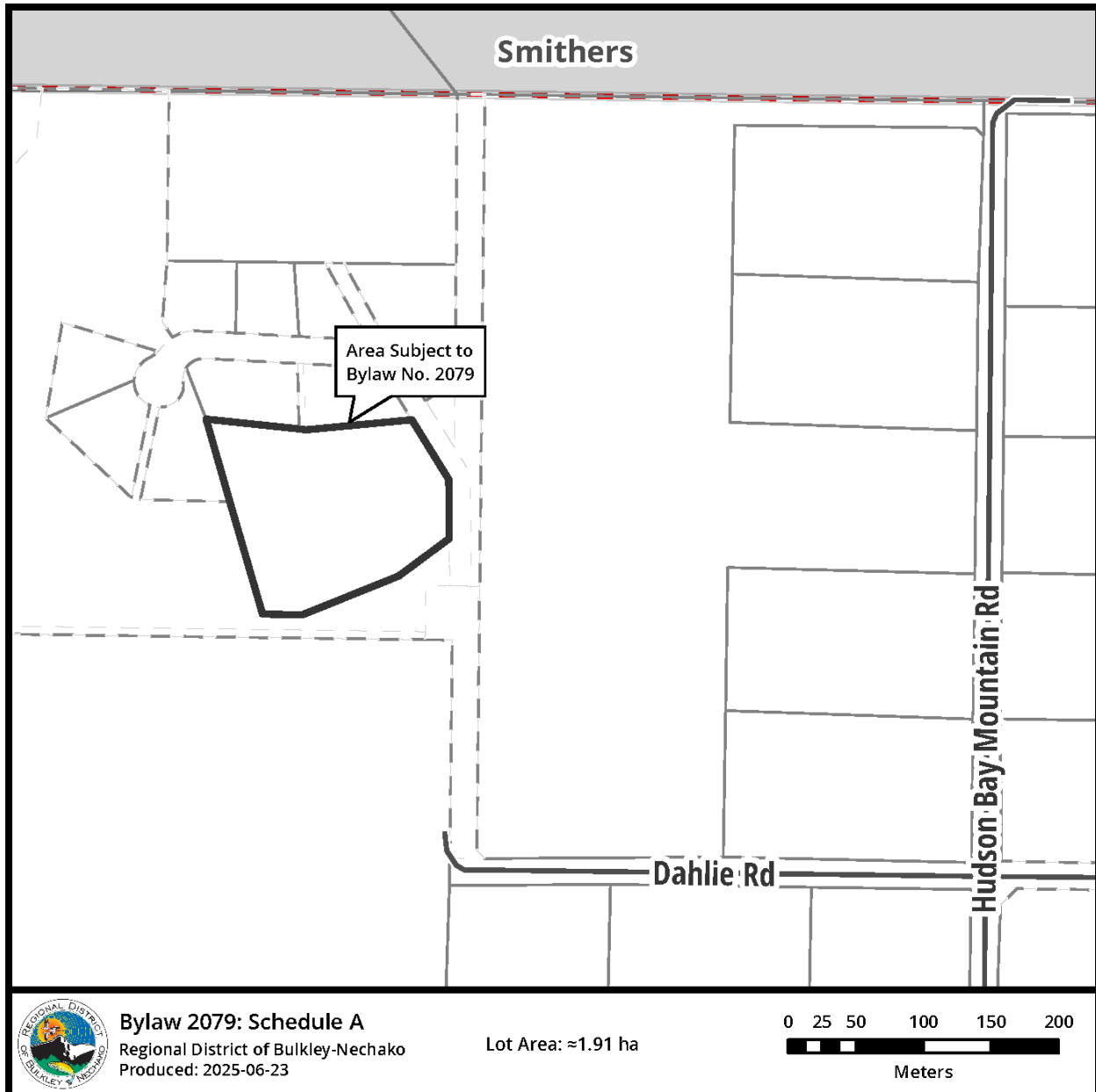
DATED AT BURNS LAKE this _____ day of _____ 2025.

Corporate Administrator

ADOPTED this _____ day of _____.

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2079, 2025

The lands legally described as Lot A, District Lot, 4267, Range 5, Coast District, Plan EPP54442, be rezoned from "Rural Residential Zone (R6)" to the "Small Holdings Zone (H1)".

I hereby certify that this is Schedule "A" of Bylaw No. 2079, 2025.

Corporate Administrator

SECTION 10.0 - RURAL RESIDENTIAL ZONE (R6)10.0.1 Permitted Uses

1. Principal Uses
 - a) Single Family Dwelling
 - b) Two Family Dwelling
2. Secondary Uses
 - a) Agriculture

10.0.2 Density

1. Not more than one Single Family Dwelling or one Two Family Dwelling shall be located on a Parcel.

10.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres).

10.0.4 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the Front and Rear Parcel Lines;
 - b) 3 metres (9.84 feet) from each Side Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway.

SECTION 14.0 - SMALL HOLDINGS ZONE (H1)14.0.1 Permitted Uses

1. Principal Uses
 - a) Agriculture
 - b) Single Family Dwelling
 - c) Two Family Dwelling
 - d) Recreational Vehicle Storage in a building with a maximum Gross Floor Area of 149 square metres only on the Parcel legally described as District Lot 2022A, Range 5, Coast District, Except Plans 1152, 6141 and 9568.
 - e) Recreational Vehicle Storage in buildings with a total maximum Gross Floor Area of 1,400 square metres only on the Parcel legally described as Lot 2, District Lot 1141, Cariboo District, Plan 25405.
 - f) Veterinary Clinic only on the Parcel legally described as Lot 2, District Lot 2511, Range 5, Coast District, Plan 3885, Except Any Portion of the Right of Way of the Dominion Telegraph Line Having a Width of 100 Feet Which May Lie Within the Boundaries of This Land and Except Plan 8676.
2. Secondary Uses
 - a) Kenel on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Single Family or Two Family Dwelling is the Principal Use.
 - b) Taxidermy Shop on the Parcel legally described as Lot A, Section 2, Township 1A Range 5, Coast District, Plan PRP43278 provided that a Single Family or Two Family Dwelling is the Principal Use.

14.0.2 Density

1. Not more than two Dwelling Units shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
2. Not more than three Dwelling Units shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.
3. Not more than two Single Family Dwellings shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater."

14.0.3 Limitations on Use

1. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 600 square metres (6,458 square feet).

14.0.4 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

14.0.5 Setbacks

1. No Structure or part thereof, shall be located within the setback prescribed below:

- a) 7.5 metres (24.60 feet) from the Front and [Rear Parcel Lines](#);
- b) 5 metres (16.40 feet) from each [Side Parcel Line](#) which does not abut a [Highway](#);
- c) 7.5 metres (24.60 feet) from any [Parcel Line](#) which abuts a [Highway](#).



PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0
Telephone (250) 847-1600 ~ Fax (250) 847-1601 ~ www.smithers.ca

June 27, 2025

File: RZ-A-01-25

EMAIL: Jason.llewellyn@rdbn.bc.ca

Jason Llewellyn, RPP, MCIP
Director of Planning
Regional District of Bulkley-Nechako,
37 3rd Avenue / PO Box 820,
Burns Lake, BC, V0J 1E0

Dear Jason Llewellyn,

Re: Referral Response for Rezoning Application RZ-A-01-25

Thank you for the opportunity to provide comment on the Rezoning application RZ-A-01-25, initiated by Teresa Bradley, for the property at 2803 Dahlie Road -- legally described as Lot A, District Lot 4267, Range 5, Coast District, Plan EPP54442 (PID 029-883-237) - located ~240 metres southwest of the Town of Smithers.

The Town understands that the requested rezoning is necessary to permit the construction of a second single-detached dwelling on the subject 1.91 hectare-parcel, either for own or a relative's use, while maintaining agriculture as a permitted use. Based on the detailed provided, the Town has no concerns regarding the rezoning proposed.

Should you have any questions on this letter, please contact the undersigned at 250-847-1600 or dchandran@smithers.ca.

Sincerely,

Deepa Chandran
Planner, Town of Smithers

CC: Mark Allan, Director of Development Services, Town of Smithers, mallen@smithers.ca
Amy Wainwright, Deputy Director of Planning, RDBN, amy.wainwright@rdbn.bc.ca

n:\development services\regional district of bulkley-nechako\referrals\2025\rz a-01-25\referral response rdbn.docx



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Planning

Date: July 10, 2025

Subject: **Rezoning Application RZ F-02-25**
Third Reading for Rezoning Bylaw No. 2077, 2025

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

1. That the Board receive the Report of the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025".
2. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025" be given third reading.

EXECUTIVE SUMMARY

This application requests to rezone an approximately 10.3 ha portion of the subject property from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2) and an approximately 0.19 ha portion from the Ag1 Zone to the Agricultural Industry Zone (M3). The purpose of this application is to facilitate the future subdivision of the property into two parcels to separate the applicant's abattoir from their residence so the abattoir may be sold.

In staff's opinion, the applicant's desired subdivision and proposed rezoning are consistent with the Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021 and the ALC has stated the subdivision boundary proposed in this application is in substantial compliance with the ALC's subdivision approval. No negative impacts are anticipated from the proposal.

Planning Department staff recommend Bylaw No. 2077, 2025 receive third reading.

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

APPLICATION SUMMARY

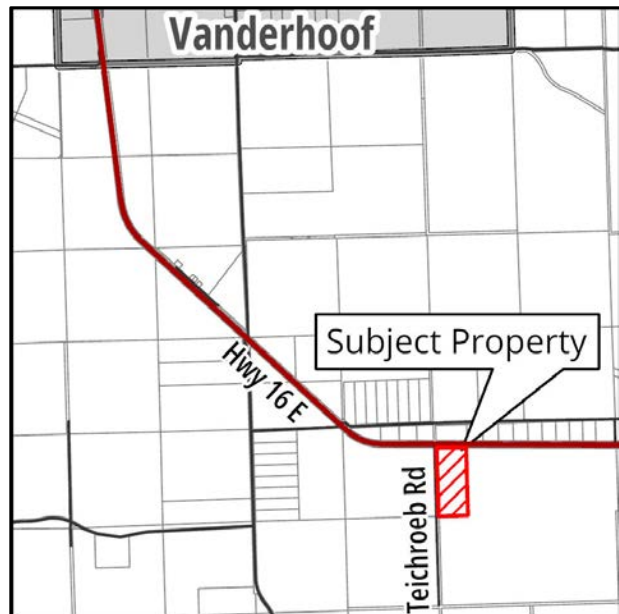
Name of Agent / Owner:	Albert Koehler, Vector Geomatics Land Surveying Ltd. (Agent) Brian Dwain Funk (Owner)
Electoral Area:	Electoral Area F (Vanderhoof Rural)
Subject Property:	6900 and 7000 Tiechroeb Road , legally described as Lot A, Section 13, Township 2, Range 4, Coast District, Plan PRP44514 (PID 024-589-586)
Property Size:	≈16.27 ha (≈40.20 ac)
OCP Designation:	Agriculture (AG) and Industry (I) in "Regional District of Bulkley-Nechako Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021 (the OCP)
Zoning:	Agricultural Zone (Ag1) and Agricultural Industry Zone (M3) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Building Inspection	Within the Building Inspection area
Fire Protection	Not within a Fire Protection area
Existing Land Uses:	Abattoir, Agriculture and Residential
Location:	Teichroeb Road off Highway 16, approximately 3.5 km south of the District of Vanderhoof (see Location Map below).

Location Map:

PROPOSAL

The applicant is requesting to rezone an approximately 10.3 ha (≈25.45 ac) portion of the subject property from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2) and an approximately 0.19 ha (≈0.47 ac) portion from the Ag1 Zone to the Agricultural Industry Zone (M3).

The purpose of this rezoning is to facilitate the future subdivision of the property into two parcels to separate the applicant's abattoir from their residence so the abattoir may be sold (see Proposed Site Plan on next page).



DISCUSSION

Background

The applicant has operated an abattoir known as the Country Locker on the subject property since 1999. The abattoir is located on the northern portion of the property in the M3 Zone while the applicant resides in a residence on the southern portion of the property in the Ag1 Zone. The applicant also operates a small hobby farm on both parts of the subject property.

The applicant wishes to subdivide the abattoir from the Remainder and sell the abattoir to a prospective buyer. Staff discussed the need to rezone the Remainder and apply for a Development Variance Permit with the applicant during their ALC application. The applicant decided to wait until the outcome of the ALC 's decision before applying to the RDBN.

Official Community Plan and Zoning

Existing OCP Designation and Zoning

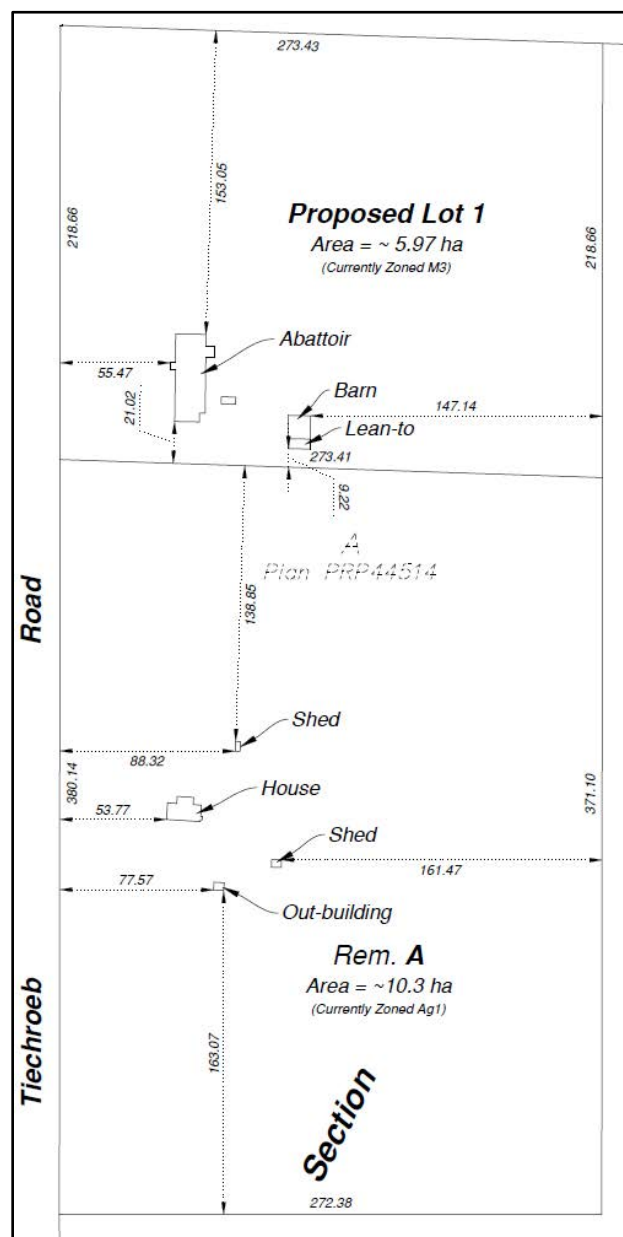
The Remainder is designated **Agriculture (AG)** pursuant to the OCP and is zoned **Agricultural (Ag1)** pursuant to the Zoning Bylaw.

Most of Proposed Lot 1 is designated **Industry (I)** pursuant to the OCP and zoned **Agricultural Industry (M3)** pursuant to the Zoning Bylaw. However, a small approximately 0.19 ha portion of Proposed Lot 1 is designated **AG** and zoned **Ag1** (see Zoning map on next page).

The intent of the AG designation is to preserve land for the purposes of farming and other related activities. Section 3.1.2(3) of the OCP contains the following policy regarding the subdivision of lands within the AG Designation:

"A minimum parcel size of 16 hectares (39.5 acres) is supported unless a different parcel size is approved by the Agricultural Land Commission".

Proposed Site Plan



Section 5.2 of the OCP states land with the AG Designation may be considered for rezoning to allow the following types of uses, unless otherwise restricted within this Plan:

"In areas so designated, the Small Holdings (H1), Large Holdings (H2), Agricultural (Ag1), Rural Resource (RR1), and Agricultural Industry (M3) zones, or new zones with similar uses, may be considered".

In staff's opinion, the applicant's desired subdivision and proposed rezoning are consistent with the OCP.

The applicant's desired subdivision proposes a parcel size of approximately 10.3 ha for the Remainder and approximately 5.97 ha for Proposed Lot 1. Section 4.0.8(a) of the Zoning Bylaw states a parcel created by subdivision must meet the largest minimum area requirement that applies to any portion of that parcel. Therefore, given the current zoning, Proposed Lot 1 and the Remainder must meet the Ag1 Zone's 16 ha minimum parcel area requirement

Proposed Zoning

The applicant is proposing to rezone an approximately 0.19 ha portion of Proposed Lot 1 from the **Ag1 Zone** to the **M3 Zone** so that all Proposed Lot 1 is zoned M3, which allows for a minimum parcel area of 2.0 ha that may be created by subdivision.

The applicant is also proposing to rezone all the Remainder (approximately 10.3 ha) from the **Ag1 Zone** to the **Large Holdings Zone (H2)**, which allows for a minimum parcel area of 8.0 ha that may be created by subdivision. Table 1 on the next page provides a comparison of the permitted uses and densities between the Ag1 and H2 Zones.

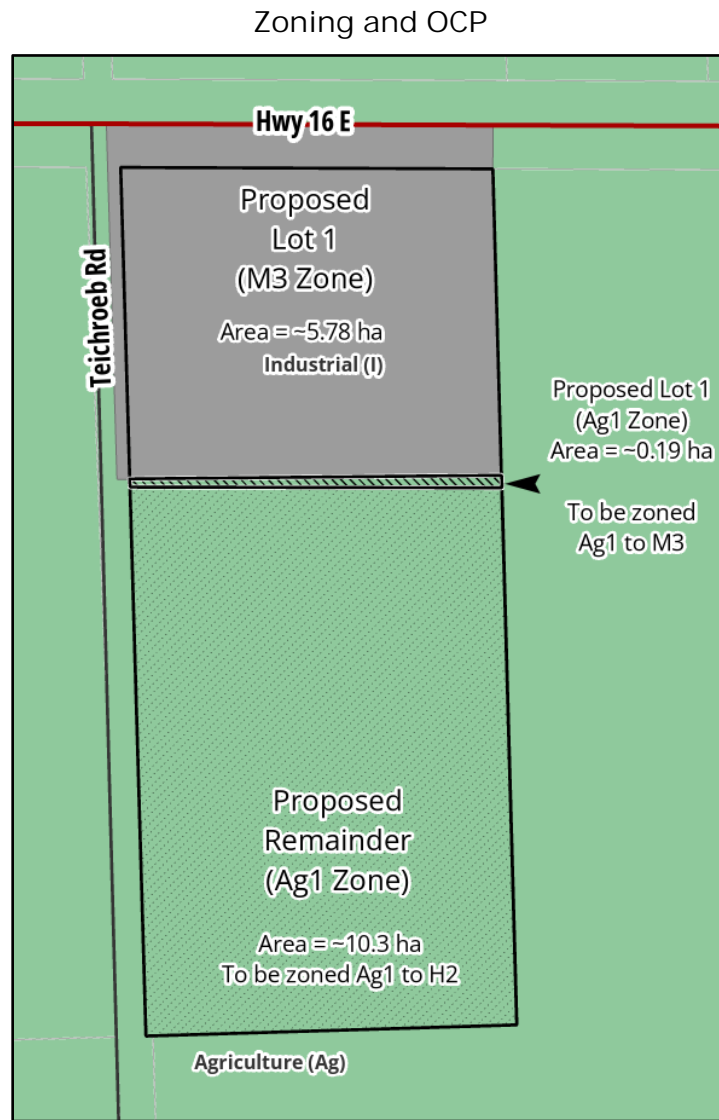


Table 1. Permitted uses and densities in the Ag1 and H2 Zones for the Proposed Remainder

	Ag1 Zone (Current)	H2 Zone (Proposed)
Principal Uses	<ul style="list-style-type: none"> • Agriculture • Intensive Agriculture • Single Family Dwelling • Farmer's Market • Portable Sawmill • Rural Retreat • Large Kennel • Primitive Campground 	<ul style="list-style-type: none"> • Agriculture • Intensive Agriculture¹ • Single Family Dwelling • Two Family Dwelling • Portable Sawmill • Rural Retreat • Utility² • Skiing Facility²
Secondary Uses	<ul style="list-style-type: none"> • Guest Ranch (<i>if Agriculture or Intensive Agriculture is a Principal Use</i>) 	<ul style="list-style-type: none"> • Guest Ranch (<i>if Agriculture or Intensive Agriculture is a Principal Use</i>) • Kennel³ • Large Kennel³
Density	<ul style="list-style-type: none"> • Two SFDs (<i>unless additional dwellings are permitted by the ALC</i>) • 10 sites per ha in a Primitive Campground 	<ul style="list-style-type: none"> • Three Dwelling Units • Two SFDs
Limitations on Use	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Maximum combined TFA of 800 m² for all Dwelling Units¹

Staff Comments

The ALC has stated the subdivision boundary proposed in this application is in substantial compliance with the ALC's previous subdivision approval. The agricultural impacts of subdivision were evaluated as part of ALC application ALR 1272, which was considered by the Board on August 15, 2024 (see Attachments for ALR 1272 Staff Report and ALC decision). No negative impacts are anticipated from the proposal.

Planning Department staff recommend Bylaw No. 2077, 2025 receive third reading.

REFERRAL RESPONSES

This application was not referred to the **Electoral Area F Advisory Planning Commission** (APC) as the APC already provided comment on the applicant's ALC application.

The **Ministry of Transportation and Transit** provided the attached letter stating the Ministry has no objections to the proposed subdivision and outlines the Ministry's requirements.

¹ Intensive Agriculture uses are only permitted in the H2 Zone on parcels 8.0 ha or larger.

² Utility and Skiing Facility uses are only permitted in the H2 Zone on lands designated Ski Smithers Development Area in the "Smithers Telkwa Rural OCP".

³ Kennel and Large Kennel uses are only permitted in the H2 Zone if a SFD or TFD is the Principal Use and the parcel is at least 2.0 ha and 8.0 ha respectively.

The **Ministry of Agriculture and Food** stated the Ministry's interests are unaffected as the ALC has approved the proposed subdivision.

At their June 9, 2025 meeting, **District of Vanderhoof Council** passed a resolution to inform the RDBN the District of Vanderhoof has no concerns with the proposal.

PUBLIC HEARING

The Public Hearing for Bylaw No. 2077, 2025 is scheduled for Thursday, July 3, 2025. The report of the Public Hearing will be provided to the Board on the Supplemental Agenda for consideration.

ATTACHMENTS:

- Bylaw No. 2077, 2025
- Applicant Submission
- Referral Responses
- ALR 1272 Staff Report, dated August 15, 2024
- ALR 1272 Site Visit Photos
- Reasons for Decision – ALC Application 100959, dated March 4, 2025

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. 2077, 2025

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 portions of the following lands totalling ±16.27 ha is rezoned from the Agricultural Zone (Ag1) to the Large Holdings Zone (H2) and the Agricultural Industry Zone (M3):

Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514 as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025".

READ A FIRST TIME this 20th day of June, 2025.

READ A SECOND TIME this 20th day of June, 2025.

PUBLIC HEARING HELD this 3rd day of July, 2025.

READ A THIRD TIME this 10th day of July, 2025.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025".

DATED AT BURNS LAKE this _____ day of _____, 2025.

Corporate Administrator

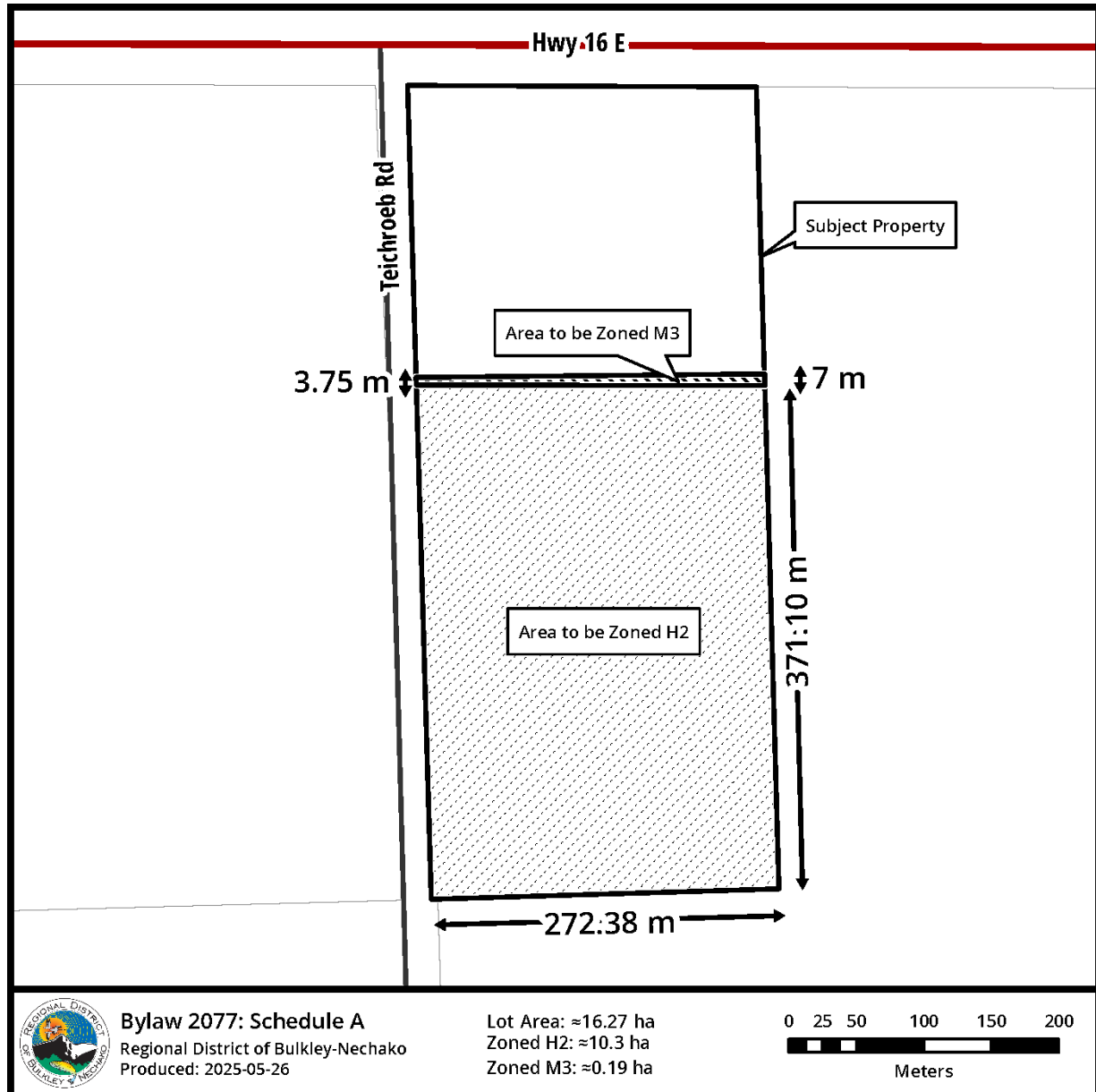
Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 20____ _____ for Minister of Transportation & Transit
--

ADOPTED this _____ day of _____, 2025.

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2077



A ±10.3 ha portion of the lands legally described as Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514, are rezoned from the "Agricultural Zone (Ag1)" to the "Large Holdings Zone (H2)"; and a ±0.19 ha portion are rezoned from the Agricultural Zone (Ag1) to the Agricultural Industry Zone (M3), as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 2077, 2025

 Corporate Administrator

Sketch Plan for Proposed Subdivision for
Lot A, Section 13, Township 2, Range 4, Coast District, Plan PRP44514

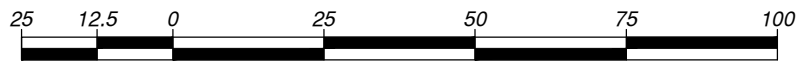
Parcel dimensions derived
from Plan PRP44514

PID: 024-589-586

Civic Address: 6900 & 7000 Teichroeb Road,
Vanderhoof, BC

Survey Date: April 18, 2025

Zoning Bylaw: **Agricultural Industry (M3)**
Min Area: 2 ha
Agricultural (Ag1)
Min Area: 16 ha



The intended plot size of this plan is 280mm in width by 432mm in height
(B size) when plotted at a scale of 1:1250.

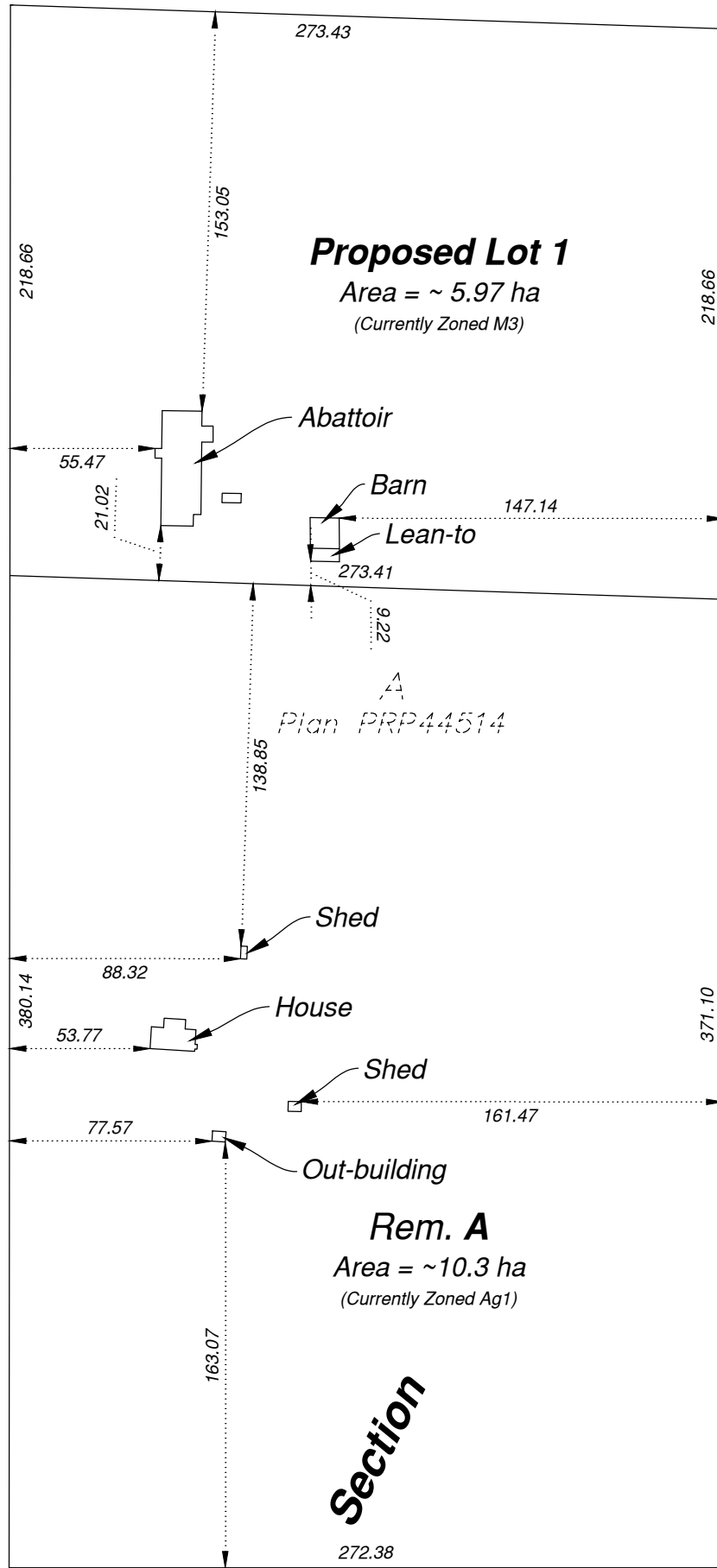
All distances are in metres and decimals thereof.

Highway 16 West

Part of
**NE 1/4
Section 14**

1
Plan PRP41552
Section 14

Tiechroeb Road



13

B
Plan PRP44514

Prepared for:
Dwain Funk
6900 Teichroeb Road
Vanderhoof, BC

Albert Koehler, BCLS No. 974
Certified correct this 15 day of May, 2025.
This document is not valid unless digitally signed.



674 - 2nd Avenue
Prince George, BC V2L 3A2
250-563-9515
www.vectorgeomatics.ca

Note:
This properties title (CA2576251-search 2025/04/04) is
not subject to any charges as of the above date.
Parcel dimensions and areas are approximate and to
be determined at time of field survey.

All rights reserved. No person may copy, reproduce, transmit or alter this
document in whole or in part without the consent of the signatory.

KLS File: 250515-00214-GRID-SKETCH



Ministry of
Transportation
and Transit

Our File: 2025-02360

Date: June 12, 2025

Your File: RZ F-02-25

Response To: Regional District of Bulkley-Nechako
Item Referred: Zoning Amendment
Civic Address: 6900 & 7000 Tiechroed Rd
Legal Description: Lot A Section 13 Township 2 Range 4 Coast District Plan PRP44514
Reviewed By: Leah Labarrere, Senior Development Officer

RESPONSE SUMMARY

The Ministry of Transportation & Transit (MoTT) has received the above noted referral from the Regional District of Bulkley-Nechako regarding the proposed rezoning. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following:

- Should the rezoning be approved, the Ministry's signature on the zoning bylaw would be required as this property is within an 800-meter radius of an intersection with a Controlled Access Highway, as per section 52 of the Transportation Act. Please quote file 2025-02360 when providing the bylaw for Ministry approval.
- No storm drainage shall be directed to the MoTT drainage system. This includes, but is not limited to, collection and run-off of the internal road system.
- MoTT setback requirements are to be followed as per Section 12 of the Provincial Undertakings Regulation ([here](#))

Restriction on placement of buildings or other structures

12 An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:

(a) if a public lane or alley provides secondary access to the property, 3 m;

(b) in any other case, 4.5 m.

- The Ministry does not support direct access from the proposed development to Highway 16.

Ministry of Transportation &
Transit

Fort George District

Mailing Address:
360-1011 Fourth Avenue
Prince George, BC V2L 3H9

Telephone: (250) 565-4410
Facsimile: (250) 565-6065

Site Address:
360-1011 Fourth Avenue
Prince George, BC V2L 3H9

Web Address:
www.gov.bc.ca/tran



Ministry of
Transportation
and Transit

- The proposed zoning boundaries are consistent with the current proposed subdivision layout; however, the proposed subdivision layout is not guaranteed as it is dependant on review and approval by the Provincial Approving Officer. The applicant may wish to confirm the subdivision layout prior to completing the rezoning as any change to the proposed subdivision layout may require adjustments to the zoning boundaries.

If you have any questions please feel free to contact myself at (250) 649-7726, or by email at leah.labarrere@gov.bc.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Leah Labarrere".

Leah Labarrere
A/ Senior Development Officer
Fort George District

**Ministry of Transportation &
Transit**

Fort George District

Mailing Address:
360-1011 Fourth Avenue
Prince George, BC V2L 3H9

Telephone: (250) 565-4410
Facsimile: (250) 565-6065

Site Address:
360-1011 Fourth Avenue
Prince George, BC V2L 3H9

Web Address:
www.gov.bc.ca/tran

From: [Deneve Vanderwolf](#)
To: [Cameron Kral](#)
Subject: FW: RZ F-02-25 Referral Documents
Date: Wednesday, June 11, 2025 7:33:47 AM
Attachments: [F-02-25 Referral Report.pdf](#)

From: Willene Perez <corporate@district.vanderhoof.ca>
Sent: June 10, 2025 2:58 PM
To: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>
Subject: FW: RZ F-02-25 Referral Documents

Hi Deneve

Council made the following resolution re this referral last night:

2025-06-099

THAT staff be directed to inform the Regional District of Bulkley-Nechako that District of Vanderhoof Council has no concerns with RDBN rezoning application RZ F-02-25.

CARRIED

Thanks. The other one re CGL is going June 23.

Willene Perez

Corporate Officer

District of Vanderhoof

P: 250-567-4711 | C: 250-570-1765

[Website](#) | [Facebook](#) | [YouTube](#)

The District of Vanderhoof acknowledges the traditional territory of the Saik'uz First Nation on whose land we live, work, and play.

From: [Deneve Vanderwolf](#)
To: [Cameron Kral](#)
Subject: Fw: RZ F-02-25 Referral Documents
Date: Wednesday, June 4, 2025 11:38:27 AM

From: Bailey, Reed AF:EX <Reed.Bailey@gov.bc.ca>
Sent: Wednesday, June 4, 2025 11:35:39 AM
To: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>
Cc: Tabe, Karen L AF:EX <Karen.Tabe@gov.bc.ca>; ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Subject: RE: RZ F-02-25 Referral Documents

Hi Deneve,

Re: PID: 024-589-586

Thank you for sending this referral to the Ministry of Agriculture and Food (Ministry) for response. Ministry staff have reviewed the application materials and note that the ALC approved the subdivision of the subject property via ALC File: 100959 and that the attached referral is simply a rezoning that is required to complete the subdivision. Given this, Ministry staff have determined that the Ministry's interests are unaffected.

Thanks again for sending.

Reed Bailey
Team Lead - Land Use Planning (acting)
Strengthening Farming Program
BC Ministry of Agriculture and Food
778 698 3455



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cameron Kral, Planning Technician
Date: August 15, 2024
Subject: **ALR Subdivision Application No. 1272**

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

That Agricultural Land Reserve Subdivision Application No. 1272 be recommended to the Agricultural Land Commission for approval.

EXECUTIVE SUMMARY

The applicant is requesting Agricultural Land Commission (ALC) approval to subdivide the approximately 15.41 ha (38.08 ac) subject property into two parcels of approximately 4.91 ha (12.13 ac) and 10.5 ha (25.9 ac) as divided by the boundary between the Agricultural Zone (Ag1) and the Agricultural Industry Zone (M3) on the property. The purpose of the proposed subdivision is to separate the abattoir and the residence into separate parcels to facilitate the sale of the abattoir.

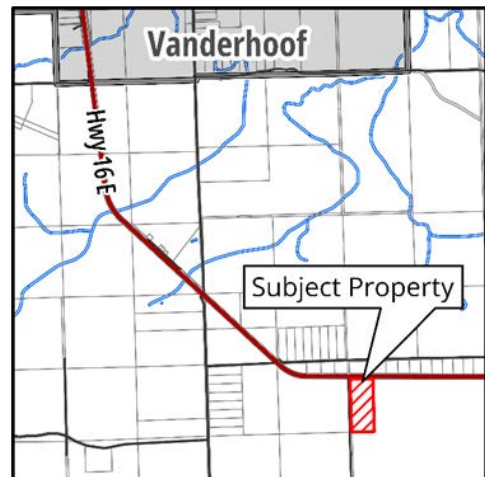
The proposed subdivision does not comply with the Ag1 Zone's minimum parcel area requirement for subdivision and the abattoir would not meet the setback requirement from the parcel line to the south between Proposed Lot 1 and the Remainder. Therefore, a successful Zoning Bylaw Amendment application and Development Variance Permit application to the RDBN will be required. The applicant has indicated they will wait for the ALC's decision before applying to the RDBN. In staff's opinion, the continued operation of the abattoir is a net benefit to agriculture in the area compared to the impact from the proposed subdivision. Planning staff recommend the application be forwarded to the ALC with a recommendation for approval.

APPLICATION SUMMARY

Name of Agent / Owner:	Albert Koehler, Koehler Land Surveying Inc. (Agent) Brian Funk (Owner)
Electoral Area:	F (Vanderhoof Rural)
Subject Property:	6900 & 7000 Tiechroeb Road. Legally described as Lot A, Section 13, Township 2, Range 4, Coast District, Plan PRP44514 (PID 024-589-586)
Property Size:	~15.41 ha (~38.08 ac)
OCP Designation:	Agriculture (AG) and Industry (I) in "Regional District of Bulkley-Nechako Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021 (the OCP)
Zoning:	Agricultural (Ag1) and Agricultural Industry (M3) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Existing Land Uses:	Abattoir, Agriculture and a Single Family Dwelling
Location:	Accessed from Tiechroeb Road off Highway 16, approximately 3.5 km south of the District of Vanderhoof. To the north is a rural residential subdivision along Carman Hill Road and several farms. To the east is farmland. To the south is a residence and farmland. To the West is a residence and farmland.
Proposed Subdivision:	Lot 1: ~4.91 ha (~12.13 ac) Rem: ~10.5 ha (~25.9 ac)
Building Inspection Area:	Yes
Fire Protection Area:	No

PROPOSAL

The applicant is requesting Agricultural Land Commission (ALC) approval to subdivide the subject property into two parcels of approximately 4.91 ha (12.13 ac) and 10.5 ha (25.9 ac) along the Ag1 and M3 zone boundary on the property (See Applicant ALC Submission). The purpose of the proposed subdivision is to separate the abattoir and the residence into separate parcels to facilitate the sale of the abattoir to a new operator.



DISCUSSION

The property owner operates the Country Locker, an Abattoir located on the north part of the property and resides in a Single Family Dwelling located on the south part of the property. The owner also operates a small farm on the property.

The owner stated they want the Abattoir to continue operating for the benefit of the community but is concerned that they will eventually be unable to continue to operate the abattoir as they age. The owner stated an interested buyer has approached them, but it is only feasible for the buyer to purchase the Abattoir alone.

Official Community Plan (OCP) and Zoning

Proposed Lot 1

Proposed Lot 1 is designated Industry (I) under the OCP and is zoned Agricultural Industry (M3) pursuant to the Zoning Bylaw. The objectives of the I Designation are:

- (1) *To provide opportunities for limited light industrial uses in suitable locations.*
- (2) *To accommodate primary resource processing and value-added industry in proximity to areas of primary resource extraction.*
- (3) *To support industrial uses that will not have any significant negative impact on the natural environment.*

Proposed Lot 1 contains an abattoir, barn, pasture and hay field. The proposed size of Lot 1 complies with the M3 Zone's minimum parcel size at subdivision of 2 ha (4.94 ac).

Remainder

The Remainder is designated Agriculture (AG) under the OCP and is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. The intent of the AG designation is to preserve land for the purposes of farming and other related activities. Section 3.1.2 of the OCP has the following subdivision policies:



- (3) *A minimum parcel size of 16 hectares (39.5 acres) is supported unless a different parcel size is approved by the Agricultural Land Commission.*
- 6) *Severances for small lot residential (other than home site severances approved by the Agricultural Land Commission), institutional, commercial or industrial development shall be avoided. However, applications for subdivisions, non-farm uses and non-adhering residential uses within the Agricultural Land Reserve (ALR) may be supported if the proposed subdivision or use will not have a net negative impact on the agricultural use of the subject lands or surrounding agricultural lands.*

The Remainder contains a single family dwelling, hay field, riding ring and horse pen. The size of the Remainder does not comply with the Ag1 Zone's minimum parcel size at subdivision of 16 ha (39.5 ac) and would require a successful Zoning Bylaw Amendment application to the RDBN to accommodate the proposed subdivision. Depending on the proposed zoning amendment, an OCP amendment may not be required. In regard to the AG Designation, section 5.2 of the OCP states:

In areas so designated, the Small Holdings (H1), Large Holdings (H2), Agricultural (Ag1), Rural Resource (RR1), and Agricultural Industry (M3) zones, or new zones with similar uses, may be considered.

Staff Comments

Staff have discussed the need to rezone the Remainder to accommodate the proposed parcel size with the owner and their agent. The owner has indicated to staff they intend to wait for the ALC's decision before applying to the RDBN to rezone.

During a site visit on July 19, 2024 staff noted the proposal would result in the Abattoir, and possibly a barn, being in contravention of the M3 Zone's structural setbacks from the parcel line between proposed Lot 1 and the Remainder. The applicant has indicated to staff that they intend to apply to the RDBN for a Development Variance Permit (DVP) after the ALC's decision.

Section 24.0.5.2a) of the M3 Zone states no building or portion thereof used for Intensive Agriculture shall be located within 60 metres (196.85 feet) of a Parcel Line. Section 24.0.5.1a) of the M3 Zone states no structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone; or 30 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone).

In staff's opinion, the continued operation of the Abattoir is a net benefit to agriculture in the area compared to the impact from the proposed subdivision.

Agricultural Capability and Previous ALC Application

Canada Land Inventory mapping indicates that the application area has an agricultural capability of 5D, limited by undesirable soil structure and 5T, limit by topography (see Appendix A for more details).

In 1996, the ALC approved Resolution #109/96 allowing the establishment of a meat cutting and processing shop on the subject property (See Appendix B for more details).

Referrals

As part of a subdivision referral response pilot project, the Ministry of Agriculture and Food sent a standardized letter providing broad comments on the impact on land value per hectare from subdivisions, and links to resources for the landowner (see attached letter)

The **RDBN Rural Agriculture Coordinator** provided the following comments:

I have reviewed the ALR 1272 Referral document and feel that this is an instance where it makes sense to subdivide the parcel in question. Country Locker is a vital business to the regional agriculture industry. Based on current information, it appears that having the abattoir on it's own land parcel would potentially increase the chances of continuity with respect to retaining this service.

The **Area F Advisory Planning Commission** reviewed the application on August 7, 2024 and their comments are included on the supplemental agenda.

Referral responses from the **Ministry of Transportation and Infrastructure**, and the **District of Vanderhoof** were not yet received at the time of writing this report. Any comments received will be included on the supplemental agenda.

ATTACHMENTS

- Appendix A – Agriculture capability
- Appendix B – Surrounding ALR applications
- [Site visit photos](#) (Link)
- [Applicant subdivision sketch plan](#) (Link)
- [Referral responses](#) (Link)

Appendix A

Agricultural Capability based on Canada Land Inventory Mapping

100% of the subject lands are:

70% Class 5T (limited by topography)

30% Class 5D (limited by undesirable soil structure)

Class 5 Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Agricultural Capability Map



Appendix B

Surrounding Applications

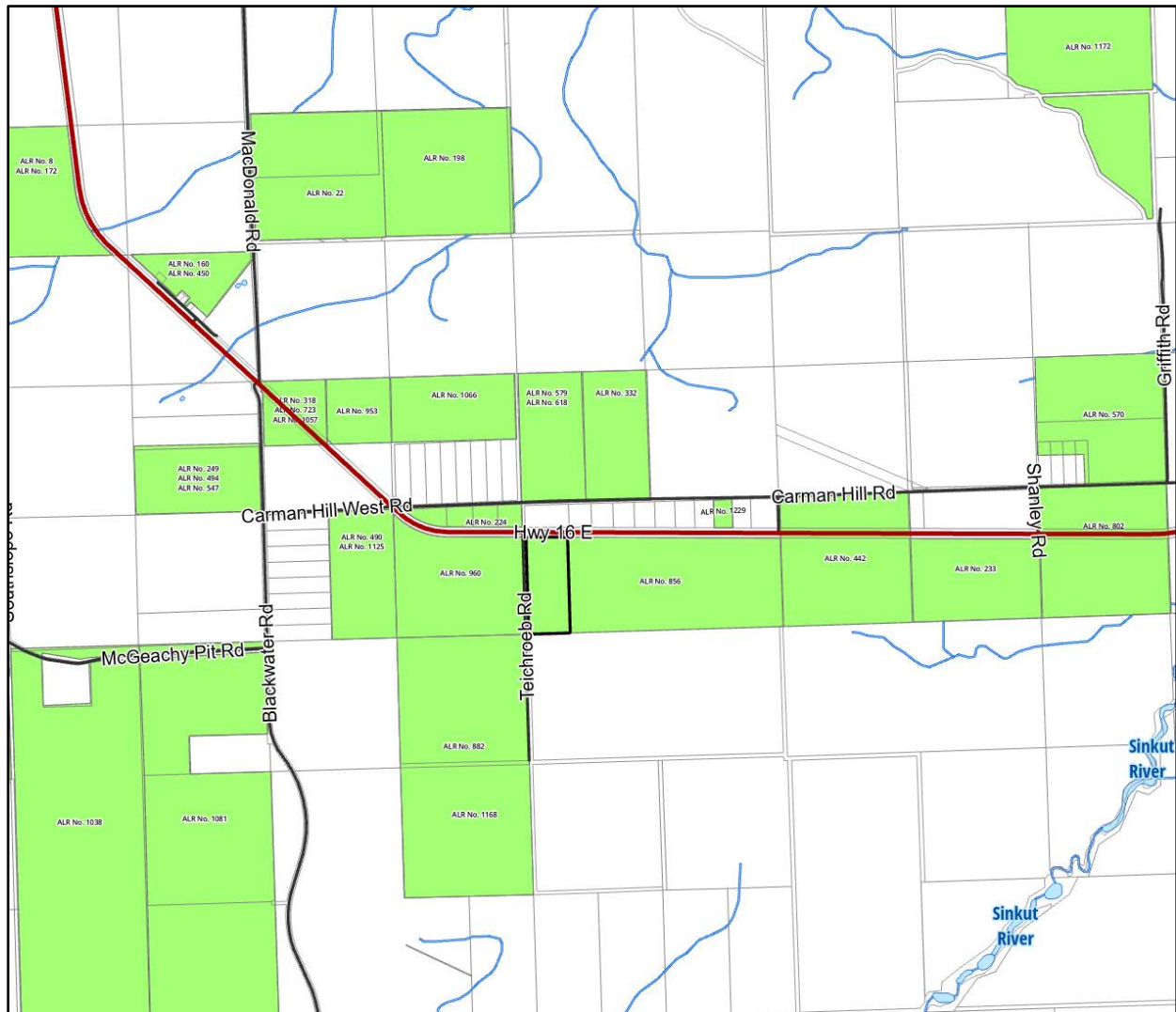
ALR Application	Legal Description	Summary	Recommendation
8	Fr. SW 1/4 Section 27, Township 2, Range 4, Coast District	Application for exclusion from ALR.	Staff: Denial
			Board: Denial
			ALC: Denied
22	SW 1/4, Section 26, Township 2, Range 4, Coast District	Appeal to subdivide the SE1/4 of Section 26, Township 2, Range 4, CD into two 77.2 ac hobby farms.	Staff: Approval
			Board: Approval
			ALC: Denied
160	Part of Lot 1, NE 1/4, Section 22, Township 2, Range 4, Coast District, Plan 4998	Application to subdivide one parcel of 0.69 ac.	Staff: Approval
			Board: Approval
			ALC: Approved
172	Remainder SW 1/4, Section 27, Township 2, Range 4, Coast District	Application for subdivision.	Staff: Denial
			Board: Denial
			ALC: Denied
198	Part E 1/2 of Lot 2, Section 26, Township 2, Range 4, Coast District, Plan 10239	Application to subdivide the proposed lands.	Staff: Denial
			Board: N/A
			ALC: N/A
224	Part NE 1/4, Section 14, Range 4, Township 2, Coast District, lying North of N.T. P.H. Plan 3756	Application to subdivide into four parcels of ±5 ac.	Staff: Denial
			Board: Approval
			ALC: Approved
233	Range 4, Coast District Part of the NE 1/4, Section 18, Township 1, Range 4, Coast District, lying south of the south boundary of Plan 3738	Application to place two mobile homes on the subject property.	Staff: Approval (Conditional)
			Board: Denial
			ALC: Approved
249	Lot 1, Section 22, Township 2, Range 4, Coast District, Plan 5211	Application to subdivide proposed lands into 5 ac lots. (total 30-35 ac).	Staff: Denial
			Board: Denial
			ALC: Denied
318	NW 1/4 of SW 1/4 Section 23, Township 2, Range 4, Coast District, except R/W Plan 8882	Application to subdivide subject property.	Staff: Denial
			Board: Approval
			ALC: Denied
332	East 1/2 of SW 1/4 Section 24, Township 2, Range 4, Coast District	Application to subdivide, subject property.	Staff: Denial
			Board: Denial
			ALC: Denied
442			Staff: Denial

	NW 1/4 of Section 18, Township 1, Range 4, Coast District, except Plan 3738	Application to subdivide 59 ha into one parcel of 16.95 ha and one parcel of 42.93 ha (As divided by Highway 16).	Board: Approval ALC: Denied
450	Lot 1, NE 1/4 Section 22, Township 2, Range 4, Coast District, Plan 4998	Application to subdivide 16.0 ha into seven parcels.	Staff: Denial Board: Denial ALC: Denial
490	NW 1/4 Section 14, Township 2, Range 4, Coast District, except Plans 3756 & 6299	Application to subdivide one 2 ha parcel from 31.8 ha.	Staff: Denial Board: Approval ALC: Denied
494	Lot 1, Section 22, Township 2, Range 4, Coast District, Plan 5211	Application to subdivide two 3 ha parcels and one 25.4 ha parcel from 31.4 ha.	Staff: Denial Board: Denial ALC: Denied
547	Lot 1, Section 22, Township 2, Coast Range 4, Plan 5211, except Hwy R/W Plan 8882	Application to exclude 31.38 ha to subdivide either one or two rural residential lots for their son(s).	Staff: Denial Board: Denial ALC: Denied
570	S 1/2 of the SW 1/4 Section 20, Township 1, Range 4, Coast District, except Plan 6464	Application to subdivide one parcel of 4.05 ha from the subject property.	Staff: Approval Board: Approval ALC: Approved
579	W 1/2 of SW 1/4 Section 24, Township 2, Range 4, Coast District	Application to subdivide three ± 2 ha parcels and one ± 27.8 ha parcel from ± 32.4 ha	Staff: Denial Board: Denial ALC: Denied
618	W 1/2 of SW 1/4 Section 24, Township 2, Range 4, Coast District	Application to subdivide one 2 ha parcel from 32.4 ha.	Staff: Denial Board: Denial ALC: Denied
723	NW 1/4 of the SW 1/4 Section 23, Township 2, Range 4, Coast District, except Hwy. Plan 8882	Application to subdivide ± 12.7 ha into two parcels: one of ± 7.1 ha and one of ± 5.5 as divided by Hwy 16.	Staff: Denial Board: Denial ALC: Denied
802	NW 1/4 of Section 17, Township 1, Range 4, Coast District, except Plan 3738	Application to subdivide 59 ha into two parcels of 38.9 ha and 20.2 ha as divided by the highway.	Staff: Denial Board: Denial ALC: Denied
856 (Subject Property)	N 1/2 Section 13, Township 2, Range 4, Coast District except Plan 3756, 6577, 6659.	Application to establish a meat cutting and processing shop on approximately 2 ha of the subject property.	Staff: Approval Board: Approval ALC: Approved

882	NE 1/4 Section 11 Township 2, Range 4, Coast District and SE 1/4 Section 14, Township 2, Range 4, Coast District	Application to subdivide the property into two parcels of ± 64 ha.	Staff: Approval
			Board: Approval
			ALC: N/A
953	NE ¼ of SW ¼, Section 23, Township 2, Range 4, Coast District, except Plan 3756	Application to allow the development of a church/school building on the 16.2 ha property	Staff: Approval
			Board: Approval
			ALC: Approved
960	Part of the NE ¼ of Section 14, Township 2, Range 4, Coast District	Application to subdivide one 8.4 ha parcel from the subject property.	Staff: Denial
			Board: Denial
			ALC: Denied
1038	Lot 2, Sections 10 & 15, Township 2, Range 4, Coast District, Plan 12252	Application to subdivide a ±3.6 ha parcel from the subject property.	Staff: Approval
			Board: Approval
			ALC: Denied
1057	The NW ½ of the SW ¼ of Section 23, Township 2, Range 4, Coast District except part road on plan BCP 35413	Application to allow the property to be subdivided into two parcels as divided by Highway 16.	Staff: Denial
			Board: Approval
			ALC: Approved
1066	Lot 1, Section 23, Township 2, Range 4, Coast District, Plan 7199	Application to subdivide the property into four parcels ranging from ±7.6 ha (±18.8 ac) to ±7.9 ha (±19.5 ac).	Staff: Denial
			Board: Denial
			ALC: Denied
1081	Lot 3, Sections 10 & 15, Township 2, Range 4, Coast District, Plan 12252	Application to subdivide the property into two parcels of approx. 60 ha (±148 ac) and one parcel approx. 50 ha (±123 ac).	Staff: Approval
			Board: Approval
			ALC: Approved
1125	The NW ¼ of Section 14, Township 2, Range 4, Coast District, except Plans 3756 and 6299	Non-farm Use application to allow the establishment of a hay processing business.	Staff: Approval
			Board: Approval
			ALC: Approved with conditions
1168	SE1/4 of Section 24, Township 2A, Range 5, Coast District	Application to subdivide into two 16.3 ha parcels and one 32.3 ha parcel.	Staff: Approval
			Board: Approval
			ALC: Approved
1172	Lot 2, Section 29 & 30, Township 1, Range 4, Coast District, Plan BCP49346	Application to allow subdivision of the property into one 24.9 ha parcel and one 70 ha parcel as divided by an undeveloped road right of way.	Staff: Denial
			Board: Denial
			ALC: N/A (Application withdrawn)
1229		Non-Adhering Residential Use Application so that the	Staff: Approval
			Board: Approval

	<p>Lot 3, Section 13, Township 2, Range 4, Coast District, Plan 6577</p>	<p>property owner can live in the existing older manufactured home on the subject property while a new 93 m2 dwelling is constructed.</p>	<p>ALC: N/A (Application withdrawn)</p>
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Surrounding Applications Map



Site Photos**Proposed Lot 1, facing north from centre of subject property:****Proposed Lot 1 (abattoir), facing east from driveway:**

Proposed Lot 1 (pasture), facing north from abattoir:



Proposed Lot 1 (barn), facing east from abattoir:



Proposed Lot 1 & Remainder (hay field), facing east from centre of property:



Remainder (horse pen & riding ring), facing south from centre of property:



Remainder (horse pen), facing north:



Remainder (Single Family Dwelling), facing south



March 4, 2025

ALC File: 100959

**Albert Koehler
Koehler Land Surveying Inc.
DELIVERED ELECTRONICALLY**

Dear Albert Koehler:

Re: Reasons for Decision - ALC Application 100959

Please find attached the Reasons for Decision of the North Panel for the above noted application (Resolution #127/2025). As the agent, it is your responsibility to notify the applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
 - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to
ALC.North@gov.bc.ca

Yours truly,



Leticia Sturlini, Land Use Planner

Enclosure: Reasons for Decision (Resolution #127/2025)

cc: Regional District of Bulkley-Nechako (File ALR 1272).
Attention: Cameron Kral

100959d1



AGRICULTURAL LAND COMMISSION FILE 100959

REASONS FOR DECISION OF THE NORTH PANEL

Subdivision Application Submitted Under s.21(2) of the *Agricultural Land Commission Act*

Applicant: Brian Funk

Agent: Albert Koehler, Koehler Land Surveying Inc.

Property: Parcel Identifier: 024-589-586
Legal Description: Lot A Section 13 Township
2 Range 4 Coast District Plan PRP44514
Civic: 6900 Teichroeb Rd, Vanderhoof, BC
Area: 15.41 ha (entirely within the ALR)

Panel: Jennifer Dyson, Chair
Karen McKean
Andrew Adams



OVERVIEW

- [1] The Property is located within the Agricultural Land Reserve (“ALR”) as defined in s. 1 of the *Agricultural Land Commission Act* (“ALCA”).
- [2] The Applicant is applying to the Agricultural Land Commission (the “Commission” or “ALC”) under s. 21(2) of the ALCA to subdivide the ~15.41 ha Property into a ~5.47 ha lot (the “5.47 ha Lot”) and a ~9.94 ha lot (the “9.94 ha Lot”) (the “Proposal”).
- [3] The Property has a principal residence on the southern portion and an abattoir called the Country Locker Meat Shop Ltd. (the “Country Locker”) on the northern portion. The purpose of the Proposal is to create separate lots for the abattoir and the principal residence to facilitate the sale of the abattoir.
- [4] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;
and,
- (c) to encourage local governments, first nations, the government



and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

- (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
 - (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

- [5] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

- [6] In 1996, ALC Application 30310 was submitted by Benjo Enterprises Ltd. (the previous landowner) to the Commission to establish a meat cutting and processing shop on approximately 2 ha of the 103 ha parent parcel of the Property for processing and slaughtering farm animals. By Resolution #109/96, the proposal was approved in principle subject to receipt of a site



plan showing all proposed structures and their locations within the 2 ha area within the northwest corner. The ALC has no record of receiving the required site plan.

- [7] The abattoir was nonetheless built and located south of the conditionally approved 2 ha area.
- [8] In 1999, a boundary adjustment between the Property's parent parcel and an adjacent parcel was completed by a Ministry of Transportation and Highways Approving Officer under s. 1 of the *Agricultural Land Commission Subdivision and Land Use Regulation, B.C. Regulation 7/81* (in effect at the time). The boundary adjustment created the Property including the abattoir, and a sizable remainder.
- [9] The Application indicates that the Applicant purchased the Property on June 30, 1999.
- [10] The subdivision plan PRP44514 was registered on August 9, 1999, that created the Property. It appears that the subdivision in 1999 related to the sale to the Applicant.
- [11] The southern portion of the Property is designated Agriculture (AG) and the northern portion where the abattoir is located is designated Industrial (I) in the Vanderhoof Rural Official Community Plan Bylaw No. 1963, 2021.



- [12] The Property is zoned Agricultural Zone (Ag1) and Agricultural Industry Zone (M3) in the Regional District of Bulkley-Nechako ("RDBN") Zoning Bylaw No. 1800, 2020. The minimum parcel area that may be created by subdivision is 2 ha in the M3 Zone, and 16 ha in the Ag1 Zone. The Proposal does not comply with the Ag1 Zone's minimum parcel area requirement for subdivision and the abattoir would not meet the setback requirement from the new parcel line between the proposed lots. Therefore, a Zoning Bylaw Amendment and a Development Variance Permit would be required if the Proposal is approved.
- [13] The southern portion of the Property zoned Ag1 includes an ~185 m² principal residence and a few farm and accessory residential structures. On the northern portion of the Property zoned M3, there are an ~120 m² barn and the Country Locker abattoir with a main floor of ~464.5 m² and a mezzanine of 185 m².
- [14] The proposed subdivision follows the delineation between the Ag1 and M3 zones on the Property.
- [15] The Property has ~8 ha in hay production and ~4 ha of pasture with horses and cattle.

ANALYSIS AND FINDINGS

- [16] The Applicant has applied to subdivide the Property to separate the abattoir business from the residence to facilitate the sale of the abattoir.



[17] The RDBN report to the Board of Directors dated August 1, 2024, explains:

The owner stated they want the Abattoir to continue operating for the benefit of the community but is concerned that they will eventually be unable to continue to operate the abattoir as they age. The owner stated an interested buyer has approached them, but it is only feasible for the buyer to purchase the Abattoir alone.

[18] The Panel acknowledges the critical need for meat processing facilities in the region and province and because the infrastructure provides benefits to agricultural producers in the region and enhances the sustainability of local farming operations.

[19] The ALCA and ALR Use Regulation (and its predecessors) have historically supported processing, including meat processing, in the ALR. Section 11 of the current ALR Use Regulation permits storing, packing, preparing and processing farm products as a permitted farm use if at least 50% of the farm product (such as poultry, beef, etc.) is produced either on that agricultural land or by a co-operative association to which the owner of the land belongs. Alternatively, if a landowner proposes a meat processing facility that does not meet the conditions of s. 11 of the ALR Use Regulation (such as processing more than 50% off-farm raised meat), s. 20 of the ALCA allows a landowner to apply for a non-farm use to process meat. The previous landowner submitted ALC non-farm use application 30310 and Resolution #109/96 approved the operation of an abattoir to process meat raised by them and others in the community. The approval did not restrict the amount



of meat from off-farm that could be processed.

[20] In reviewing Resolution #109/96 and the current location of the abattoir, the Panel notes that the abattoir was not sited in the northwest corner of the Property as approved. Although the location of the abattoir is not consistent with the previous decision, the Panel affirms the continued use of the abattoir under Resolution #109/96 in its current location. In addition, the Panel confirms that Resolution #109/96 did not have an expiry date, nor was the approval non-transferable. Therefore, the approval and conditions run with the land to subsequent landowners, as was the case for the Applicant. Alternately, the abattoir could continue to be operated and potentially expanded under s. 11 of the ALR Use Regulation without requiring further approval of the Commission.

[21] Based on a review of the Application material and Google Earth imagery, the proposed 5.47 ha Lot would include approximately 1.2 ha for the abattoir, graveled area, and other infrastructure; and hay fields. The proposed 9.94 ha Lot includes a residence, barn, riding rings, a forested area, and hay fields.

[22] The Panel considered that the Country Locker has been in continuous operation since 1999 and has provided a meat processing facility to farmers in the region. The Panel received letters of support from several cattle associations and cattle ranchers in the region that require the Country Locker's services. The letters explain that the Country Locker is a



government inspected abattoir, and that it provides producers with a market stream for their animals to supply locally grown meat. In addition, the letters speak to the benefit of having an abattoir close to the farming community to reduce travel time and waitlists for processing their animals.

- [23] The Applicant's main submission is based on a desire to dispose of the abattoir to a new operator. The RDBN Advisory Planning Commission motioned to approve the Application because the abattoir "is a much-needed agriculture business in this area". The RDBN Rural Agriculture Coordinator commented that "...it appears that having the abattoir on its own land parcel would potentially increase the chances of continuity with respect to retaining this service".
- [24] Following a request for additional information, the Commission received a letter from the prospective buyers dated January 17, 2025, stating that they are the owners of The Speckled Sow Butchery and Market Ltd. and have been pre-approved "for financing of the abattoir alone" as of June 2024. The prospective buyers also provided a signed purchase agreement and an email confirming financing information.
- [25] In other circumstances, the Panel might ordinarily be concerned about subdivision of a non-farm use onto its own parcel particularly in cases where it would create a wholly non-farm intrusion into the ALR. However, in this case, the Panel considered that the approved non-farm use is a use that is directly related to value added processing of agricultural products, and that



The Speckled Sow Butchery and Market Ltd. is an established butcher in the region. The Panel considered that the experience of the prospective buyers of the abattoir gives the Panel confidence that the sale of the abattoir will ensure continuity of meat processing to the agricultural community and their customers.

[26] Although the subdivision would create a parcel smaller than typical for the region, the Panel finds that the abattoir would not negatively impact the integrity of the ALR because it is a use compatible with agriculture. In addition, the Panel finds that the benefits to the agricultural community provided by the continued operation of the abattoir outweighs the subdivision. In this case, the Panel finds that subdivision would indirectly encourage the continued use of ALR land in the region for farm use by ensuring the longevity of the meat processing facility.

[27] To ensure the newly created parcel is only used for meat processing in accordance with ALC Resolution #109/96 now, and in future if the parcel changes ownership, the Panel will require a covenant restricting the Property's use to ALC Resolution #109/96 or uses permitted in the ALCA and its regulations.

DECISION

[28] For the reasons given above, the Panel approves the Proposal to subdivide the ~15.41 ha Property into a ~5.47 ha lot and a ~9.94 ha lot, subject to the



following conditions:

- a) the submission of a surveyed subdivision plan to the Commission, within three years of the date of the release of this decision (by March 4, 2028), that is in compliance with Schedule A of this decision;
- b) the registration of a covenant, concurrently with the above-mentioned subdivision plan (by March 4, 2028), in favour of the Commission, on a form and in a substance as may be determined by ALC staff in their sole discretion, for the purpose of restricting the Property's use to what was permitted by ALC Resolution #109/96 or uses permitted in the ALCA and its regulations.

[29] These are the unanimous reasons of the Panel.

[30] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[31] Resolution #127/2025
Released on March 4, 2025

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

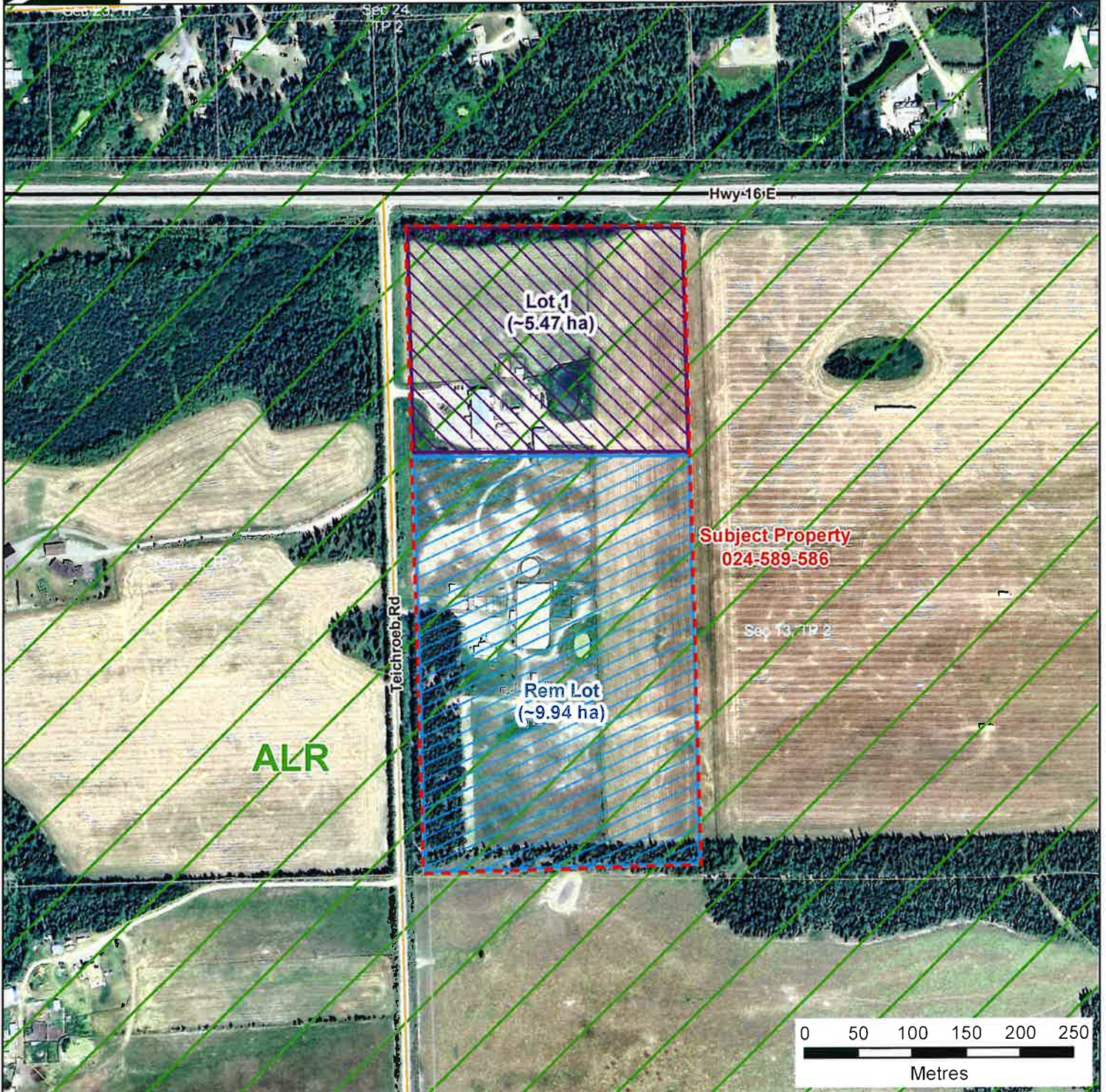
Jennifer Dyson, Chair

On behalf of the North Panel








Schedule A: Decision Map
2022 Google Earth Orthophoto

MAPSHEET NO:
93G.091
LOCAL GOVERNMENT:
Bulkley-Nechako



ALC FILE NO: 100959	RESOLUTION NO: 127/2025
MAP PRODUCED: March 3, 2025	
MAP SCALE: 1:5,000	
DATA SOURCES & NOTES: ALC, BCGW and Google Earth. Contains information licensed under Open Government License - British Columbia.	
Map for reference only. Accuracy not guaranteed.	

-  Conditionally Approved Subdivision Lot 1 (~5.47 ha)
-  Conditionally Approved Subdivision Rem Lot (~9.94 ha)
-  Subject Property
-  Agricultural Land Reserve
-  PMBC Parcel Cadastre



**Advisory Planning Commission
Meeting Minutes**

Electoral Area A	Meeting Date: Monday Jun 2, 2025	Meeting Location: Virtually via Zoom
Attendance		
<u>APC Members</u>		<u>Electoral Area Director</u>
<input checked="" type="checkbox"/> Natalie Trueit-MacDonald		<input checked="" type="checkbox"/> Director Stoney Stoltenberg
<input checked="" type="checkbox"/> Bob Posthuma		<input checked="" type="checkbox"/> Alternate Vicky Hoskins
<input checked="" type="checkbox"/> Sandra Hinchliffe		<u>Other Attendees</u>
<input type="checkbox"/> Andrew Watson		<input checked="" type="checkbox"/> Danielle Patterson, Senior Planner, RDBN
<input checked="" type="checkbox"/> Alan Koopman		<input checked="" type="checkbox"/> Chloe Taylor, Planning Summer Student
<input checked="" type="checkbox"/> Paul Murphy		<input type="checkbox"/>
		<input type="checkbox"/>
Chairperson: Sandra Hinchliffe		Secretary: Natalie Trueit-MacDonald
Call to Order: 7pm (delayed due to audio issues)		
<u>Agenda</u>		
7:00 pm RZ A-01-25		
Applications (Include application number, comments, and resolution)		
RZ A-01-25		
Discussion regarding H1 and H1A comparisons; Geo Tech Assessment required; Sewer / Strata		
APC unanimously supports the application.		
Meeting Adjourned: 7:25pm		Secretary Signature: <i>NCTM-MacDonald</i>



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Danielle Patterson, Senior Planner

Date: July 10, 2025

Subject: **ALR Subdivision Application No. 1275**

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

That the Agricultural Land Commission Subdivision Application No. 1275 be sent to the Agricultural Land Commission with a recommendation to deny.

EXECUTIVE SUMMARY

The applicants are requesting Agricultural Land Commission (ALC) approval for a two-lot subdivision of their 53.57 ha property at 1356 Malkow Road. Proposed Lot 1 is approximately 27.1 ha in area and contains the owner's dwelling and accessory buildings. Proposed Lot 2 is vacant, is 27.39 ha in area, and would be accessed via an easement through Proposed Lot 1.

The property owners lease 80 per cent of their property for grazing. They also have their own small-scale farm operations. The owners would like to subdivide so a relative can take ownership of Proposed Lot 2 and as part of a farm expansion and succession plan.

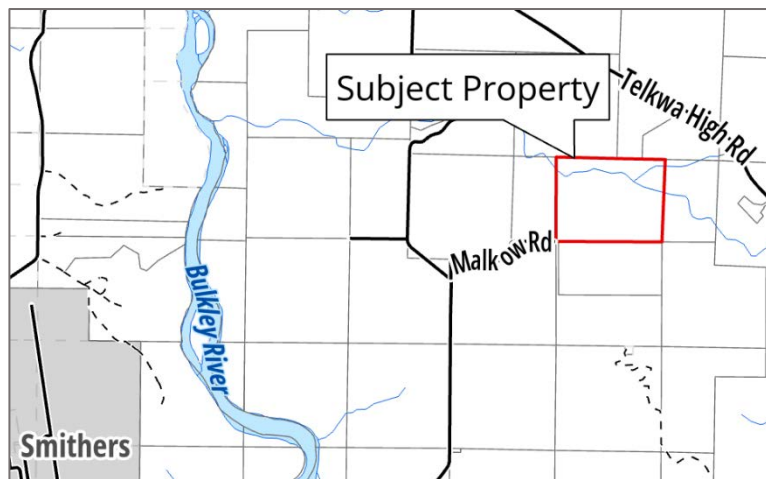
In staff's opinion the proposed subdivision is not adequately supported by the OCP policies. The subject parcel is in an area dominated by large agricultural parcels, and the proposed subdivision is likely to have a net negative impact on the agricultural use of the lands being subdivided and surrounding agricultural lands. The subdivision would double the permitted residential density (three to six) on the subject property and contribute to further parcelization to agricultural lands. Planning staff recommend the Board forward the application to the ALC with a recommendation to deny.

APPLICATION SUMMARY

Name Owners:	Alfred Reitsma and Teresa Reitsma
Electoral Area:	A (Smithers/Telkwa Rural)
Subject Property	1356 Malkow Road, legally described as District Lot 1152, Range 5, Coast District (PID 015-098-419)
Property Size:	Approximately 53.57 ha (~132.4 ac)
OCP Designation:	Agriculture (AG) in "Regional District of Bulkley-Nechako Smithers Telkwa Rural OCP Bylaw No. 1704, 2014" (the OCP)
Zoning:	Agricultural (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Existing Land Uses:	Agricultural/Residential
Location:	Approximately 3.3 km northwest of the Town of Smithers, between Snake Road and Telkwa High Road. To the north, south, and west is farmland, to the east is a residence on mostly forested land.

PROPOSAL

The applicants are requesting Agricultural Land Commission (ALC) approval to subdivide the approximately 53.57 ha subject property into two parcels. Lot 1 has a proposed area of approximately 27.1 ha and would include an easement to access the landlocked Proposed Lot 2. Proposed Lot 2 approximately 27.39 ha. The areas mentioned in the Applicant Submission are preliminary measurements and differ from these areas (see Attachments for Applicant Submission)



in

The property owners want to age in place on Proposed Lot 1 and have a relative build a home and establish a small farm on Proposed Lot 2. The applicants state the proposal will support agriculture in the following ways:

- Proposed Lot 2 has a microclimate which increases frost-free days. Given this and the proposed parcel area, the applicant believes it has the capacity to support farm animals and plants/gardens.
- The owners believe there are adequate lands that could be developed into pasture.

- Proximity to the Town of Smithers would allow their family to farm and work in Town.
- The property owners could receive family assistance for property maintenance, snow removal, weed control, and maintenance of the cattle grazing lands.
- The property owners stated their relative has the skills and education to farm the lands.
- The owner's relative requires land title to secure farming investment.

The applicant's have provided letters of support (see Attachments) as well as the following five-year farm plan.

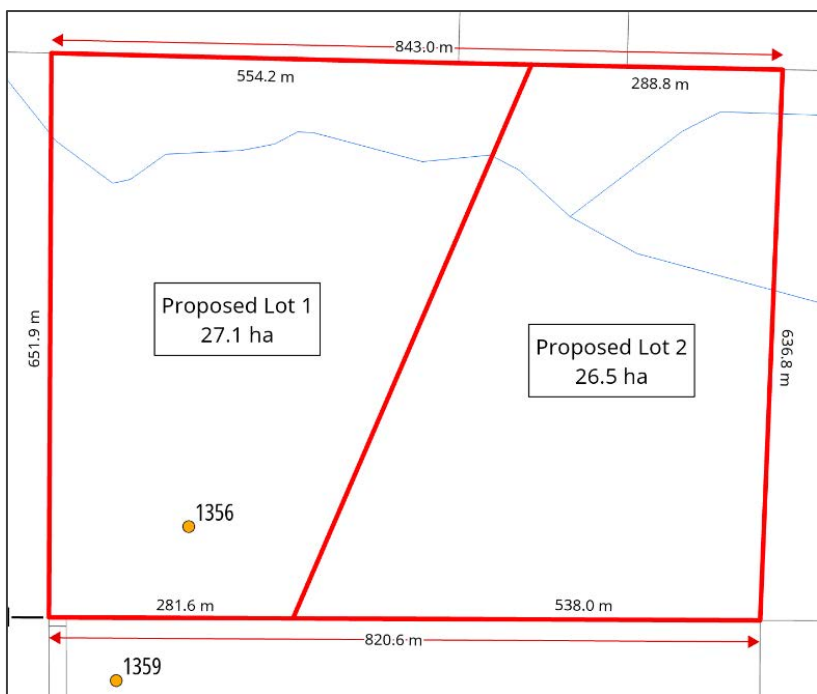
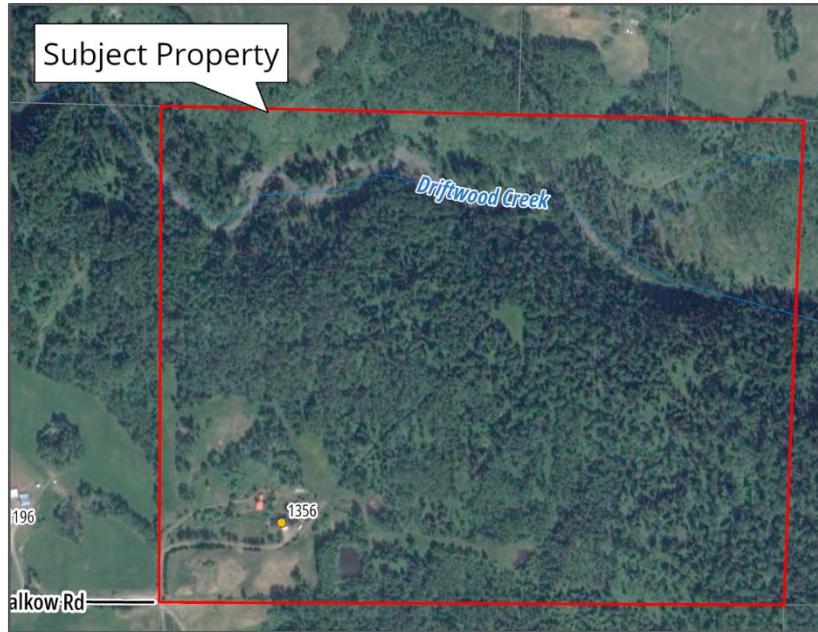
Year 1: Establish a new driveway, hydro service, supply water to the site, develop home and barn yard site.

Year 2: Build buildings (home, barn, out buildings); develop garden site, enhance soil, and plant fruit trees.

Year 3: Fence along property lines and along Driftwood Creek. Raise chickens for eggs and meat. Market and sell surplus farm produce.

Year 4: Provide pasture for cow calf pairs.

Year 5: Continue to clear underbrush with tractor and brush mower to develop more grazing area.



DISCUSSION

Property Details

The subject property has an approximately 250 m² (2,700 ft²) house with attached garage, a tractor storage building, a second older storage building, as well as a cistern and well that provide water to the subject property and neighbouring properties.

The parcel contains developed trails, paddocks, barb wired fencing, pastures, two dugouts for cattle, and clusters of cherry and apple trees near the home plate (see Attachments for Site Visit Photos). Driftwood Creek passes along the length of the north end of the property, which is covered in mixed forest. The property owners state they lease 80 per cent of their parcel for cattle grazing to a neighbouring property owner.

Zoning and Density

The subject property is zoned Agricultural (Ag1) under the Zoning Bylaw. The Ag1 Zone density regulations state "Not more than two Single Family Dwellings shall be located on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*".

The ALC restricts total floor of dwellings for parcels which are 40 ha or less as follows:

- Up to 500 m² (approximately 5,380 ft²) of total floor area for the "Principal Residence" and up to 90 m² (approximately 968 ft²) of total floor area for the "Additional Residence".
- The "Principal Residence" may contain a secondary suite.

This permits a total of three dwelling units. If subdivided, each proposed parcel would be permitted three dwelling units, for a total of six dwelling units.

Official Community Plan

The subject property is designated Agriculture (AG) under the OCP. The following AG designation polices pursuant to Section 3.1 of the OCP are applicable. Planning staff have included comments related to the proposal.

"(3) A minimum parcel size of 16 hectares (39.5 acres) is supported. Applications to permit smaller parcels may be considered where the requirements of Section 3.4.2(9) are met, and the proposed subdivision will not have a net negative impact on the agricultural use of the lands being subdivided, or surrounding agricultural lands

(5) New roads, utility and communication corridors should be located to minimize the negative impact on existing and potential agricultural operations."

"(6) [...] Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.

(a) There is limited agricultural potential within the proposed area.

(b) Soil conditions are not suitable for agriculture.

(c) Neighbouring uses will not be compromised.

(d) Adequate provisions for fencing are provided, where a proposed development is adjacent to an existing agricultural use.

(e) The application is in the best interest of the community.

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

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

"(9) The subdivision of lands that form viable farm units is discouraged unless there is a clear benefit to agriculture.

(13) In areas where agricultural land is not farmed the owners are encouraged to rent or lease the unused land to a farmer."

Agricultural Capability and ALR Applications

Canada Land Inventory mapping indicates the application area has an agricultural capability that is 38.4 per cent Class 6T (limited by topography), 19.62 per cent Class 4PT (limited by topography and stoniness), 19.5 per cent 5T (limited by topography), 7.01 per cent Class 3X (limited by cumulative and minor adverse conditions), and 1.95 per cent Class 4 with various combinations of limitations (topography, stoniness, and soil moisture deficiency). See Appendix A for details. Class 3 soils are considered are considered a prime soil class.

There are no prior ALC considerations for the subject property. There is some history of subdivision in the area, with past ALC approvals for subdivision to the lands to the immediate south, immediate north, and the property to the adjacent south. This parcelization has reduced average lot area to less than a quarter section (~65 ha) throughout the surrounding area.

Parcel Frontage Requirements

Pursuant to Section 512 of the *Local Government Act*, 10 per cent of the total perimeter of each parcel is required to front the highway (Malkow Road) or obtain an approved reduction from the RDBN Board. Should the ALC allow the subdivision the applicant must receive Board approval for the lack of road frontage associated with the proposed subdivision.

Planning Department Comments

In staff's opinion the proposed subdivision is not adequately supported by the OCP policies. The subject parcel is in an area dominated by large agricultural parcels, and the proposed subdivision is likely to have a net negative impact on the agricultural use of the lands being subdivided and surrounding agricultural lands. The subdivision would double the permitted residential density (three to six) on the subject property and contribute to further parcelization of agricultural lands.

The RDBN's OCP policy to discourage the fragmentation of good agricultural is based on the understanding that larger parcel sizes maintain the broadest range of options for agricultural

use for the long term, and new parcels increase the long-term potential for rural residential development in agricultural areas.

The current policy in all RDBN OCPs was developed based on the results of the RDBN's 2012 Agricultural Plan. Following much consultation, it was concluded that the RDBN's agricultural interests were best served by not supporting this type of subdivision as the parcels will likely end up being used primarily for rural residential purposes and not for agriculture. The Agricultural Plan stated the following.

"Maintaining appropriately large parcel sizes and keeping smaller parcel residential development and other uses away from farming areas is an important factor in preserving the integrity of agricultural lands, and minimizing conflict between agriculture and non-agricultural uses. Where there is conflict, the agricultural producers can expect to incur increased operational costs to manage or reduce the conflict."

The Agricultural Plan recommended that:

"The RDBN should continue with its efforts to protect and preserve farmland and soil having capability for agricultural purposes through the restriction of subdivision, and limited encroachment of non-farm uses."

This approach to discouraging subdivision in the ALR is generally supported by the ALC and the Ministry of Agriculture and Food's referral response.

REFERRAL RESPONSES

The applicants provided their five-year farm plan, letters of support, and the amended parcel layout to remove a proposed panhandle access to Proposed Lot 2 after the following referral responses were received (see for applicant's additional supporting documents).

At their March 3, 2025 meeting, the **Area A Advisory Planning Commission** came to consensus that they do not support the application (see Attachments for minutes).

The **Ministry of Agriculture and Food (MoAF)** provided a standardized letter dated February 202, 25 (see Attachments providing broad comments on the impact on land value per hectare from subdivisions, and links to resources for the landowner (see Attachments).

The letter was accompanied by an email providing additional context for the standardized letter:

"In almost all instances, when a local government sends a referral to Ministry staff, we review said referral and draft up a formal referral response letter. With regards to subdivisions in the ALR however, we now send out the attached standardized subdivision referral response when Ministry staff find a subdivision as non-beneficial to agriculture. You may have seen this letter before, but please note that it has been revised slightly and is now dated February 2025."

If Ministry staff view a subdivision application as benign or beneficial to agriculture (very rare) we will draft an individual referral response letter rather than send the standardized template."

The **RDBN Agriculture Coordinator** provided the following referral response:

"The subdivision proposed in the ALR 1275 Referral Documents seems to be a good way of taking advantage of the soils and microclimate characteristics of this property. It would be ideal for Driftwood Creek to be fenced to exclude livestock so that the existing riparian area, and corresponding ecological and wildlife values, can be maintained as the land is further developed."

The **Town of Smithers** stated the Town *"does not anticipate any adverse impacts arising from the approval of this application"* and has no concerns with the proposal (see Attachments for letter).

ATTACHMENTS:

- Appendix A – Agriculture Capability
- Appendix B – Surrounding ALR Applications
- Applicant ALC Submission
- Site Visit Photos
- Applicant's Additional Supporting Documents
- Referral Responses

STRATEGIC PLAN ALIGNMENT:

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

4. Community and Economic Sustainability

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

4.2 Revisit, prioritize and advance recommendations of the RDBN Food and Agriculture Plan and the work of the Agriculture Coordinator.

Appendix A - Agricultural Capability based on Canada Land Inventory Mapping

~**46.5%** of the subject lands are:

70% Class 6T (limited by topography)

30% Class 5PC (limited by stoniness and adverse climate, excluding precipitation)

~**19.5%** of the subjects are Class 5T (limited by topography)

~**16.65%** of the subject lands are:

80% Class 4PT (limited by stoniness and topography)

20% Class 6T (limited by topography)

12.6% of the subject lands are:

50% Class 4PT (limited by stoniness and topography)

30% Class 3X (limited by cumulative and minor adverse conditions)

20% Class 6T (limited by topography)

~**4.18%** of the subject lands are:

70% Class 3X (limited by cumulative and minor adverse conditions)

30% Class 4P (limited by stoniness)

~**0.5%** of the subject lands are:

60% Class 3X (limited by cumulative and minor adverse conditions)

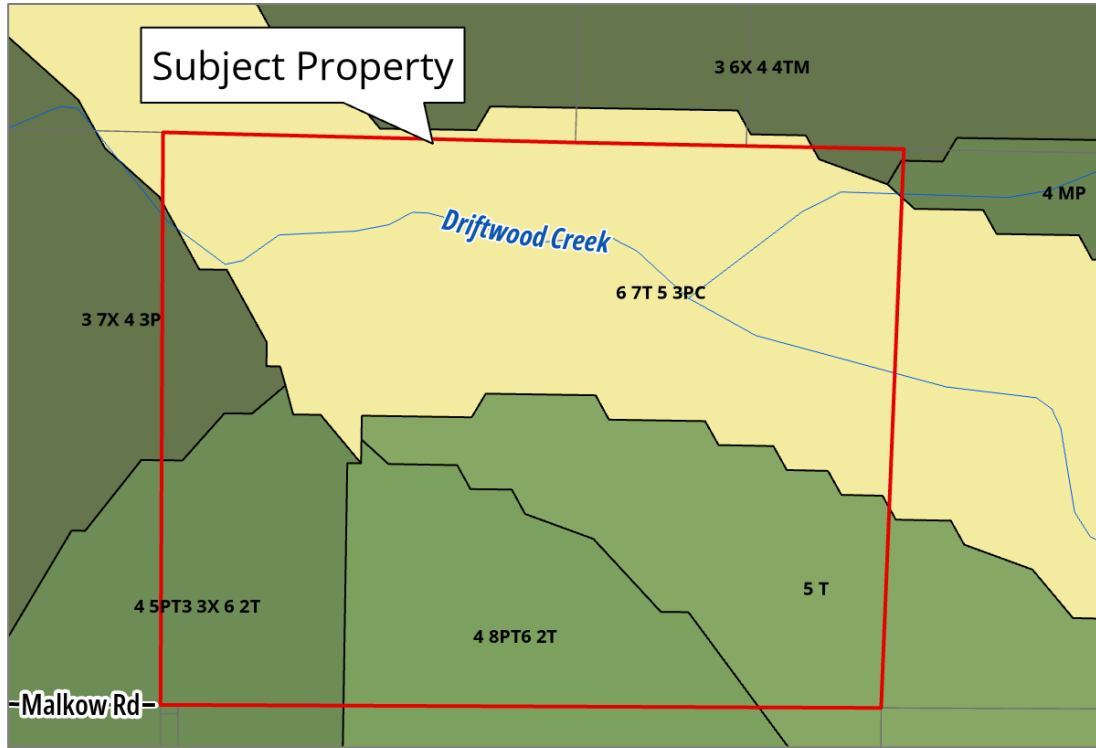
40% Class 4TM (limited by topography and soil moisture deficiency)

Less than 0.5% of the subject lands are 4MP (limited by soil moisture deficiency and stoniness).

Class Summaries:

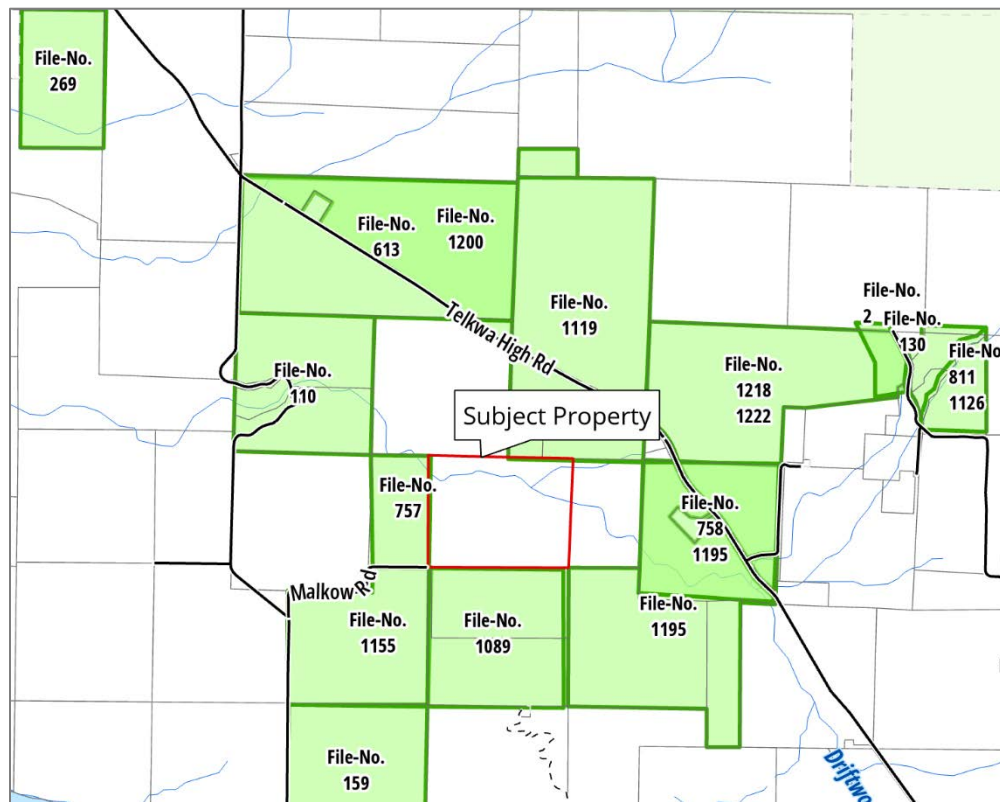
- | | |
|----------------|---|
| Class 3 | Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. |
| Class 4 | Land in this class has limitations that require special management practices or severely restrict the range of crops, or both. |
| Class 5 | Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. |
| Class 6 | Land in this class is nonarable but is capable of producing native and or uncultivated perennial forage crops. |
| Class 7 | Land in this class has no capability for arable or sustained natural grazing. |

Agricultural Capability Map



Appendix B - Surrounding Applications

Surrounding Applications Map



Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
2	E 1/2, District Lot 844, Range 5 Coast District.	1975. Application to subdivide one 10-acre parcel from on the east side of "Chowsunket Road".	Staff: Denial
			Board: Denial
			ALC: Denied
110	Block A & B, District Lot 855, Plan 1546	1976. Application to subdivide an 8.96± acre parcel to use as a Church Summer Camp and for manufactured home.	Staff: Approval
			Board: Approval
			ALC: Approved
130	Lots 1 & 2, Plan 6469, NE ¼, District Lot 844 & Fractional NW ¼ Section 22, Township 2A, Range 5, Coast District	1976. Application for boundary adjustment to conform more closely to the natural terrain.	Staff: Approval
			Board: Approval
			ALC: Approved
159			Staff: Approval

	SW ¼, Section 17, Township 2A, Coast Range 5, Land District.	1977. Application to place a mobile home.	Board: Approval
			ALC: Approved
269	District Lot 1187, Range 5, Coast District	1979. Application to subdivide.	Staff: Denial
			Board: Denial
			ALC: Denied
613	Pt. of Block A, Plan 6702, District Lot 856 & 859, Range 5, Coast District	1985. Application to subdivide one parcel of 2 ha from 76.17 ha parcel.	Staff: Approval
			Board: Approval
			ALC: Approval (Conditional on covenant to require properties sold together).
757	District Lot 1152A, Range 5, Coast District	1990. Application to construct up to 5 tourist cabins on skids	Staff: Approval (Conditional)
			Board: Approval (Conditional)
			ALC: Approved
758	SW ¼, District Lot 844, Range 5, LD 14, Coast District	1990. Application to unconditionally subdivide a 2-ha parcel from 64.75 ha parcel.	Staff: Approval
			Board: Approval
			ALC: Approved
811	Lot 797, Range 5, Coast District	1992. Application to subdivide.	Staff: Denial
			Board: Denial
			ALC: Approved (Conditional on concurrent consolidation of DL 1151 & 1154 into 1 parcel)
1089	District Lot 1188, Range 5, Coast District	2010. Application to allow the subdivision of vacant land into two ±32.5 ha parcels.	Staff: Denial
			Board: Approval
			ALC: Approved
1119	District Lot 857, Range 5, Coast District	2011. Homesite Severance, subdivided into Lot A (±17 ha (±42 acres)) and	Staff: Approval
			Board: Approval

		remainder of ±111 ha (±274 acres).	ALC: Approved (conditional to the applicant forgoing any future subdivision application pursuant to the ALC Homesite Severance Policy)
1126	Fractional NW ¼ of Section 22, Township 2A, Range 5, Coast District, Except Plan 6469	2012. Application for two lot subdivision.	Staff: Approval
			Board: Approval
			ALC: Denied
1155	NW ¼ of Section 17, Township 2A, Range 5, Coast District, Except Part in District Lot 854 & except Plan EPP10186	2013. Application to subdivide into two parcels under the Homesite Severance Policy.	Staff: Approval
			Board: Approval
			ALC: Approval (alternate layout)
1195	Southwest ¼ of District Lot 844, Range 5, Coast District, Except Plan PRP13319	2017. Application to remove the restrictive covenant on the titles of DL 1151 & 1154 to allow for boundary adjustment.	Staff: Denial
			Board: Approval
			ALC: Approval overturned (denied)
1200	Block A, District Lots 856 & 859, Range 5, Coast District, Plan 6702, Except Plan 11641, and the Fractional SE ¼ of Section 29, Township 2A, Range 5, Coast District	2017. Application to remove the restrictive covenant to allow the sale of Block A separate from the Frac. SE ¼ of Sec. 29.	Staff: Denial
			Board: Approval
			ALC: Denied
1218	District Lot 3825, Range 5C, except that part lying north of PL 4460	2020. Non-Adhering Residential Use Application to allow new construction of an addition to pre-existing additional residence.	Staff: Approval
			Board: Approval
			ALC: Approved
1222	Lot A, District Lot 844, Range 5C, Plan EPP52063	2020. Application to continue the operation of an existing Wildlife Shelter operated by Northern Lights Wildlife Society under the non-farm use application process.	Staff: Approval
			Board: Approval
			ALC: Approved



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 102556
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Reitsma
Local/First Nation Government: Regional District of Bulkley-Nechako

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description DISTRICT LOT 1152 RANGE 5 COAST DISTRICT
Approx. Map Area 53.57 ha
PID 015-098-419
Purchase Date Aug 31, 1993
Farm Classification Yes
Civic Address 1356 Malkow Road, Smithers, British Columbia, V0J 2N7
Certificate Of Title State of Title.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Alfred and Teresa Reitsma	Not Applicable			Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type Land Owner
First Name Alfred and Teresa
Last Name Reitsma
Organization (If Applicable) No Data
Phone [REDACTED]
Email [REDACTED]

4. Government

Local or First Nation Government: Regional District of Bulkley-Nechako

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). Every year 80% of the Lot 1152 parcel (100 acres) is leased for cattle grazing pasture to our neighbour farmer Matt Taylor, 6951 Snake Road, Smithers, BC.

The property has an 800 sq ft garden next to our residence.
 In addition, numerous fruit trees on the property are harvested each year.

Describe all agricultural improvements made to the parcel(s).

Property (100 acres) was fenced in 1997 with pressure treated posts and 4 strand barbed wire.
 Fencing is maintained yearly.
 Trails throughout the property are maintained each year.
 Several dugouts with water for livestock.

Describe all other uses that currently take place on the

2500 sq ft home with attached garage, well developed driveway and laneway to residence.

parcel(s). Outbuildings include 1000 sq ft equipment storage shed with metal roof and power.
 Several pastures and fenced paddocks are developed on the parcel for livestock.
 No commercial activity on the parcel.
 Lot 1152 has a registered well at Driftwood Creek filling a 3000 gallon cistern on our property supplying fresh water for domestic use and livestock as well as for properties that surround the parcel. (Note the easements on the land title as these are for water lines to surrounding properties including neighbouring cattle farm).

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Lot 856 / Lot 857 Residence, crop land, hay, grain, timothy
East	Residential	Lot 1153 Residence, mostly forested land
South	Residential	Lot 1188, Residence, hobby farm, fruit trees, otherwise forested
West	Agricultural / Farm	Lot 1152A Residence, with hayland

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	26.785
2	Lot	26.785

What is the purpose of the proposal? We would like to subdivide District lot 1152 (which is currently 53.57 hectares) into 2 equal pieces 26.785 ha each, to provide potential for another farming opportunity. This change would increase the potential in the ALR. The newly subdivided lot would include a panhandle for driveway access.
 Our current property is in excess of our own needs. As we are in our mid-60's, we only need part of this property going forward. One of our children is interested in returning to the Bulkley Valley and is looking to acquire a piece of agricultural property. We have the capacity to

provide this opportunity.

Why do you believe this parcel is suitable for subdivision?

Lot 1152 is currently leased out as grazing pasture for cow/calf pairs; this is great but the land is underutilized. We believe that by dividing the property there would be greater opportunity for agricultural use. Both properties would have a microclimate for growing fruits and vegetables as well as sufficient class 2 land capable of producing various crops under good management practices. We are proposing this configuration (including the panhandle) to provide shorter driveway access to the new parcel. This new parcel has potential building sites for a new barn, paddocks for livestock, large and small animals (cows, horses, chickens). Several possibilities exist for a home site. Sufficient water, power, and pasture area exists to support this secondary parcel as a stand alone farming operation. Our neighbour successfully subdivided his Lot 1188 (160 acre property) into two 80 acre parcels providing another farming opportunity and enhancing our Malkow Road neighbourhood.

Does the proposal support agriculture in the short or long term? Please explain.

When Lot 1152 is subdivided and developed it will be able to support agriculture in the long term. The size of the parcel has the capacity to support large animals, cows and horses, as well as small animals. The property has several areas that could be developed into open pasture. The property has a northwest facing slope protecting the property from early morning sun so the plants and gardens have a longer frost free microclimate zone. This property is located close to Smithers, BC and allows a family to farm and to work in the local community. The property currently has a tree stand of light aspen, birch, and some young spruce, with lots of developed trails, and some open meadows with ponds for water, fenced with current neighbors. Great long term agricultural opportunity.

Proposal Map / Site Plan

Land proposal.pdf

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?

No

7. Optional Documents

Type	Description	File Name
	No Data	

- Proposed fencing
- Existing fences
- Existing driveway
- Proposed driveway
- Pasture

*** Alfred + Teresa Reitsma → Proposal for Subdivision**

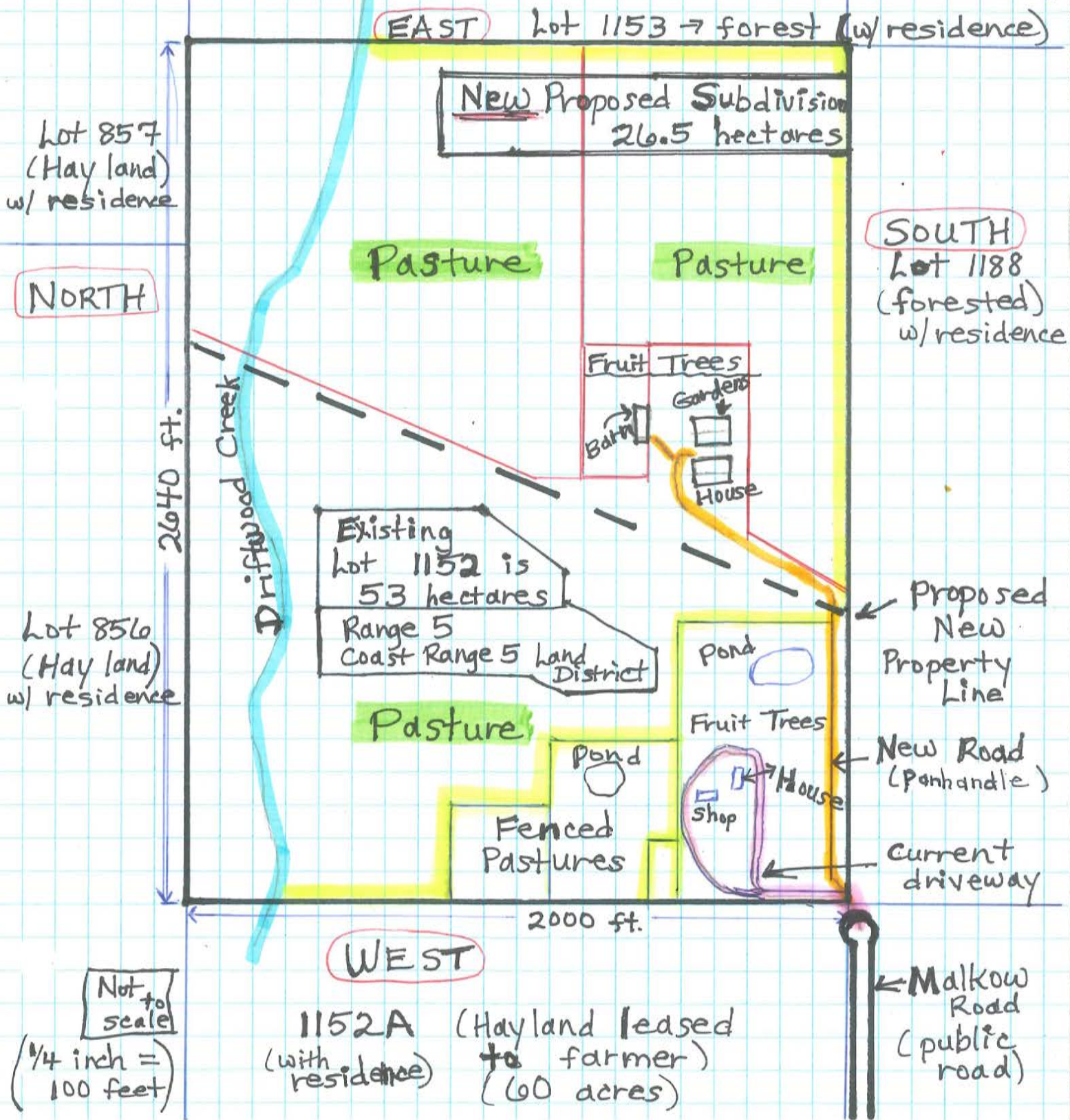


Photo #1: Front view of house and attached garage



Photo #2: Rear view of house and attached garage



Photo #3: View of older storage building



Photo #4: View of tractor storage building



Photo #5: View of paddock



Photo #6: View of barb wire fence



Photo #6: View of fruit trees (east side of house)



Photo #6: View of fruit trees (west side of house)



Good Morning Danielle and team at RDBN

RE: File # 1275 Alfred and Teresa Reitsma

1. We request an on-site farm plan visit by the committee.
2. We would like to remove the panhandle on the application. Instead, we would provide an easement for road access.

We would like to make some additions and changes to our application before it goes to the ALC.

Please add these changes:

1. We recognize that there is provision in the ALC to build a second home on the same title. As part of the succession plan, our successors (our children) need to secure their farming investment by having land title security for their operation. With land title security, both farm families will use the land more extensively and increase agricultural output in our area.

Our children, who are part of the succession plan, have the skills and education to carry out this plan. Our current property is underutilized for agriculture and it is our desire to work with our children to increase the output with this plan.

Year 1 Establish a new drive way, hydro service, supply water to the site, develop home and barn yard site.

Year 2 Build buildings (home, barn, out buildings); develop garden site, enhance soil, plant fruit trees.

Year 3 Fence along property lines and along Driftwood Creek. Raise chickens for eggs and meat. Market and sell surplus farm produce.

Year 4 Provide pasture for cow calf pairs

Year 5 Continue to clear underbrush with tractor and brush mower to develop more grazing area.

2. Yes, this proposal supports agriculture in our area.

With increased intensive farming, we strongly feel the following:

- Currently the land itself is severely restricted by the quality of the soil. By subdividing we would develop and enhance the soil over time by bringing in manure from a neighbor who has cows and chickens. To do this we need 2 families to invest time, energy and money. This enhancement (subdivision) will create food security for several families, more small scale agriculture, more meat birds, more eggs, more fruit trees, more honey bees, more garden spaces, and enhanced pasture for livestock. There is existing infrastructure with adequate water and hydro to support this operation. Water/ Well License is in good standing.
- We would double the agriculture farming output by engaging 2 families, on 2 properties; this is our plan.
- With today's emphasis on family farming, product diversity is very important. Sales outlets exist in our community, as well as seasonal Farmers Markets for products produced on the 2 farming properties.

-

April 16, 2025

Attention

Agriculture Land Commission

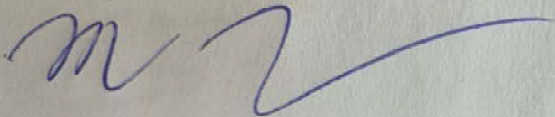
Re: Application for Subdivision # 1275 for Alfred and Teresa Reitsma

I, Matt Taylor, am an adjacent property owner on District Lot
File # 1155. I support the application for subdivision of District Lot 1152.

This application meets and exceeds the minimum 40 acre size for agricultural use in the ALC policy. By subdividing Lot 1152, the agricultural output will increase in our area. Presently the property is only used for grazing and is underutilized. The property requires wildlife fencing along Driftwood Creek to keep cattle from accessing the creek and provide ecological protection for the creek.

We also support the new easement following the south property line for road access to Lot # 2 which crosses over existing water line easements.

Sincerely,



Matt Taylor (farmer) currently has the long term lease for grazing cattle on Lot 1152. This lease would continue after the subdivision.

April 16, 2025

Attention**Agriculture Land Commission**

Re: Application for Subdivision # 1275 for Alfred and Teresa Reitsma

I, Jeff Miller, am a property owner on District Lot 1188 B. I support the application for subdivision of District Lot 1152. This application meets and exceeds the minimum 40 acre size for agricultural use in the ALC policy. By subdividing Lot 1152, the agricultural output will increase in our area. Presently the property is only used for grazing and is underutilized. The property requires wildlife fencing along Driftwood Creek to keep cattle from accessing the creek and provide ecological protection for the creek.

We also support the new easement following the south property line for road access to Lot # 2 which crosses over existing water line easements.

Sincerely,



Jeff Miller (property owner one over on the south border, on 80 acre parcel)

April 16, 2025

Attention**Agriculture Land Commission**

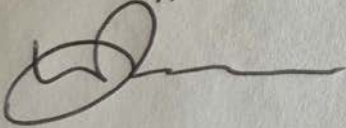
Re: Application for Subdivision # 1275 for Alfred and Teresa Reitsma

I, DAVID W. JONES, am an adjacent property owner on District Lot 1188. I support the application for subdivision of District Lot 1152.

This application meets and exceeds the minimum 40 acre size for agricultural use in the ALC policy. By subdividing Lot 1152, the agricultural output will increase in our area. Presently the property is only used for grazing and is underutilized. The property requires wildlife fencing along Driftwood Creek to keep cattle from accessing the creek and provide ecological protection for the creek.

We also support the new easement following the south property line for road access to Lot # 2 which crosses over existing water line easements.

Sincerely,



Dave Jones (adjacent property owner on south border)

**Advisory Planning Commission
Meeting Minutes**

Electoral Area A	Meeting Date: Monday Mar 3, 2025	Meeting Location: Virtually via Zoom
Attendance		
<u>APC Members</u>		<u>Electoral Area Director</u>
<input checked="" type="checkbox"/> Natalie Trueit-MacDonald		<input checked="" type="checkbox"/> Director Stoney Stoltenberg
<input type="checkbox"/> Bob Posthuma		<input type="checkbox"/> Alternate Trevor Krisher
<input checked="" type="checkbox"/> Sandra Hinchliffe		<u>Other Attendees</u>
<input checked="" type="checkbox"/> Andrew Watson		<input type="checkbox"/> Cameron Kral, Planner, RDBN
<input checked="" type="checkbox"/> Alan Koopman		<input checked="" type="checkbox"/> Danielle Patterson, Senior Planner, RDBN
		<input checked="" type="checkbox"/> Derrick Dehoog
		<input type="checkbox"/>
		<input type="checkbox"/>
Chairperson: Sandra Hinchliffe		Secretary: Natalie Trueit-MacDonald
Call to Order: 7pm		
<u>Agenda</u>		
7:00 pm	ALR 1275	
7:15 pm	ALR 1276 - 7 - 7:20pm - Dehoog	
Applications (Include application number, comments, and resolution)		
ALR 1275 – APC does not support the application Comments / discussion – panhandle vs easement, access; water; farming; 2 nd house permitted without subdivision; ALC will likely not approve application		
ALR 1276 – APC does not support the application as it is written because we believe that the ALC will not approve. Recommend the applicant review similar applications that ALC has denied and approved. Consider no access to living area from shop. Confirm shop for farm / main residence use and not the use of the 2 nd residence.		
APC comments directed to ALC – too strict regarding 2 nd residence attached to shops which reduces footprint (construction costs etc as well) size of 2 nd dwelling restrictions due to size of primary residence restricts 2 nd residence use and enjoyment.		
Meeting Adjourned: 8:10pm	Secretary Signature: <i>NCTM-MacDonald</i>	



February 20, 2025

File: 0280-30

Ref: 201422

Dear Local Government Planning Staff:

Ministry of Agriculture and Food (the Ministry) staff have noted that there has been a marked increase in Agricultural Land Commission (ALC) subdivision applications over the past few years, resulting in increased referral workload for local government, the Ministry and ALC staff.

An 18 month referral impact review project conducted by the Ministry between March 2023 – October 2024, revealed that the vast majority of ALC subdivision applications referred to the Ministry by local governments were assessed by Ministry staff as “not beneficial to agriculture”. However, local government councils and boards opted to send these applications to the ALC for decision in nearly every instance. While local government decisions to forward these applications to the ALC are inconsistent with Ministry staff input, the overwhelming majority of ALC decisions are consistent with Ministry staff’s assessment (i.e., applications identified as not beneficial to agriculture are refused).

Given the similar input provided by Ministry staff on most subdivision applications and the limited impact that Ministry referral responses appear to have on local government decisions, the Ministry has adopted a new approach when responding to local government ALC subdivision application referrals. Specifically, when the Ministry receives an ALC subdivision application referral from a local government, Ministry staff will conduct a preliminary assessment of the application. If Ministry staff determine that the application is “not beneficial to agriculture”, staff will respond to the referral request by sending a copy of this letter to the relevant local government staff member. If, however, Ministry staff determine that the application is “beneficial to agriculture” or even has a neutral impact to agriculture, staff will conduct a more detailed parcel-specific review of said application which will entail providing a rationale for how and why the application is beneficial/benign to agriculture.

In the absence of a parcel-specific review, local government planning staff and decision makers are encouraged to consider the following when reviewing ALC applications for subdivision on the Agricultural Land Reserve (ALR).

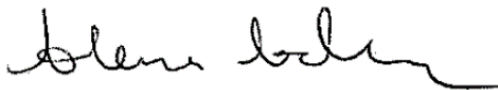
- Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increase in land cost per hectare due to increased residential and

accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.

- Ministry data, through Agricultural Land Use Inventories (ALUI), shows that smaller agricultural lots, irrespective of where they are located in the province, are less likely to be farmed.
- A [2022 Kwantlen Polytechnic University study](#) exploring the impact of non-farm uses and subdivision on agricultural land found that in regions of British Columbia (B.C.) reviewed, “30 percent of all new parcels created as a result of subdivision ceased to have a farm class status”, and “64 percent of all the parcels had their ownerships transferred within three years after non-farm use and subdivision applications were approved. This percentage becomes higher for subdivided parcels” (Summary Results, p.1-2).
- To advance viable long-term agricultural opportunities on the ALR, Ministry staff encourage ALR landowners to pursue alternative land access and tenure options, other than subdivision, (such as the leasing of portions of the property) as part of a coordinated succession plan. For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.
- The Ministry also provides resources to producers to support successful farm transition, including support through the [B.C. Agri-Business Planning Program](#), as well as succession planning workshops and webinars to familiarize farmers with the steps and practices required for a successful farm transition.
- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information or to contact Ministry staff, please visit the Ministry [AgriService BC webpage](#) or email AgriServiceBC@gov.bc.ca.

While the Ministry will not be providing a detailed review and response to this parcel-specific referral, please feel free to reach out to Ministry staff with specific questions or for advice on this referral or land use planning for agriculture in general.

complete
Sincerely,



Arlene Anderson

Executive Director

Phone: (778) 698-5170

Email: Arlene.Anderson@gov.bc.ca



PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0
Telephone (250) 847-1600 ~ Fax (250) 847-1601 ~ www.smithers.ca

March 13, 2025

File: ALR 1275

EMAIL: Jason.llewellyn@rdbn.bc.ca

Jason Llewellyn, RPP, MCIP
Director of Planning
Regional District of Bulkley-Nechako,
37 3rd Avenue / PO Box 820,
Burns Lake, BC, V0J 1E0

Dear Jason Llewellyn,

Re: Referral Response – Agricultural Land Commission Approval File No. ALR 1275

Thank you for the opportunity to provide comment on Agricultural Land Commission Approval Application File No. ALR 1275, submitted by Alfred Reitsma and Teresa Reitsma, for 1356 Malkow Road, legally described as District Lot 1152, Range 5, Coast District (PID 015-098-419).

The subject property is outside the Town's Fire Protection Area in the Regional District. Based on the details available, the Town does not anticipate any adverse impacts arising from the approval of this application. Therefore, the Town has no concerns regarding the Applicants' proposal to subdivide the property to create a new parcel.

Should you have any questions on this letter, please contact the undersigned at 250-847-1600 or dchandran@smithers.ca.

Sincerely,

Deepa Chandran
Planner, Town of Smithers

CC: planning@rdbn.bc.ca

Danielle Patterson, Senior Planner, Danielle.patterson@rdbn.bc.ca
Mark Allan, Director of Development Services, mallen@smithers.ca



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Jason Llewellyn, Director of Planning and Development Services

Date: July 10, 2025

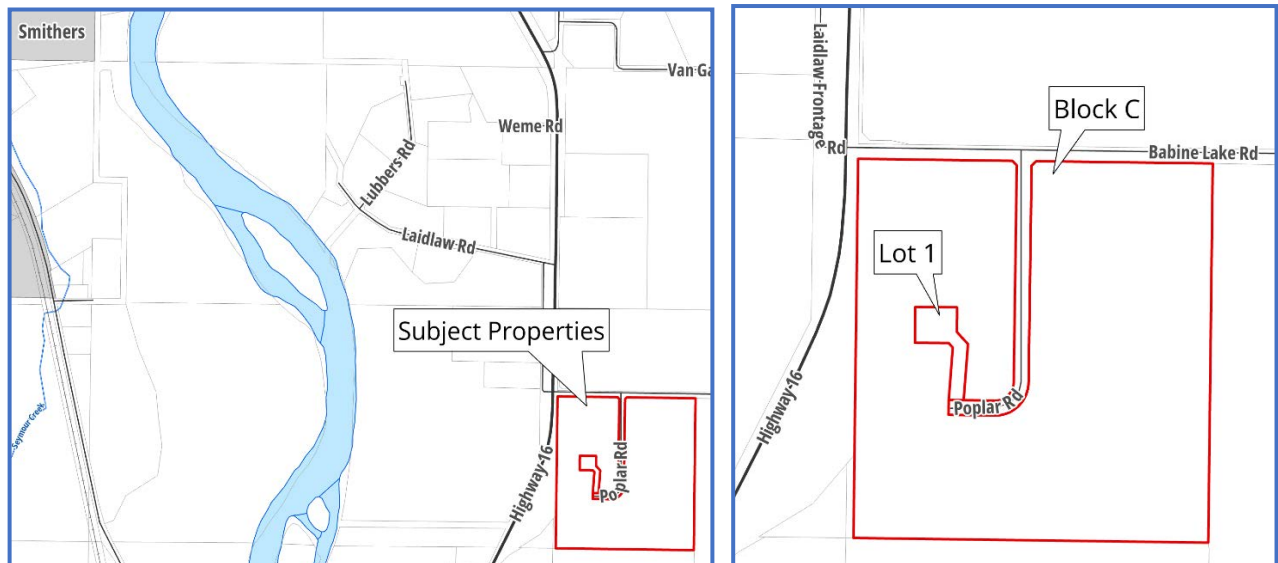
Subject: **ALR Exclusion Application No. 1261**

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

Receive.

BACKGROUND

The two subject properties (Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360; and Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360) contain a total of 21 dwellings in 15 buildings. In total it appears that at least 17 buildings have been illegally constructed on the property without the required building permits and contrary to zoning and the *Agricultural Land Commission Act*. Details regarding the development history of the property, and status of the buildings on the property are provided in the attached RDBN staff report dated August 10, 2023.



In May 2021 Agricultural Land Commission (ALC) Non- Farm Use Application 1226 to allow the unauthorized dwellings was considered by the RDBN Board and forwarded to the ALC. In February 2023 the ALC released its decision refusing to authorize the dwellings as they are not

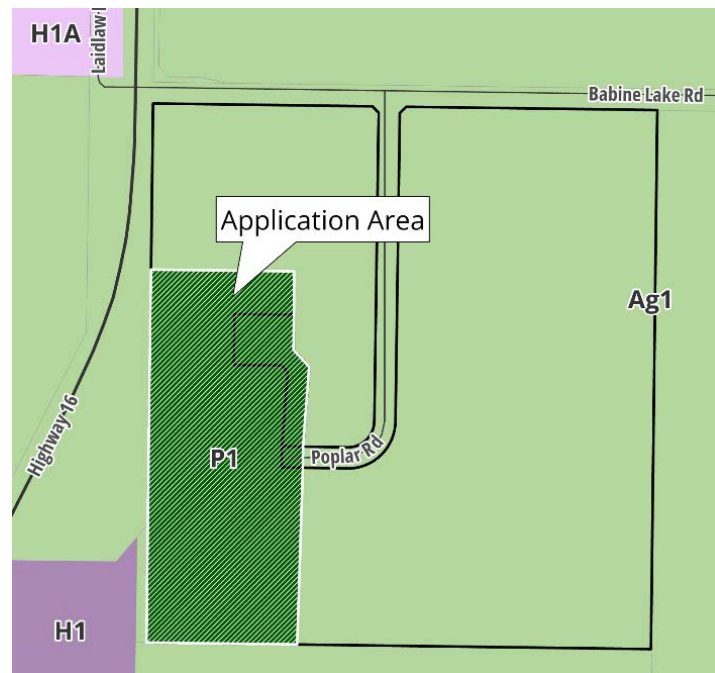
necessary for a farm use (as required by section 23(2) of the *Agriculture Land Commission Act*). The ALC indicated that it would delay enforcement action until February 27, 2025 to allow the occupants of the dwellings time to transition to new housing. The Panel encouraged the property owner to work with the RDBN and ALC to develop a compliance plan. Enforcement action was further delayed by the ALC until the end of August 2025.

The property owner subsequently made application to the RDBN to amend "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014" (the OCP) and "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) to facilitate the potential legalization of the 17 Dwelling Units on the subject properties. The property owner also requested that the RDBN initiate an application to the ALC to exclude lands from the Agricultural Land Reserve (ALR) to legalize the dwellings.

In June 2024 the RDBN Board gave "OCP amendment Bylaw No. 2030, 2024" and "Rezoning Bylaw No. 2031, 2024" third reading. The Board also provided staff direction to submit an application to the Agricultural Land Commission to exclude the application area from the Agricultural Land Reserve once a covenant was registered on title and security provided to the satisfaction of the Planning Department. The staff report considered by the Board on June 20, 2024 is attached.

The covenant provided some certainty that the owner would follow through with the process to legalize the development on the property if the land was excluded from the ALR and the bylaws were adopted. The covenant and associated letter of credit (\$100,000) outlines the requirements regarding building upgrades or demolition including timelines and allows the RDBN to enter the property and use the funds to do certain works if not completed by the applicant.

In November 2024 the covenant was registered, the security was provided, and the ALC exclusion application was made. On June 3, 2025 the RDBN was informed, through the attached letter, that the ALC refused the proposal to exclude the land from the ALR.



PROCESS MOVING FORWARD

With the denial of the ALC exclusion application the following actions are recommended by staff:

- The OCP amendment and rezoning bylaw should not be adopted, and the application should be denied.
- The covenant (according to the terms of the covenant) may be released from title and the letter of credit may be cancelled.
- A Section 57 notice should be placed on title (this process involves the Board's consideration of additional enforcement action).

Staff have been informed by the applicant that they may ask the RDBN to request that the ALC reconsider their decision. ALC Policy allows decisions to be reconsidered where:

- evidence has become available that was not available at the time of the original decision, and that information could not have been available had the person affected by the decision exercised due diligence, **or**
- if the decision was based on incorrect or false information.

When the applicant makes their decision whether to ask the RDBN Board to reconsider the application and identifies any new evidence they wish the ALC to consider, staff will report to the Board with further recommendations.

ATTACHMENTS:

ALC June 3, 2025 decision.

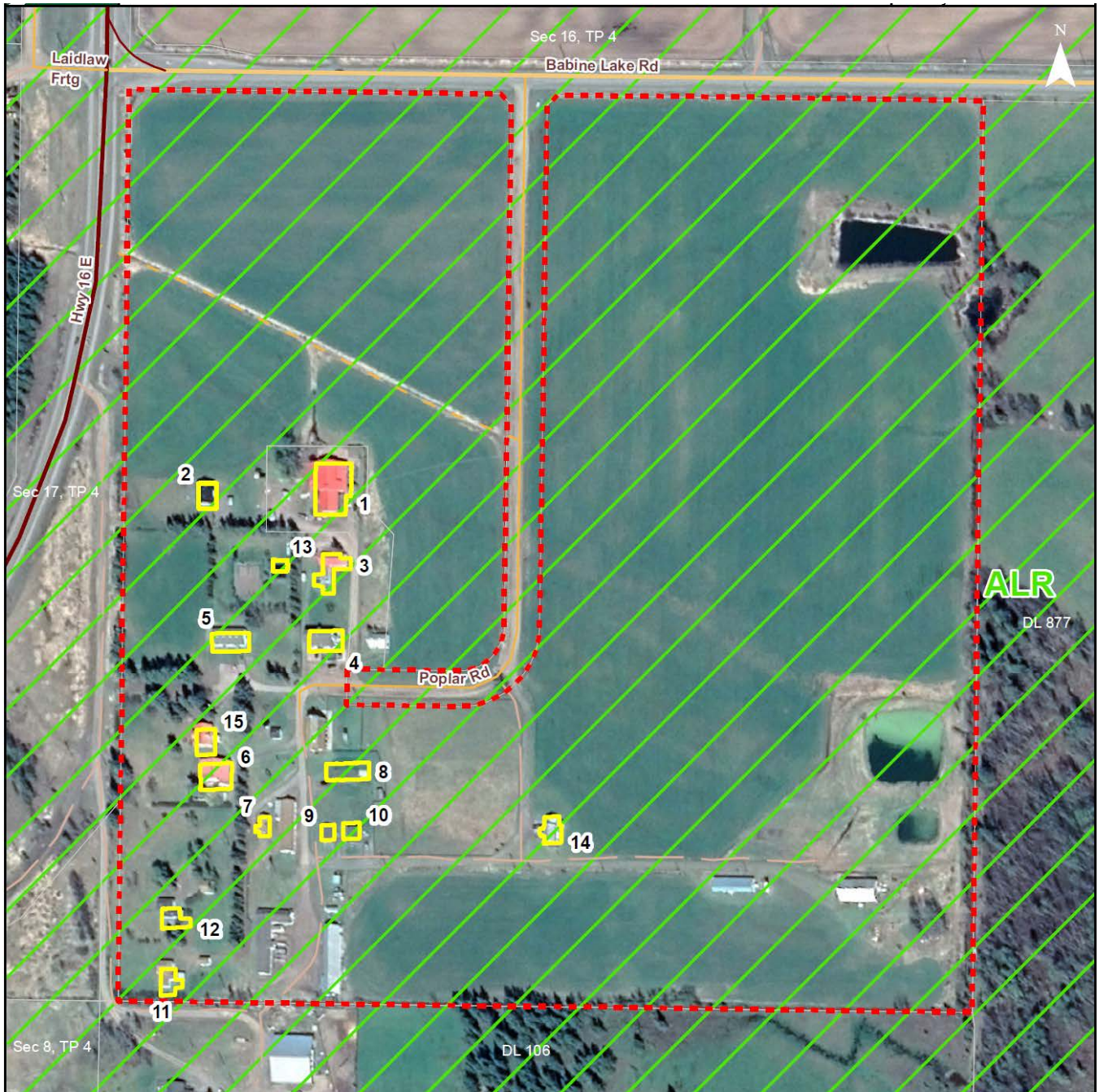
ALR 1261 Board Report

OCP and RZ A-03-23 Board Report, 3rd reading

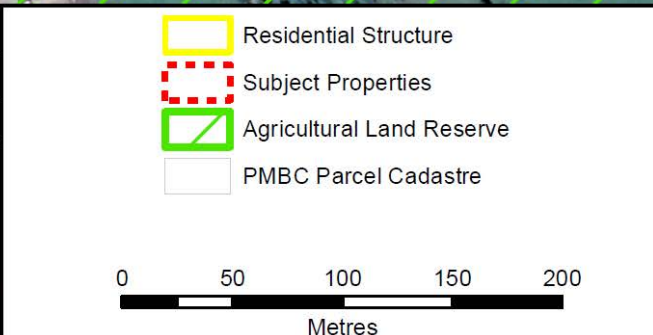
STRATEGIC PLAN ALIGNMENT:

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

3. Housing Supply



ALC FILE NO: 61685	RESOLUTION NO: 66/2023
MAP PRODUCED: February 22, 2023	
MAP SCALE: 1:3,000	
DATA SOURCES & NOTES: ALC, BCGW & Google Earth. Contains information licensed under Open Government License - British Columbia.	
Map for reference only. Accuracy not guaranteed.	





T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

June 3, 2025

ALC File: 100803
Your File: ALR 1261

Jason Llewellyn
Regional District of Bulkley-Nechako
Delivered by e-mail

Dear Jason Llewellyn:

Re: Reasons for Decision - ALC Application 100803

Please find attached the Reasons for Decision of the North Panel for the above noted application (Resolution #359/2025). As the primary contact, it is your responsibility to notify the applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
 - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to ALC Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.North@gov.bc.ca

Yours truly,



Leticia Sturlini, Land Use Planner

Enclosure: Reasons for Decision (Resolution #359/2025)

100803d1



Agricultural Land Commission File 100803

Reasons for Decision of the North Panel

Exclusion Application Submitted Under s.29(1) of the *Agricultural Land Commission Act*

Applicant:	Regional District of Bulkley-Nechako (RDBN)
RDBN Representative:	Jason Llewellyn, Regional District of Bulkley-Nechako
Properties:	<p>Property 1 Parcel Identifier: 009-943-480 Legal Description: Block C Section 16 Township 4 Range 5 Coast District Plan 6397, Except Plans 8749 and PRP47360 Civic: 3339-3500 Poplar Road, Smithers, BC Area: 23.1 ha (entirely within the ALR) Property Owners: Jeremy Penninga, Hendrik Penninga and Ann Penninga</p> <p>Property 2 Parcel Identifier: 025-208-934 Legal Description: Lot 1 Section 16 Township 4 Range 5 Coast District Plan PRP47360 Civic: 3336-3500 Poplar Road, Smithers, BC Area: 0.4 ha (entirely within the ALR) Property Owner: Snowball Enterprises Ltd.</p>



Panel:

Janice Tapp, North Panel Chair

Karen McKean

Andrew Adams



OVERVIEW

- [1] The Properties are located within the Agricultural Land Reserve (“ALR”) as defined in section 1 of the *Agricultural Land Commission Act* (“ALCA”).
- [2] In 2023, the owners of the Properties (the “Property Owners”) applied to the Agricultural Land Commission (the “Commission” or “ALC”) to retain 21 residences on the Properties (Application 61685). The Commission determined under ALC Resolution #66/2023 that some of the residences on Property 1 were established prior to December 21, 1972, and can remain as a non-conforming use consistent with section 23(2) of the ALCA. However, the Commission also determined that the other residences on the Properties were inconsistent with section 23(2) of the ALCA and were not necessary for farm use and therefore those residences were refused.
- [3] The Applicant is applying to the ALC under s. 30(1) of the ALCA to exclude 4.6 ha of Property 1 and the entirety of Property 2 (0.4 ha), totaling 5 ha, from the ALR to legalize the unauthorized residences so that all 21 residences may remain (the “Proposal”).
- [4] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:
 - 6 (1) The following are the purposes of the commission:
 - (a) to preserve the agricultural land reserve;
 - (b) to encourage farming of land within the agricultural land reserve



in collaboration with other communities of interest; and,

- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[5] The Proposal, along with related documentation from the RDBN, third parties, and Commission is collectively referred to as the “Application”. All documentation in the Application was disclosed to the RDBN Representative in advance of this decision.

[6] On January 21, 2025, a Notice of Exclusion Meeting was provided to the Applicant. On February 4, 2025, the Panel conducted a virtual meeting with the RDBN Representative (the “Exclusion Meeting”). An exclusion meeting report was prepared and was certified as accurately reflecting the observations and discussions of the Exclusion Meeting by the RDBN Representative on February 26, 2025 (the “Exclusion Meeting Report”).

**BACKGROUND**

- [7] From 1937 to 1965, the parent property was an Experimental Laboratory for the federal Agricultural Ministry.
- [8] From 1970 to 1984, the parent property remained federally owned but was leased to the Smithers Community Services Association ("SCSA") who used it as a residential and vocational training camp for local people with disabilities.
- [9] From 1984 until 1994, a Residential Attendance Program for young offenders operated out of a building on the parent property. As the property was still federally owned, this non-farm use did not require ALC approval.
- [10] In 1994, the parent property was sold to SCSA. As it was no longer federally owned, SCSA submitted ALC Application 28397, to use a portion of the parent property as a Residential Attendance Program for young offenders. The Commission conditionally approved the application by Resolution #92/1994. The conditions included no expansion beyond the area already debilitated, and the Commission advised that it would not look favourably upon any future subdivision request. The Commission also encouraged further agricultural development of the land as funding permits.
- [11] In 1998, SCSA submitted a request for reconsideration to expand the Residential Attendance Program for young offenders to include a youth training centre in the form of a pioneer village tourist attraction. The



Commission refused this application by Resolution #677/98 citing in part, that Commission felt that the proposal “would not be an appropriate use on land, with good agricultural capability, which has potential for agricultural development”, and referenced comments from the local government that “the primary use of the property should remain agricultural”.

- [12] In 1999, a Child Development Centre moved onto the parent property until 2001 and provided support for children with special needs. The property was still owned by SCSA during this period.
- [13] In 1999, SCSA submitted Application 32559 to subdivide a 0.3 ha lot containing an institutional building. The Commission initially refused the application, but later approved it, by Resolution #622/1999. In Resolution #622/1999, the Commission requested that the applicant try to sell the remaining 23.2 ha of agricultural land to an adjacent farmer so it could be use for agricultural purposes.
- [14] The approved subdivision under Resolution #622/1999 created the current configuration of Property 1 (23.1 ha) and Property 2 (0.4 ha). Subsequently, in 2001, Property 2 was sold to the Bulkley Valley Child Development Centre Society.
- [15] In 2003, the Commission reviewed a request to allow the adjacent dairy farmer to consolidate an 18.2 ha portion of the 23.2 ha Property 1 into his dairy farm, rather than the entire 23.2 ha. The Commission approved subdivision and consolidation of ~18.2 ha of Property to be transferred and



consolidated with the adjacent dairy farm subject to conditions by Resolution #222/2003. The consolidation was never completed.

- [16] The landowners purchased the Properties in 2004 (Property 1) and 2017 (Property 2). Subsequently, the landowners converted some existing buildings to residences and built new residences, without seeking the required authorizations from the RDBN and the ALC.
- [17] In 2023, the landowners applied to the Commission to retain 21 residences on the Properties (Application 61685). The Commission determined under ALC Resolution #66/2023 that some of the residences on Property 1 were constructed and used as residences prior to December 21, 1972, and can remain as a non-conforming use consistent with section 23(2) of the ALCA. However, it also determined that the other residences on Property 1 and 2 are not consistent with section 23(2) of the ALCA and were not necessary for farm use and therefore were refused. The Commission delayed enforcement of the non-compliant residences until February 27, 2025, to allow the occupants time to transition to new housing. Subsequently, Resolution #310/2024 granted a 6-month extension for delaying enforcement of Resolution #66/2023 until August 27, 2025.
- [18] In an undated letter to the RDBN, Jeremy Penninga (one of the Property Owners) requested that the RDBN submit an exclusion application on their behalf to remove the requested land from the ALR (the "Exclusion Request Letter").



LOCAL GOVERNMENT CONTEXT

- [19] The Properties are designated Agriculture (Ag) in the Smithers Telkwa Rural Official Community Plan (OCP) Bylaw No. 1704, 2014. Pursuant to the RDBN Zoning Bylaw 1800, 2020, Property 1 is split-zoned Agriculture (Ag1) and Civic/Institutional (P1). Property 2 is zoned Civic/Institutional (P1).
- [20] To accommodate the current level of residential density, the 5-ha area proposed for exclusion would require an OCP amendment to change its designation to Rural Residential (RR) and rezoning to Multiple Family Residential (R2). The Proposed Remainder would continue to be designated Agriculture (Ag) and zoned Agriculture (Ag1).
- [21] The Property Owners submitted an OCP amendment and rezoning application to the RDBN and a virtual public hearing was held on June 10, 2024, to meet the requirements of both the ALC exclusion application and the OCP amendment and rezoning application.
- [22] On June 20, 2024, by resolution 2024-10-7, the RDBN Board supported 3rd reading of the OCP amendment and rezoning application, and resolved, subject to the registration of a covenant and the provision of a financial security to the RDBN, to submit the Application to the Commission. Subsequently a covenant was registered on the Properties to restrict further building and residential use on the Proposed 5-ha Lot and a \$100,000.00 financial security was submitted to the RDBN "to secure completion by the Owner of the Building Works and the Sewer System Upgrades". On



November 13, 2024, the Application was forwarded to the Commission for review.

- [23] The Application material states that if the Commission refuses the application, the OCP amendment and rezoning bylaws are to be recommended to the RDBN Board for defeat, the covenant will be released from title, and the security returned to the Property Owners.

PROPERTY CONTEXT

- [24] Property 1 contains 15 ha of hay crop and 3 ha of grazing for goats and a horse. 85% of Property 1 is currently used by a neighbour, a dairy farmer, for silage. There is an irrigation pond in the northeast corner of Property 1, as well as drainage ditches along the road and through the field. Property 1 also contains a barn, hay shed, and two machine storage buildings related to agriculture. Property 1 has an engineered community sewer and water system designed for 54 residents.

- [25] Property 2 does not contain any agriculture or agricultural improvements.

- [26] The surrounding area is a mix of hay fields and cattle ranching, with pockets of historical residential development.

ANALYSIS AND FINDINGS

- [27] The RDBN has submitted the Application to exclude 5 ha of land from the ALR (the "Exclusion Area") to retain 20 residences, some of which are



unauthorized and were previously refused by ALC Resolution #66/2023.

- [28] Pursuant to section 30 of the ALCA, exclusion applications may only be submitted to the Commission by local governments, First Nation governments, or the Province. Prior iterations of the ALCA allowed landowners to apply to the Commission for exclusion; however, in 2019 the ALCA was amended to only permit those listed above to make application to encourage these types of applications to be done as part of a land-use planning process.¹
- [29] The Applicant Submission form from the RDBN states that it believes the Exclusion Area should be excluded from the ALR because of the unique history of the land and the housing situation in the region. It further submits that given the development remaining from the Properties' former use as a federal experimental farm, there is little agricultural potential, and that legalizing the housing would be a benefit to the community with little impact on agriculture. The RDBN reiterated this position at the Exclusion Meeting adding that the best option would be to accept the existing use and ensure that the residences meet the required building codes, which are not currently met, and legalize the sewage disposal system.
- [30] At the Exclusion Meeting, the Panel inquired about how the Proposal meets the RDBN's broader housing strategy. The RDBN explained that the region is

¹ Legislative Assembly of British Columbia, Official Report of Debates (Hansard), Fourth Session, 41st Parliament, March 7, 2019, Morning Sitting, p. 7598, online: <https://www.leg.bc.ca/hansard-content/Debates/41st4th/20190307am-Hansard-n217.pdf>.



challenged because the cost of constructing new housing is high and so development can be unprofitable. The RDBN clarified that the Proposal does not align with the RDBN's housing strategy; however, since the residences already exist on the Property, refusing exclusion would not benefit agriculture and retaining the houses would not negatively impact agriculture.

[31] The Panel considered the above and finds that the exclusion Proposal is not part of a broader planning process because it is not consistent with the OCP, zoning, or the RDBN's housing strategy. Section 6(1)(c) of the ALCA states that one purpose of the Commission is to encourage local governments to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies. Exclusion applications that deal only with one parcel or a few adjacent parcels, rather than as part of a broader planning process as the legislature contemplated in 2019, do not promote this purpose since they deal with parcels in isolation and seek exceptions to plans, bylaws and policies. Consistency with local planning is one consideration of the Commission and while this Proposal is not consistent with the RDBN's plans, the Panel proceeded to consider the proposed exclusion on its merits.

[32] As part of its review of the Application, the Panel considered the agricultural capability on the Exclusion Area. The Panel referred to agricultural capability ratings as identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability



ratings applicable to the Exclusion Area is Class 3X.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclass is X (a combination of soil factors).

- [33] Based on the CLI mapped ratings, the Panel finds that the Exclusion Area has prime agricultural capability and could support a wide range of crops with good management practices.
- [34] The northern boundary of the proposed Exclusion Area extends beyond the existing buildings and into a field. The RDBN states that the Proposal Area follows the current P1 zone boundary line. While the P1 zoning line may be a convenient administrative delineation, the Panel finds that it would unnecessarily include prime agricultural land that has been and could be used for agriculture. For this reason, the Panel rejects the configuration of the Exclusion Area based on the existing zoning line.
- [35] With respect to the area impacted by structures within the Exclusion Area, the Applicant submits that there is little agricultural potential for the area based on prior development.
- [36] The Panel considered that the Properties were once used as a federal experimental farm, and as such some of the existing structures were placed to support farm use. However, some of those structures such as the original



silage barn, potting shed/greenhouse, and granary have since been converted by the Property Owners to residential use instead of upgrading or replacing them for farm use, or removing them. Had the structures remained as farm structures, the Panel finds that there would be no grounds on which to exclude the underlying land from the ALR given their purpose to support farm use.

[37] The Panel also considered that four of the buildings on Property were found to be legal non-conforming under section 23(2) of the ALCA and that their residential use may continue within the ALR subject to criteria explained at paragraph 67 of Resolution #66/2023. Therefore, the Panel finds no rationale to exclude legally non-conforming residences that could be used as-is or as housing to support farm use.

[38] With respect to the structures previously approved by the Commission for non-farm use, the Panel reviewed the previous decisions and noted messaging that there was to be no further development. As previously stated at paragraph 42 in Resolution #66/2023, the Panel wrote:

[42] The Panel reflected on the history of the Properties as a federal experimental farm and on the previous decisions of the Commission which signalled that further non-farm development of the Property would not be an appropriate use of land with good agricultural capability and that the primary use of the land should remain agricultural. In light of the historical recognition of the Properties' agricultural potential, and the agricultural capability of the Properties,



the Panel also finds that the land should be preserved for farm use.

[39] Lastly, the Panel considered that three of the residences were built by the Property Owners (two in 2014 and one in 2017) and were non-compliant with the ALCA when they were built. While they already exist, they only do so as a result of their non-compliance.

[40] The Panel therefore finds that it is not being asked to consider excluding the Exclusion Area because the structures exist, but because some of the structures are non-compliant with the ALCA. The Panel finds that legalizing unauthorized residences that were constructed or converted to residential use contrary to the ALCA is not consistent with the purposes of the Commission as set out in the ALCA. Therefore, the Panel considers that the Application's stated purpose of legalizing unauthorized residences should not be given weight. Instead, the Panel has focused its considerations on section 6 of the ALCA and the Commission's priority to protect and enhance the size, integrity and continuity of the ALR and its use for farming.

[41] If the Proposal were approved, the Exclusion Area would create a 5-ha non-ALR area containing 20 residences surrounded by productive ALR land. When considering exclusion, the Panel assesses the impact that residential uses have on surrounding ALR land and vice versa. The Ministry of Agriculture and Food's *Guide to Edge Planning* (the "Guide") provides resources for development on parcels adjacent to the ALR lands that are actively farmed or may be farmed in the future. Issues raised in the Guide for residential/agricultural interface include, but are not limited to: trespass,



dogs at large, damage to crops and equipment, litter, theft, livestock harassment, etc. Typically, buffering between residential and agricultural uses is located on the non-ALR side of the boundary.

- [42] The Proposal does not indicate any existing or proposed edge planning considerations. The RDBN explains that it did not include buffering in its proposal because that would require a larger site. Additionally, the RDBN states that the Proposed Remainder is owned by the same Property Owners, which the RDBN asserts provides some level of control over land use in the area, and therefore the RDBN does not consider a fence practical or necessary in this case.
- [43] The Panel considered that all parcels eventually change hands and that it is unlikely that a multi-family residential parcel and an agricultural parcel will remain under common ownership in the long term. The Panel finds that buffering is essential in protecting and preserving agriculture that is adjacent to residential uses in the long term.
- [44] The Panel considered that once land is excluded from the ALR, it could be further developed with additional residences, which would increase the potential for conflicts with the adjacent ALR land. The RDBN submits that the landowners have registered a covenant agreeing to not develop any more residences on the Proposal Area, and that the RDBN intends to monitor and enforce that covenant. Whatever the RDBN's present intention, if the Proposal Area is excluded, the RDBN may form a different intention in the future. If that occurs, the RDBN will have the ability to vary, cancel, or not



enforce the covenant without the Commission's input or approval.

- [45] Finally, the RDBN and the Commission received letters of support from tenants who stated that housing is expensive and difficult to find, and that the residences on the Properties provide them with a valuable housing solution. The Panel acknowledges the role that these residences currently play in the lives of the tenants and recognizes that this decision may result in displacement and uncertainty for individuals and families. These are serious and painful outcomes, and the Panel expresses genuine concern for the people affected. However, the presence of unauthorized residences cannot override the Commission's statutory purpose of protecting agricultural land for current and future use.
- [46] Although the Panel acknowledges that these residences are currently in use, it cannot rely on the existence of unauthorized development to justify exclusion from the ALR. To do so would be inconsistent with the ALCA and the Commission's purposes and priorities to preserve agricultural land.
- [47] In the Exclusion Request Letter, Jeremy Penninga states that he is willing to purchase non-ALR land with similar or better agricultural capability to include in the ALR to offset the exclusion of the proposed area. He did not state that he has purchased any land or identified which land he would purchase if the exclusion were granted. The ALCA does not contain an application type for or refer to the concept of a dependent application intended to offset the other (i.e. a "land swap"). In such a circumstance where an inclusion and exclusion application are submitted, the Commission



would have the discretion approve both applications, refuse both, or approve one and refuse the other. The Commission is not aware of an inclusion application having been formally submitted by the landowners or the RDBN and as such the Panel's considerations were specific to the exclusion request before it.

DECISION

[48] For the reasons given above, the Panel refuses the Proposal to exclude 4.6 ha of Property 1 and the entirety of Property 2 (0.4 ha), totaling 5 ha, from the ALR.

[49] These are the unanimous reasons of the Panel.

[50] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[51] Resolution #359/2025
Released on June 3, 2025

A handwritten signature in black ink, reading 'Janice E. Tapp' in a cursive script.

Janice Tapp, Panel Chair

On behalf of the North Panel



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning
Date: August 10, 2023
Subject: **ALR Exclusion Request**

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

1. That the owners of the subject properties be directed to make an Official Community Plan (OCP) amendment application and rezoning application to legalize the residential dwellings on the subject properties.
2. That staff report back to the Board with direction regarding submission of an ALC exclusion application if bylaws amending the OCP and Zoning Bylaw to legalize the residential dwellings are supported at 3rd reading.

SITUATION OVERVIEW

This report is regarding a property owner's request that the RDBN consider making an application to the Agricultural Land Commission (ALC) to exclude two properties located at the corner of Highway 16 and Babine Lake Road approximately 4 km from the Town of Smithers. A letter from the property owner making this request is attached.

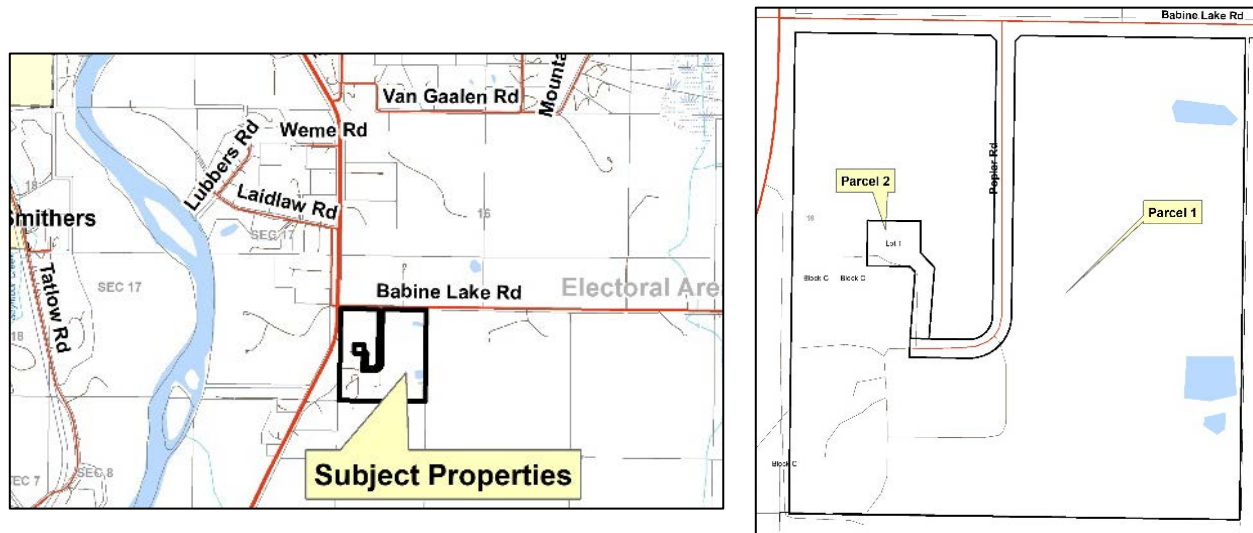
The two subject properties contain a total of 21 dwellings. The ALC has determined that only 5 dwellings are permitted (4 legal non-conforming / 1 allowed as a primary dwelling). The location of the proposed dwellings is shown on the attached map taken from the ALC decision letter.

ALC Non- Farm Use Application 1226, to allow the unauthorized dwellings was considered by the RDBN Board and forwarded to the ALC in May 2021. The ALC released its decision on the application in February 2023. The ALC Northern Panel refused to authorize the dwellings as they are not necessary for a farm use (as required by section 23(2) of the *Agriculture Land Commission Act*). The ALC indicated that it would delay enforcement action until February 27, 2025 to allow the occupants of the dwellings time to transition to new housing. The Panel encouraged the property owner to work with the RDBN and ALC to develop a compliance plan.

Details regarding the development history of the property, and status of the buildings on the property are provided in the [RDBN staff report dated May 27, 2021](#) for Non- Farm Use Application 1226, and the ALC's February 27, 2023 decision letter.

THE EXCLUSION PROCESS

As of September 30, 2020, private landowners are no longer able to make an application to exclude land from the Agricultural Land Reserve (ALR). Only a local government, First Nation, or prescribed organizations (BC Hydro, Regional Health Board, etc.) may submit an exclusion application to the ALC. The process to exclude land from the ALR is outlined in detail in the ALC's Exclusion Application Guide (attached).



The ALR exclusion process includes the following steps.

- Step 1: The RDBN submits an application to the ALC.
- Step 2: A sign providing notice of the application is posted on the property. Notice of a public hearing is placed in the local newspaper (\$800 cost). Notice of the application is provided to affected First Nation Governments.
- Step 3: The RDBN holds a public hearing.
- Step 4: The RDBN Board passes a resolution to forward the application to the ALC.
- Step 5: The RDBN submits the exclusion application to the ALC along with public notice information and the public hearing report.
- Step 6: The RDBN pays the \$750 application fee.
- Step 7: The ALC considers the exclusion application. And makes a decision.

THE OCP AMENDMENT AND REZONING PROCESS

The recommendation to first consider the land use, building, and servicing issues associated with legalizing the development (through the OCP amendment and rezoning process) is made for the following reasons.

- Justification of the exclusion to the ALC would be challenging without the Board first considering that the proposed use is acceptable.
- It would be a waste of the RDBN's, the ALC's, and the applicant's time and resources to proceed with an ALC application if the RDBN Board were not supportive of the necessary bylaw amendments.
- The public input associated with the OCP amendment and rezoning process should satisfy the public hearing requirement associated with the exclusion process.
- The application fee associated with the OCP amendment and rezoning process will cover a portion of the staff costs associated with considering and processing the ALC exclusion application. Staff note that this fee is increased by 50% to \$2250 as the applications are to legalize an existing bylaw contravention.

A notable component of the OCP amendment and rezoning process will be evaluating the ability to legalize the sewage disposal system and obtaining building permits for the dwellings that required permits.

THE PROCESS TO FOLLOW

Should the Board support the staff recommendations, the following process is proposed.

- Step 1: The property owner makes an OCP amendment and rezoning application.
- Step 2: The Board considers the OCP amendment and rezoning application bylaws at 1st and 2nd readings. The process proceeds to the next step if the readings are approved.
- Step 3: Staff initiate an exclusion application with the ALC and a public hearing is held. It is proposed that the public hearing required for the ALC exclusion application can also serve as the public hearing for the OCP amendment and rezoning.
- Step 4: The Board considers 3rd reading of the bylaws along with a resolution to forward (or not forward) the application to the ALC. The process proceeds to the next step if 3rd reading and the resolution to forward are approved.
- Step 5: The exclusion application is forwarded to the ALC for consideration.

Step 6: The Board considers adoption of the OCP amendment and rezoning bylaws subject to satisfaction of any outstanding issues (ALC conditions, MoTI approvals, building removal, building permit issuance, sewage system upgrades, etc.). It is noted that should the ALC provide any notable new information along with their decision on exclusion the RDBN may be required to hold another public hearing (at the applicants cost) prior to the Board considering adoption of the Bylaws.

STAFF COMMENT

Staff are cautiously recommending that the Board initiate the above process. Approval of the development would represent a significant departure from typical land use policy and recommended planning practice. Also, ensuring the existing dwellings are built (or rebuilt) and serviced appropriately may be a costly and complex process involving notable engineering input. However, given the unique nature of the situation, the historic use of the property and the current housing issues in the region, staff are willing to support the process moving forward. It appears to staff that the applicant is willing to undertake the work necessary to allow the Board and the ALC to appropriately evaluate the applications.

ATTACHMENTS

Schedule B: Residence Map from Feb 27, 2023 ALC Decision Letter

Exclusion Application Request Letter submitted May 2023

[Letter from ALC to property owner dated February 27, 2023 with ALC Application 61685 decision.](#)

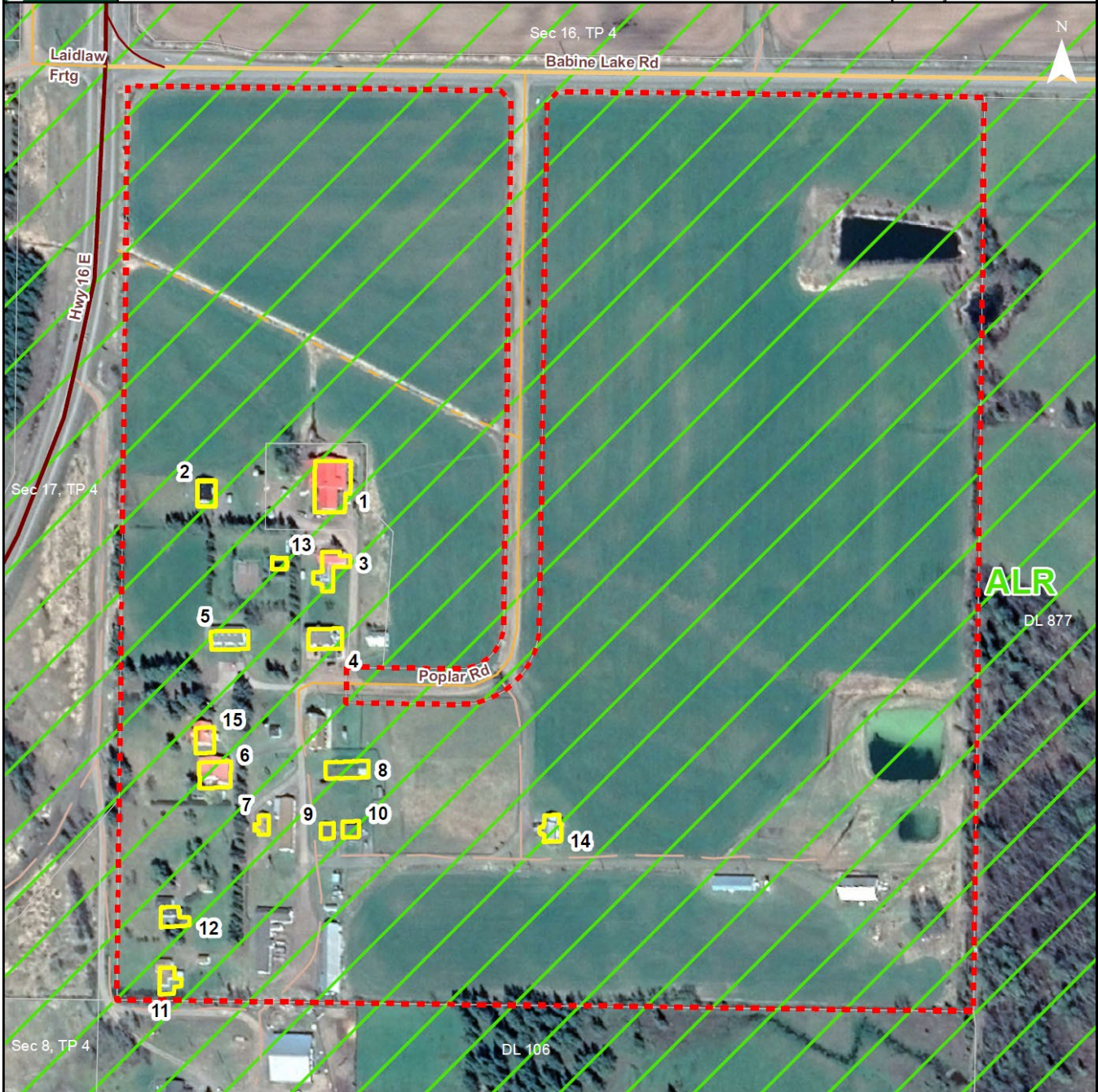
[ALC Exclusion Application Guide \(Sept 2020\)](#)

[Staff report dated May 27, 2021 regarding Non-Adhering Residential Use Application 1226 \(link\)](#)



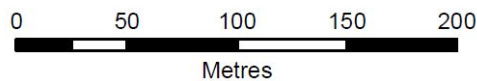
Schedule B: Residence Map
2020 Google Earth Orthophoto

MAPSHEET NO:
93L.075
LOCAL GOVERNMENT:
Bulkley-Nechako



ALC FILE NO: 61685	RESOLUTION NO: 66/2023
MAP PRODUCED: February 22, 2023	
MAP SCALE: 1:3,000	
DATA SOURCES & NOTES: ALC, BCGW & Google Earth. Contains information licensed under Open Government License - British Columbia.	
Map for reference only. Accuracy not guaranteed.	

-  Residential Structure
-  Subject Properties
-  Agricultural Land Reserve
-  PMBC Parcel Cadastre



Dear Jason and Maria.

First, thank you very much for your help over the past four years with trying to find a way to make my property conform. I have more knowledge about these things than most "Area A" residents, but even I cannot keep up with all the levels of governments and their changes to the laws. I am willing to present my case to the Board in order for them to understand it clearly before they make a decision, if this is needed.

This process started when the OCP for this area was going through the mandatory review process. The RD wanted to take out many of the uses in the P1 zone and so they sent a letter to that effect. I remember a few conversations with Jason and I agreed we needed to find a long-term solution to the current use and the OCP/zoning. I was open and honest and had the planners, building inspectors and anyone who wanted to see the place come and document what was here. I agreed to work with the RDBN and make the changes needed to ensure all was in compliance. We went to the APC and the Board and they agreed to the ALC application for non-adhering residential use (June 3, 2021). I understand that since then the ALC had their legislation changed to not allow more than two residences per property unless the housing was needed by farm workers. If we would have known that we would not have applied for non-adhering residential use. However, the ALC has made it clear that they only want 4 houses (3354,3365, 3475 and 3485 as well as two units in 3350 to remain as residential units. This would drastically reduce the use of the remaining 15 residential units and seriously harm 14 existing tenants (I would have to move as well since my "kitchen" (3435), which was built in 1977 with permits, can no longer be used).

The best way to proceed would be to have the 10 acres zoned P1 removed from the ALR. This would give the local government the ability to deal directly with me to make this property fit well in the Smithers Rural area. Therefore, I am asking if the RDBN is willing to make this application on my behalf? I am willing to purchase another 10+ acre parcel in the RDBN area that is similar or better (agriculturally) that is not in the ALR and put it in the ALR if my current property can be excluded. You can register this promise on my title to ensure it happens, or make it a condition.

The 10 acres in question is not suitable for agriculture for the following reasons:

1. Historically the federal government established an experimental farm here to see if this was a good farming area (started by leasing in 1923,

bought it in 1937 and ran it for this purpose till 1963). They used this small **10-acre parcel as the hub of the original 300+ acre farm** (that is why so much infrastructure and the majority of the buildings were built here). As far as I can tell, there has never been any real agriculture on this 10-acre parcel except for some pigs in the big barn. See the attached 1957 photo with 19 plus buildings already on this 10-acre piece.

2. The land is full of utility lines: gas lines, underground and overhead power lines, water and sewer lines, storm drain lines and ditches as well as mature trees (lots of important roots) plus all the access roads. Almost all of these were developed from 1938 to 1975. The recent ALC decision allows for at least five residential units to remain and considering the location of these, not much additional agriculture can be developed on the 10-acre parcel. Please see the appended map for the details. It's possible that a few more acres could be kept in the ALR along the South Boundary.
3. It is unknown exactly when the provincial government took over the property, but they continued to develop on this 10-acre piece by adding more buildings (3435, 3350 and added on to 3465) and they improved/engineered a better sewer and water system and increased the electrical power (added 3-phase power). They had permission from the ALC to run a Residential Attendance Program for Young Offenders and to rebuild the main residence (3350, as the original bunk house burnt down. Resolution #092/94, application #21-B-93-28397). At that time there were 54 people living here. Today there are 34.
4. Smithers Community Services continued to operate the property (including renting out 3354,3363,3365,3435,3475,3485,3465 and 3336. They sold off 3350 with 1 acre to the Child Development Centre, which the ALC approved in 1999 (Resolution #622/99)). They ran a community garden, woodworking shop, recording studio, community kitchen, tannery and they stored many old farm machines for the local museum. They developed the 10 acres further and neglected the farm land. As this is a separate title, I propose to move the boundary to make the 10 acres one parcel and the remainder the second parcel. This will allow for the long-term protection of the 50-acre agricultural land.
5. I purchased the property in 2004 and continued with many of the uses while fixing up the buildings and infrastructure and I converted and built additional residences inside the existing footprint. I also paid a farmer thousands of dollars to plow up the fields (the 50 acres zoned AG-1), reseed, fertilize and drain the land so that it could be productive

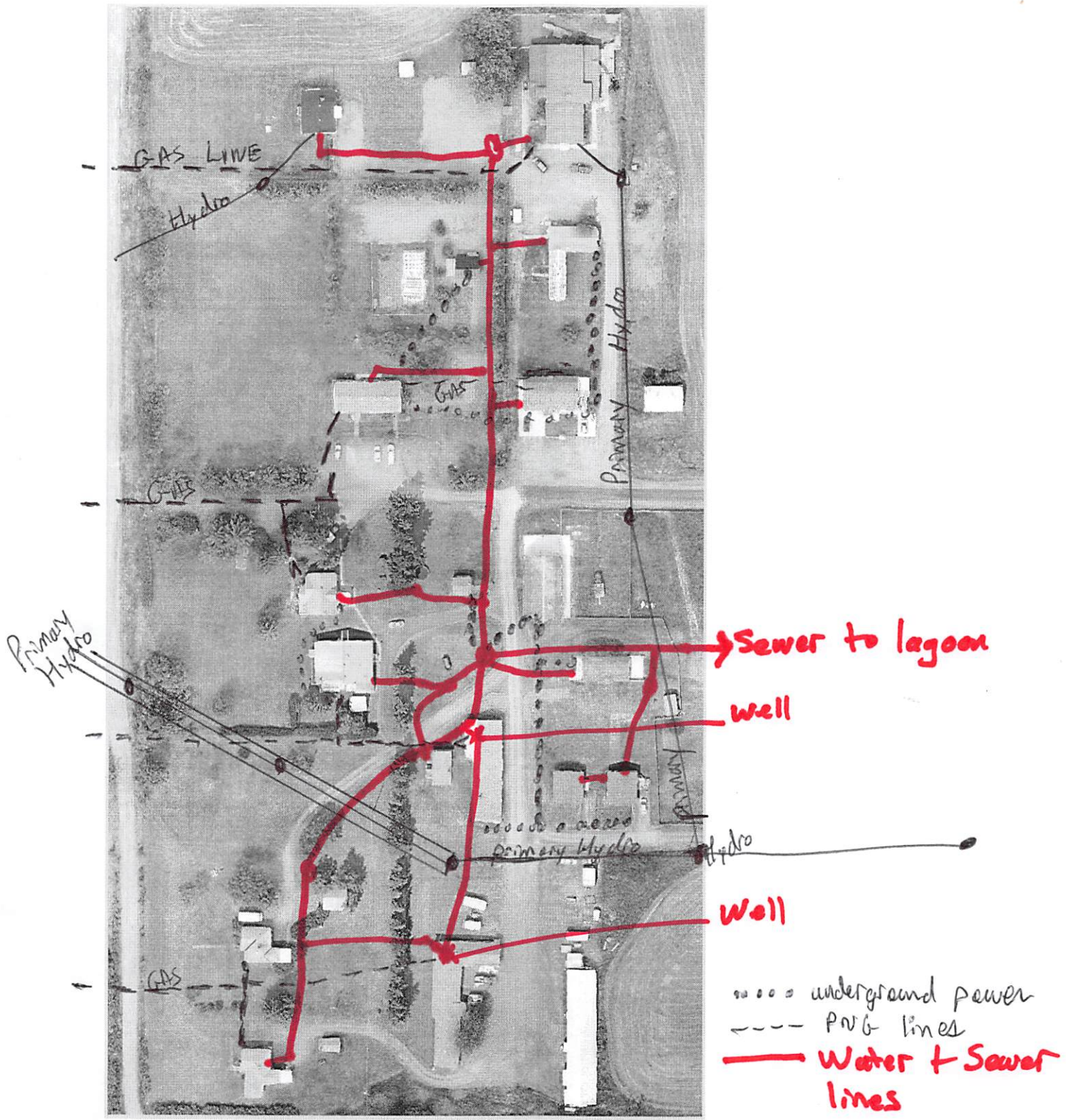
agricultural land. I could afford to develop the land because I could generate income from the 10-acre hub. If the RDBN board agrees with this proposal we could also help many needy local residences by providing much-needed affordable housing, and the increased value adds thousands of dollars in taxes, per year, to all three levels of government.

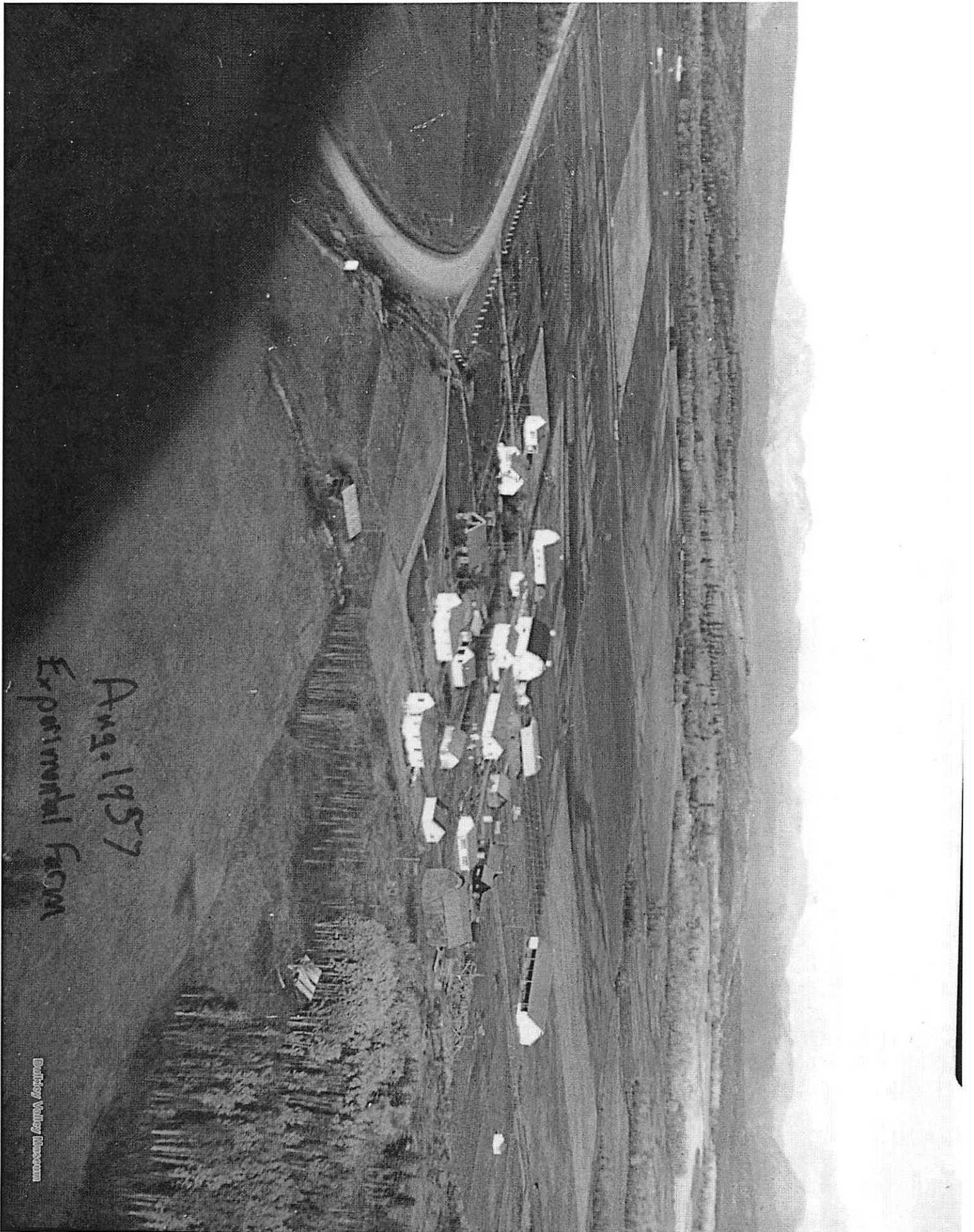
I hope everyone can appreciate that 83% of the land (50 of the 60 acres) has been enhanced for agricultural use over the past 19 years. The 10 acres in question has always been the hub of the "farm" and was never actively farmed. Farms are not what they were when they were originally developed and we can't change this fact. Remember, the government sold off the large pieces of farm land to the north, east and south rather than maintaining the original 300+-acre farm. To destroy or mothball perfectly good buildings and infrastructure (water, sewer, power, roads etc) to get the "virgin" land back into production is not wise or realistic and does not serve the people well. I continue to admit and regret not getting all the necessary approvals in the past. I cannot go backwards and I am promising to do what is necessary going forward. I want to ensure the overall ALR land is not lost and that is why I am willing to add 10+ acres to compensate. Will you help me and all my tenants go forward by removing this parcel from the ALR and allowing the current uses so that this parcel can continue to be a blessing to many and a delightful place to live?

Thank you very much for your help.

Sincerely,

Jeremy Penninga





Aug. 1957
Experimental Farm

FREE

PICTORIAL

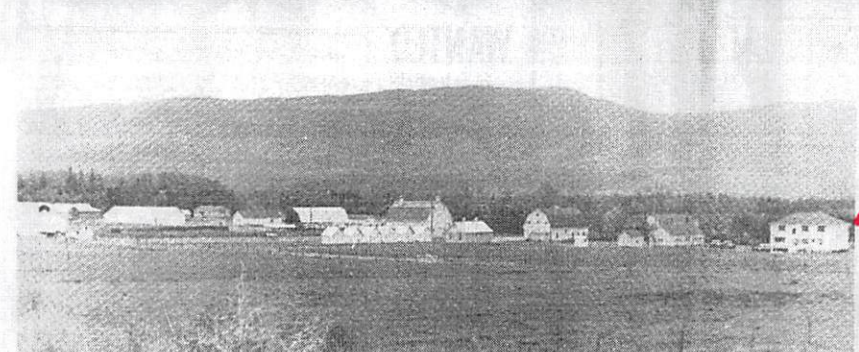
ACTUAL CIRCULATION OF THE
PICTORIAL
LAST WEEK WAS 4452 COPIES

VOL. 2 No. 25

* SMITHERS, BRITISH COLUMBIA, TUESDAY June 20, 1967

TELEPHONE 847-2381

EXPERIMENTAL FARM - WHEELS IN MOTION



An extended effort to gain the Experimental Farm on Highway 16 east of Smithers by the dissolution of the Federal Children of British Columbia has been in the making since last year according to local president Jim Lovison and E.C. executive director Bill Murphy.

To date nothing definite has been given the Association by either the provincial or federal governments; however, prospects look good at least optimistic buds forth from officers of the Association. Murphy told the Pictorial that wheels of motion are in motion but no legislation has been made available as yet.

One point of question that will no doubt be put forth by local residents is the need for an establishment as large as the Experimental Farm when there only six or eight students presently enrolled at the Happy Valley school in Telkwa. If it is the

intention of the Association if successful in obtaining the farm, to bring in children over the whole northern area of B.C. Happy Valley School can only accommodate students up to 18 years of age. The farm would be used for a Farm Training programme as a multi-level skill in this province-free planting.

A successful farm-training programme was instituted at Lamer where the Association of Extended Children of B.C. have taken over former Department of National Defence property. Students from all over the Fraser Valley attend this training programme. When first approached by the Association, the Federal Government had stated it was too large a project to carry out but after it was pointed out that there was a possibility of turning the farm over to the Province and Government, who in turn would negotiate with the Association.

STABBING IN LOCAL HOTEL

An early morning stabbing in a Smithers hotel room Sunday sent one man to hospital.

RCMP said they received a telephone call around 2:30 a.m. Sunday from a taxi driver saying he had taken a victim to the Bulkley Valley District Hospital.

Two men were taken into custody; however one has been released since.

The alleged victim is still in hospital, with superficial wounds to the right shoulder. Dave Hamsters, taxi driver, told the Pictorial a man came over to the taxi stand at 2:20 a.m. Sunday and asked that he telephone the police. The man gave telephone number 847-XXXX and mentioned the stranger told him to "buddies" of his from Alberta had stabbed him and took his car.

Lemasters took the description of the car the victim told him was his and again telephoned it to the RCMP.

RCMP would not release the name of either the victim or the suspect presently held.

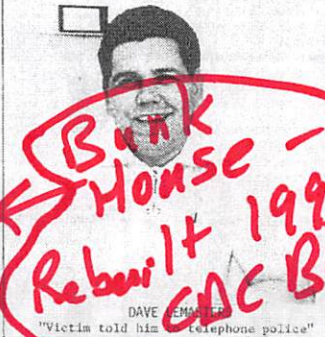
ing in Smithers another year. This is a startling situation except for one thing. Diane is a volunteer.

A good example of Diane's work would be seen out at Horsetown three weeks ago when the "Beauty Contest" was in progress. This young lady was one of the organizers behind this contest and it was a pleasure to see her in action. The planner mainly was seeing the enjoyment she obtained working with these kids.

Diane holds a home nursing course out at Horsetown every day a week in conjunction with the Adult Branch of the Department of Education.

When asked what she thought of Smithers, her remarks were "I love it!"

We salute you "Personality of the Week"...Kris Dianne Corrigan, R.N.



DAVE HAMSTERS "Victim told him telephone police"

Bank House - Rebuilt 1992 - CBC Bldg

PERSONALITY of the WEEK



DIANNE CORRIGAN, R.N.

Diane Corrigan has been in Smithers since September of last year employed as the School Nurse for St. Joseph's School and now plans on staying...

July 3rd A HOLIDAY OR NOT?

Monday, July 3rd could be a holiday. For then again maybe it isn't. But of course you never know, are you taking it, or not.

These were the opinions of merchants and organizations in Smithers last week.

Premier Bennett says B.C. will not get a general public holiday July 3rd however, he says the provincial government workers will get one because Saturday is a holiday and their normal day off.

Prime Minister Pearson has declared the day Confederation Day but said it was up to the provinces to choose whether to order a general holiday.

Mayor Joe Macdonald will not declare it a holiday unless further word is received from the provincial government.

One office in Smithers said they will not be

closing Monday, as the staff will stagger their day between Friday and Monday.

The banks will all be closed on Monday. This is definitely, perhaps the only definite answer to date.

One barber states he will be closing Monday. Three merchants have stated their intention to stay open. Four have said they will leave it up to the town Council or the Chamber of Commerce, and two told the Pictorial they would be closing...maybe!

Although nothing has been confirmed, it would appear the stores will remain open Monday July 3rd. The banks will close, the post office will probably be closed, and the B.C. government employees will have a day off.

One thing is for sure...the students will be out of school!



The small vehicle pictured above was involved in an accident on the Smithers side of the Bulkley Bridge. It was reported that the vehicle had gone out of control and had skidded for some distance both on its wheels and on its side. Three juveniles were involved in the incident. No names have been released.

BANK OF B.C. 'A GAMBLE'

Most Smithers and district householders have already received prospectus of the share subscription certificates offered by Premier Bennett's Bank of British Columbia at \$25.00 a share.

The objective is to raise \$500 million operating capital from a close-out sale to 50,000 individuals and corporations.

One thing definitely established was that under the bank act, bank officials are not considered clients of investments. There is a possibility of a bank manager assuming in certain cases or investments, but this is their own personal decision.

Ed Reed, Manager of the Royal Bank of Canada, stated "The record of the banking community in Canada is second to none in the world and with aggressive management I would expect the new bank to succeed."

PSST....

Here's a dilly for the record and it helps us it's true! Local lady hears (hope she meant "reads") of Joe Sakona being drafted to Philadelphia. Local lady says to local husband: "Isn't it too bad, local husband, that Joe Watson was drafted?" Local husband told local wife he couldn't see what was really too bad about it other than the fact that Joe was looking forward to playing with Boston.

"Bill" says local lady "They could send him to Vietnam." Oh, local lady-you gotta be the most jaded.

A few things were learned at the Morice Town-Smithers ball game last Thursday pee-em. Number one was that a young fellow on the Smithers team certainly has a temper. Sure hope he gets rid of it before he gets on in years. Number two was that Moricetown fans are an enthusiastic bunch, and number three was that Moricetown certainly has business-

mind people. At 25c a shot for a bottle of pop, it must be a business! By the way, how come every team in the league whether it be baseball, girls softball, or what-have-you, manage to get the fans at their games? Smithers attendance is sick. WHY?

Some fellow came around Smithers two Saturdays ago collect money. Knew it didn't look like the Sally Ann but thought maybe they had changed their uniforms. After shelling out our few pultry pennies, found out it was the "Translation Army." He left a tabloid called "The End". Sure looked like it.

One of our Town's banks have a book out entitled "A Conspectus of Canada Centennial Year - 1967". Taking an awful chance knocking a bank-especially our own but the opening sentence in the book is a real diller...quote "Only once



Students of Occupation 1 at Secondary School presented Town Engineer Jim Hren painting? after his talk on town's water.

didn't tackle the job until not too long ago. Regardless, let's get some little thing in it, even a car with screamers on it is effective if you get enough of them.

Nice work Pat Sturgans on lining up the program for the July 1st afternoon. Looks like a real good show, we hope your efforts were worth it.

PLAUDITS AND THING-A MAJIGS to Ron East and Radio Station CFEB a good community minded outfit. "THING-A MAJIGS" to anyone who doesn't get in the swing of things next week. Dig out those old dresses, ladies, (you can even tell them it was your grandmother's if you don't want to admit anything) and let's get hep with the times!

THOUGHT FOR THE WEEK: Allergies affect one out of ten Canadians. And hearing about them bores the other nine.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Jason Llewellyn, Director of Planning

Date: June 20, 2024

Subject: **OCP Amendment and Rezoning Application RZ A-03-23
Third Reading for Bylaws No. 2030, 2024 and 2031, 2024**

RECOMMENDATIONS:

(all/directors/majority)

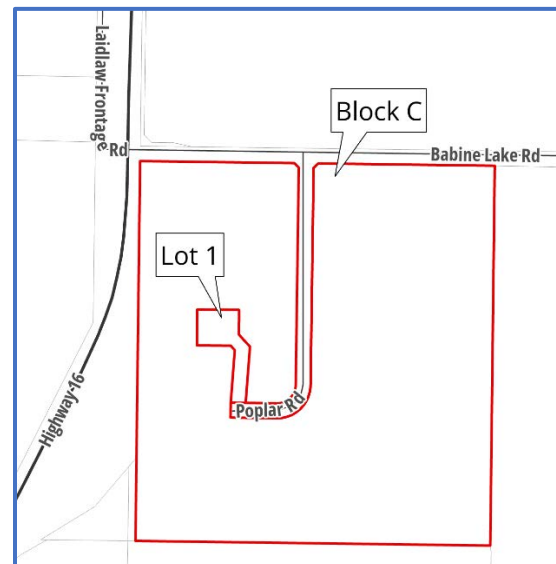
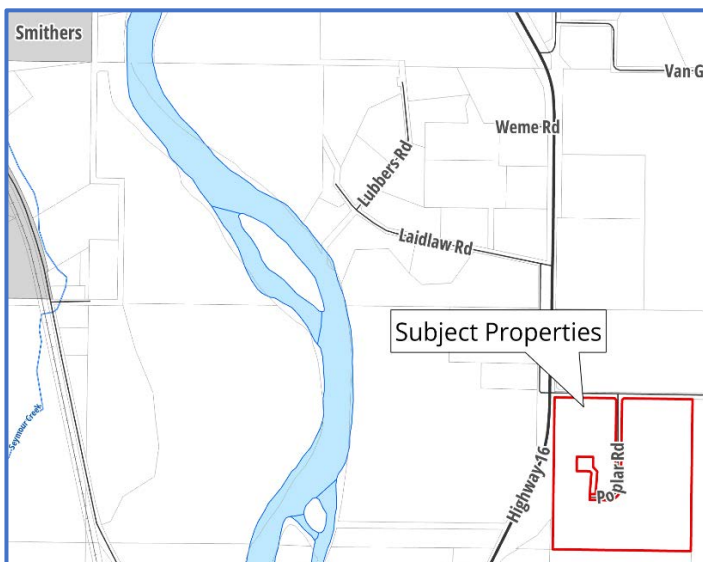
1. That the Report of the Public Hearing for "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2030, 2024," "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2031, 2024," and Agricultural Land Commission Exclusion application 1261 be received.
 2. That "Bylaw No. 2030, 2024" and "Bylaw No. 2031, 2024" be given third reading.
 3. That should Bylaw No. 2030, 2024 be supported at third reading, adoption not be considered until the proposed covenant is registered on title, to the satisfaction of the Planning Department.
 4. That should Bylaw No. 2031, 2024 be supported at third reading, the covenant registered, and security provided to the satisfaction of the Planning Department, the RDBN shall submit Exclusion application 1261 to the Agricultural Land Commission.
 5. And that the Board exempt the subdivision of Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360; and Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360 from the 10% perimeter road frontage requirement to create a \pm 5 ha parcel accessed by Poplar Road.
-

EXECUTIVE SUMMARY

This application requests amendments to Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014 (the OCP) and Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw) to facilitate the potential legalization of 17 Dwelling Units on the subject properties. The existing development contains a total of 21 Dwellings in 15 buildings. This application is associated with a request that the RDBN initiate an application to the Agricultural Land Commission (ALC) to exclude lands from the Agricultural Land Reserve (ALR) to legalize the dwellings. The Report of the Public Hearing will be provided on the supplementary agenda for the June 20th Board meeting.

APPLICATION SUMMARY

Name of Agent/Owner:	Jeremy Penninga, Hendrik Penninga, and Ann Penninga
Electoral Area:	Electoral Area A (Smithers / Telkwa Rural)
Subject Properties:	Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360 Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360
Property Size:	Block C: ±23 ha (57 ac) Lot 1: 0.4 ha
Application Area:	5 ha (12.5 ac)
OCP Designation:	Agriculture (AG) in the SmithersTelkwa Rural Official Community Plan Bylaw No. 1704, 2014 (the OCP)
Zoning:	Block C: Agriculture (Ag1) and Civic/Institutional (P1) pursuant to "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) Lot 1: Civic/Institutional (P1)
Existing Land Use:	Agricultural, Residential
Location:	The subject properties are located at the corner of Highway 16 and Babine Lake Road approx. 4 km from the Town of Smithers. The Addresses range from 3336 to 3500 Poplar Road.



Proposal

The two subject properties contain a total of 21 dwellings in 15 buildings. Block C contains 18 dwellings. Four of the 18 dwellings on Block C may be considered legal as they were built before applicable regulations. Lot 1 contains three dwellings in a single building. In total it appears that at least 17 buildings have been illegally constructed on the property without the required building permits and contrary to zoning and the *Agricultural Land Commission (ALC) Act*.

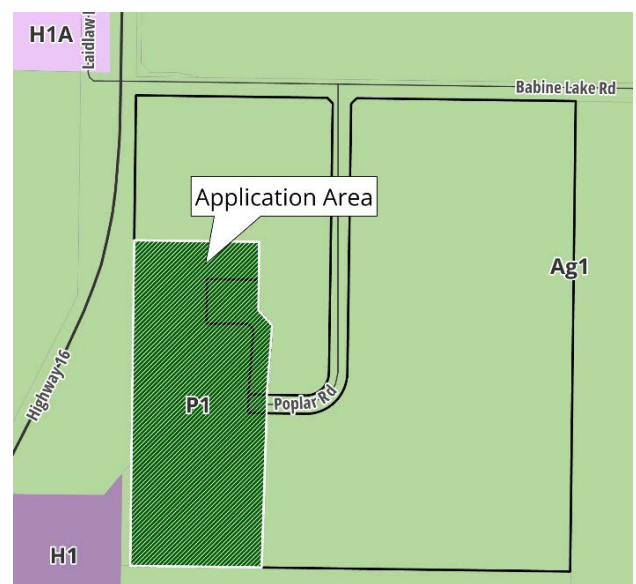
ALC Non-Farm Use Application 1226, to allow the unauthorized dwellings was considered by the RDBN Board and forwarded to the ALC in May 2021 with a Board recommendation that the ALC support the application. The ALC released its decision on February 27, 2023, which determined that four dwellings on Block C could be considered legally non-conforming, and the three-plex on Lot 1 may potentially be converted to a residential use in accordance with ALC regulations.

The location of the dwellings is shown on the map attached to the [ALC decision letter \(link\)](#). The ALC indicated that it would delay enforcement action until February 27, 2025, to allow the occupants of the dwellings time to transition to new housing. The ALC Northern Panel encouraged the property owner to work with the RDBN and the ALC to develop a compliance plan. The property owner has asked the ALC to delay enforcement action until after their request for exclusion has been considered.

The property owner subsequently requested that the RDBN consider making an application to the ALC to exclude Lot 1 and the area of Block C zoned P1 from the Agricultural Land Reserve (ALR). A letter from the property owner making this request can be found [here \(link\)](#). The RDBN Board responded to this request by directing the following:

1. That the property owners make an OCP amendment and rezoning application to legalize the residential dwellings on the subject properties.
2. And, that staff report back to the Board with direction regarding submission of an ALC exclusion application if bylaws amending the OCP and Zoning Bylaw to legalize the residential dwellings are supported at 3rd reading.

The applicant is proposing to change the OCP designation and rezone Lot 1 and the area of Block C zoned P1 to allow the legalization of the dwellings. The area proposed for rezoning is approximately 5 ha (12.5 ac) in size.



The applicant is also proposing to undertake a property line adjustment to create two new parcels. One parcel will include the 5 ha area of Block C and Lot 1 which are zoned P1 and are the subject of this application. The second parcel will include a Single Family Dwelling and the remainder of the land used for agriculture and is intended to remain in the ALR.

DISCUSSION:

Official Community Plan and Zoning Considerations

The OCP and Zoning Bylaw do not accommodate the proposed level of residential density in the rural area. Therefore, the application proposes to designate the lands as Rural Residential (RR) and add policy to the OCP allowing the increased residential density only on the subject properties.

The existing **Agriculture (AG)** designation in the OCP has been applied to the areas that are most suitable for agricultural activities with the intent to protect and preserve farmland and soil having agricultural capacity and facilitate the appropriate utilization of that land for agricultural purposes. The OCP's objectives for lands designated AG are as follows:

- (1) To protect and preserve farm land and soil having agricultural capability.
- (2) To encourage the expansion and full utilization of land for agricultural purposes.
- (3) To support the objectives of the Provincial Agricultural Land Commission.
- (4) To encourage a diversity of agricultural uses and opportunities, as well as innovative agricultural practices.

The proposed **Rural Residential (RR)** designation in the OCP is intended to provide opportunities for people to live in a rural setting while protecting and preserving the rural character of the area. The OCP's objectives for lands designated RR are as follows:

- (1) To provide opportunities for residential lots that fit the existing rural character of the Plan area.
- (2) To support opportunities for affordable housing, rental housing and special needs housing.
- (3) To ensure future development does not have a significant negative impact on the natural environment.
- (4) To protect and enhance the quality of life associated with existing and new rural residential development.
- (5) To avoid rural sprawl and allow appropriate and limited infill development.
- (6) To take advantage of opportunities for new housing forms (such as bare land stratas) that fit the character of rural areas to allow rural residents greater opportunity to age

in place, take advantage of the benefits of communal living, and allow for increased protection of the natural environment.

In staff's opinion the zoning bylaw amendment option most palatable is to rezone the application area to Multiple Family Residential (R2) and amend that zone to accommodate the proposed development.

Development and Ownership History:

The use and development history of the subject properties is outlined below.

1937 – 1965 Federal Experimental Farm

1970 – 1984 Province of BC - Northern Training Centre Group Home

1984 - 1999 Province of BC - Residential Attendance Program Group Home

1994 Smithers Community Services gains ownership from the Provincial Government

2001 The property was subdivided into Block C and Lot 1. Smithers Community Services retained ownership of Block C. Lot 1 was acquired by the Child Development Centre for their use.

It appears that two buildings on Block C were converted into two unauthorized dwellings (3336 and 3363 Poplar Road) prior to 2004.

2004 Block C was purchased by the applicant from Smithers Community Services.

It appears that 6 buildings on Block C were converted into eight unauthorized dwellings (3340, 3336, 3363, 3435 and 3348 Poplar Road) after 2004.

Also, four new unauthorized single-family dwellings were constructed.

2017 Lot 1 was purchased by the applicant from the Child Development Centre.

It appears that the Child Development Centre office building was converted into three unauthorized dwellings (3350 Poplar Road) after 2004.

Building Code, and Sewer and Water

It appears that the water supply system does not have the required water supply operating permit from Northern Health, and the sewer system is operating without a Letter of Certification from Northern Health. Staff attempted to confirm the status of these systems directly with Northern Health. These issues must be resolved prior to the issuance of any building permits for dwellings serviced by these systems.

As noted, 17 of the dwellings were constructed without the benefit of the required building permit from the RDBN. Staff have significant concerns that it may not be feasible to bring these structures into compliance with the BC Building Code and the RDBN's Building Bylaw.

It is unclear whether the required electrical permits and gas permits were obtained. Compliance with any applicable BC Housing regulations would be a consideration as part of any building permit application.

Land Use Considerations

The level of residential density that exists on the subject property is unique, and new development at this density is not supported in the rural area. The proposed housing functions best for occupants when located within municipal boundaries near urban services. Accommodating this density of housing in the rural area facilitates rural growth over municipal growth, which is not sustainable. This density of rural housing creates taxation inequity for municipalities as rural residents rely on urban services which they do not fully support through taxation. Also, this density of development changes the character of the rural area and can create long term servicing issues if the sewer or water systems are not adequately built or maintained. It also increases the demand for regulation in the rural area which can not be efficiently and effectively provided.

This application would have no chance of being supported by Planning Department staff if it was not already in existence, in part because of a unique property history. However, in this situation staff are willing to support a process which could reasonably be expected to result in the legalization of the property.

Waiving 10% Frontage Requirement

Under s. 944(2) of the *Local Government Act* all proposed parcels that front a highway must provide a minimum frontage on a highway of 10% perimeter of the lot, unless this requirement is exempted by the Board. The proposed 5 ha parcel will have a narrow frontage where it abuts Poplar Road. Therefore, the Board must exempt the 10% perimeter road frontage requirement for the subdivision to proceed as proposed.

Covenant and Easement

The applicant has not hired an engineer to review the condition of the sewer or water systems and each building, to determine the work necessary to obtain a building permit and bring each building into compliance with the BC Building Code. The applicant's preference is to provide this information after 3rd reading and after ALC approvals have been obtained. If an engineer does the work at this stage and ALC approvals are not obtained the cost will have been incurred unnecessarily. However, there is a significant

lack of objective information available regarding the work necessary to legalize the dwellings. Staff are concerned that if the application proceeds and exclusion from the ALR is granted the property owner may not legalize the dwellings. The enforcement implications to the RDBN in this situation may be notable.

To address this concern the applicant has offered to work with staff to negotiate the detailed wording of a covenant, easement and associated letter of credit (\$100,000) that does the following:

- outlines the requirements regarding building upgrades or demolition including timelines;
- authorizes release of portions of the funds held by letter of credit based on clearly identified and agreed upon conditions or benchmarks;
- authorizes the RDBN to enter the property and use the funds to do certain works;
- authorizes the use of the funds by the RDBN to cover the cost of legal action enforcing RDBN bylaws; and
- authorizes the release of the covenant should ALC approval not be granted.

Staff are supportive of the content and wording of the draft covenant, which is located at this [link](#) for the Board's information. Staff requested that the covenant include the requirement for the applicant to provide a report on the sewer and water systems by a qualified professional engineer. It is noted that the covenant requires this report for the sewer system only. The applicant refused to include the requirement for an engineer's report on the water system in the proposed covenant.

TENTATIVE APPROVAL PROCESS

The following tentative approval process is recommended for this application. The process assumes the necessary approvals are received to move forward.

- Step 1: The Board considers 1st and 2nd Readings of the bylaws.
- Step 2: The covenant, easement, and letter of credit are drafted to the Director of Planning's and applicant's satisfaction.
- Step 3: The Public Hearing is held and the Board considers 3rd Reading of the bylaws and an ALC exclusion application.
- Step 4: The covenant is registered on the titles, the security is provided, and an ALC exclusion application is submitted.
- Step 5a: If the ALC exclusion application is denied the bylaws are defeated and the covenant may be released from title, and the security returned, or

Step 5b: If ALC exclusion is approved the parcel is subdivided, the sewer and water system system is confirmed to be in compliance with Provincial regulations, building permits are processed and ready for issuance, and demolition permits are issued, for all buildings as necessary.

Step 6: The Board considers bylaw adoption.

Step 7: Building permits are issued, work is completed, and the letter of credit is released in accordance with the terms of the covenant.

It is noted that the Development Procedures Bylaw requires that a bylaw be adopted within 2 years of 1st reading.

This report to the Board is provided at step 3 of the above process. Should the staff recommendations be approved staff will submit the exclusion application to the ALC once the applicant has registered the covenant on title and provided the required security.

OCP Consultation

The *Local Government Act (LGA)* requires local governments to consider consultation with persons, organizations and authorities it considers will be affected by an OCP amendment. Specifically, the local government must:

- (1) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (2) specifically, the RDBN Board should consider if consultation is required with:
 - the board of any regional district that is adjacent to the area covered by the plan,
 - the council of any municipality that is adjacent to the area covered by the plan,
 - First Nations,
 - school district boards, greater boards and improvement district boards, and
 - the Provincial and federal governments and their agencies.

Additionally, the *LGA* requires that local governments consult with the local School District regarding any amendment to an OCP. Staff recommend that the Board consider and approve the consultation options outlined in the attached consultation checklist.

Referral Responses

Referrals regarding the OCP amendment and rezoning have been sent to the Electoral Area A Advisory Planning Commission, the Town of Smithers, the Office of the Wet'suwet'en, the Witset First Nation, the Ministry of Transportation and Infrastructure, School District 54, the RDBN Agriculture Coordinator, the Ministry of Agriculture and Food District Agrologist, and Northern Health.

The Electoral Area A Advisory Planning Commission provided the following comment:

“The APC is hesitant to deny OCP Amendment and Rezoning application RZ A-03-23 as it recognizes the desire to avoid the eviction of the development's residents, if possible. However, the APC also hesitates to support the application given the land use implications and the precedent set by supporting the application. There is a concern that legalizing the development will encourage others to "seek forgiveness rather than approval". Therefore, the APC has not taken a position on application support or denial. The APC recommends that, should the Board support the application, adoption of the bylaws not be approved until the following has occurred.

- All dwellings to be legalized obtain a Building Permit and Occupancy Permit.
- The sewer system and community water system be brought into compliance with all Provincial regulations.”

The response from the Ministry of Agriculture and Food District Agrologist is located at this [link](#).

ATTACHMENTS

Bylaw No. 2030, 2024

Bylaw No. 2031, 2024

[Proposed covenant \(link\)](#)

[Reasons for Decision - ALC Application 61685, February 27, 2023 \(link\)](#)

[ALR exclusion request letter, 2022 \(link\)](#)

[Ministry of Agriculture and Food District Agrologist, December 8, 2023 letter \(link\)](#)



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2030

A Bylaw to Amend

“Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014”

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

That “Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014” be amended such that a ± 5.04 ha portion of these lands be redesignated from Agriculture (AG) to Rural Residential (RR).

Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360; and Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360 as shown on Schedule “A” of Bylaw No. 2030, 2024, which is incorporated in and forms part of this bylaw.

And, that the following text is added to Section 3.4.2 of Schedule “A” of “Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014”.

- (12) Rezoning applications to allow multiple dwelling units on a parcel may be considered for the RR designated portions of the lands described as Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360; and Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360.

This bylaw may be cited as “Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2030, 2024”.

READ A FIRST TIME this 22 day of February, 2024

READ A SECOND TIME this 22 day of February, 2024

PUBLIC HEARING HELD this 10 day of June, 2024

READ A THIRD TIME this day of

I hereby certify that the foregoing is a true and correct copy of “Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2030, 2024”.

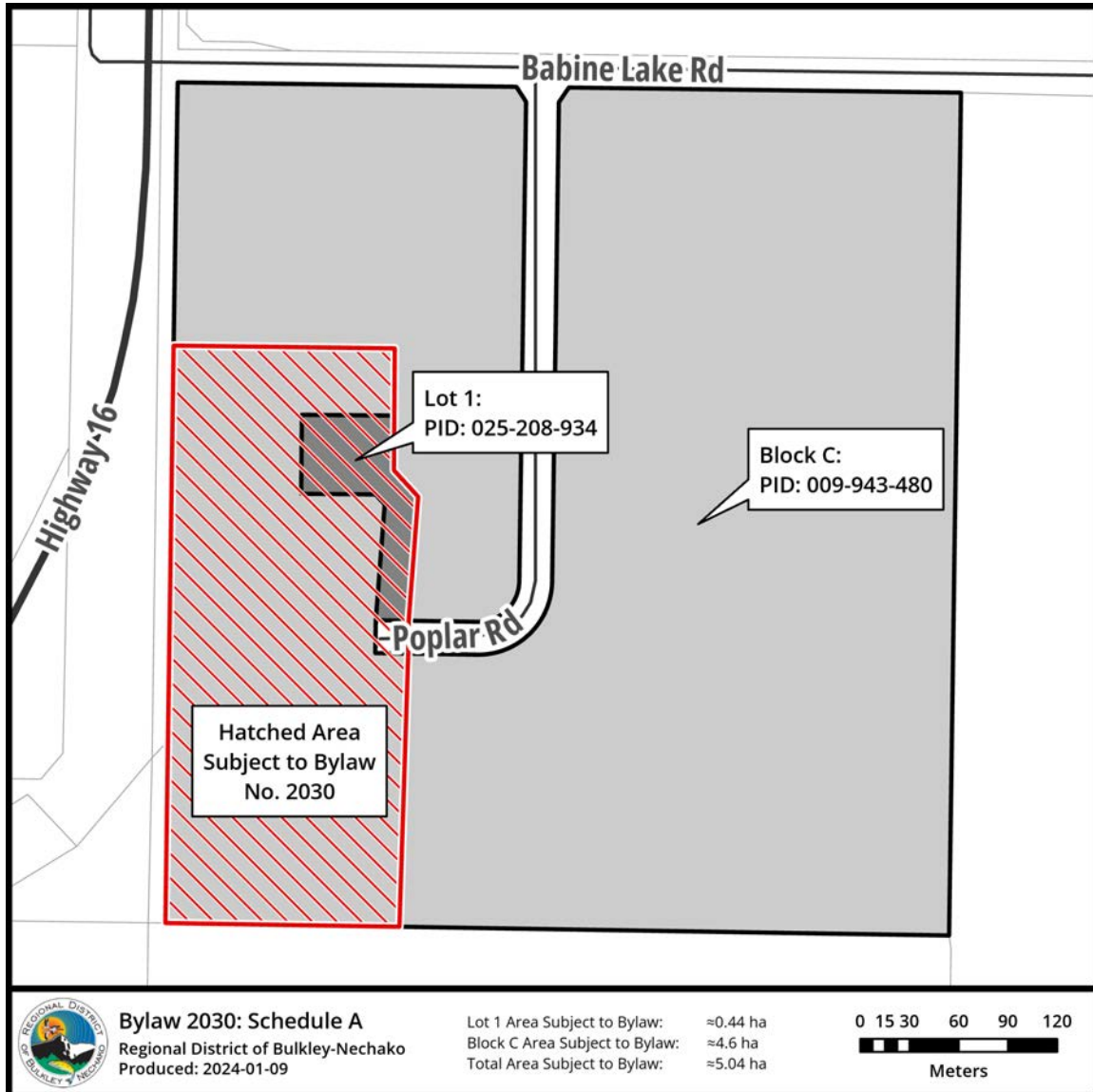
DATED AT BURNS LAKE this day of

Corporate Administrator

ADOPTED this day of

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2030

A 0.44 ha portion of the lands legally described as Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360, and a 4.6 ha portion of the lands legally described as Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360 being redesignated from Agriculture (AG) to Rural Residential (RR), as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 2030, 2024.

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2031

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 a ± 5.04 ha portion of these lands are rezoned from the Civic/Institutional Zone (P1) to the Multiple Family Residential Zone (R2).

Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360; and Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360 as shown on Schedule "A", which is incorporated in and forms part of this bylaw.

And, that the following text is added to Section 6.0.2 Density

3. Notwithstanding Section 6.0.2 (1), more than one Single Family Dwelling, and more than one Two Family Dwelling are permitted only on the lands described as Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360; and Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360 provided that the maximum number of Dwelling Units on a Parcel does not exceed one Dwelling Unit per 2,380 square metres (25,618 square feet) of Parcel area.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2031, 2024".

READ A FIRST TIME this 22 day of February, 2024

READ A SECOND TIME this 22 day of February, 2024

PUBLIC HEARING HELD this 10 day of June, 2024

READ A THIRD TIME this day of

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2031, 2024".

DATED AT BURNS LAKE this day of

Corporate Administrator

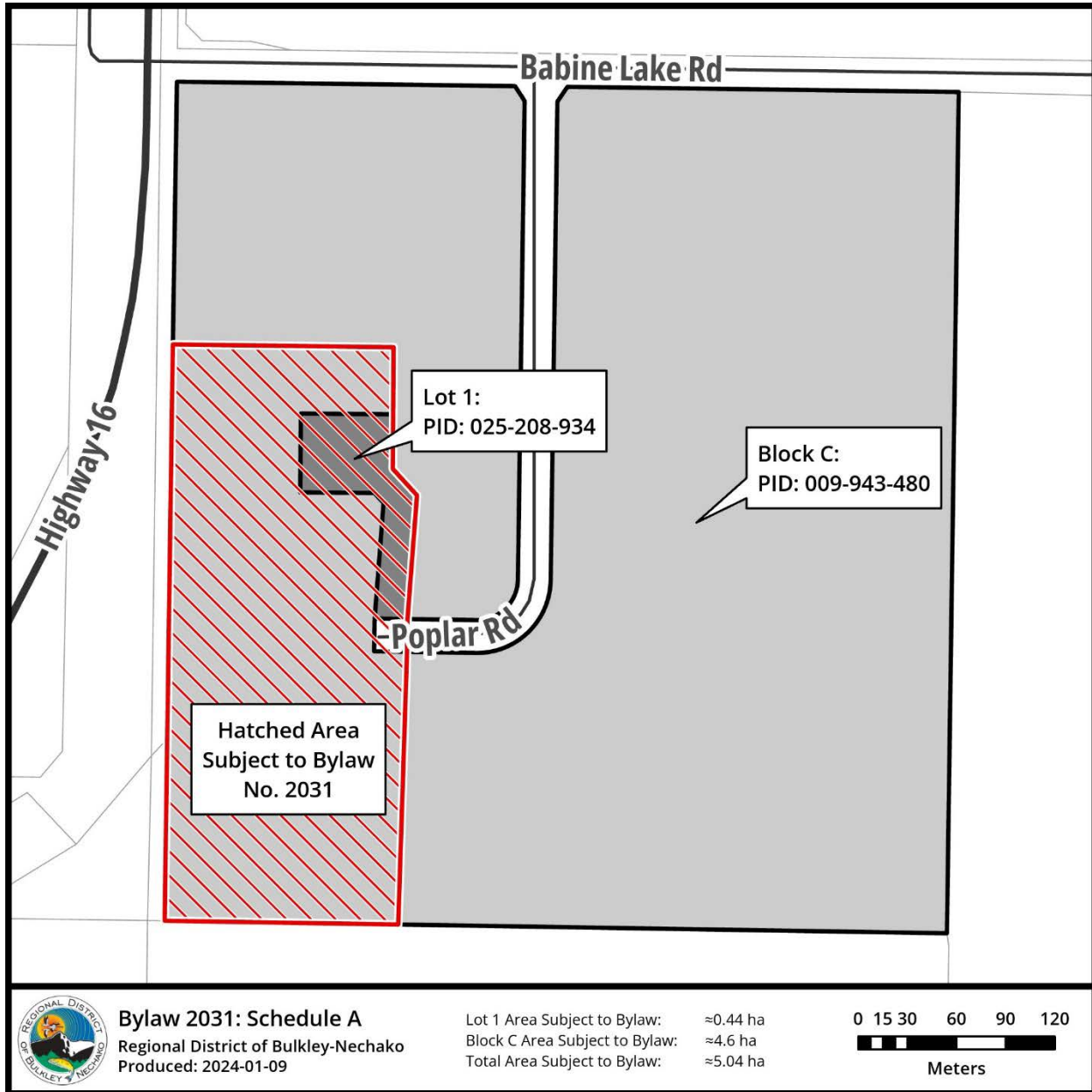
Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

for Minister of Transportation & Infrastructure

ADOPTED this day of

Chairperson

Corporate Administrator

SCHEDULE "A" BYLAW NO. 2031

A 0.44 ha portion of the lands legally described as Lot 1, Section 16, Township 4, Range 5, Coast District, Plan PRP47360; and 4.6 ha portion of the lands legally described as Block C, Section 16, Township, 4, Range 5, Coast District, Plan 6397, Except Plans 8749 and PRP47360 being rezoned from the Civic/Institutional Zone (P1) to the Multiple Family Residential Zone (R2), as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 2031, 2024.

 Corporate Administrator



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Chloe Taylor, Planning Summer Student
Date: July 10, 2025
Subject: Crown Land Application Referral No. 6406510

RECOMMENDATION:

(all/directors/majority)

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Application No. 6406510.

BACKGROUND

The applicant, 1474810 BC Ltd., has applied for a thirty-year non-exclusive Licence of Occupation to construct new facilities to support an adventure tourism fish camp. The applicant, through a management agreement with Lakes District Air, has operated this site for the past 12 years offering a fly-in fly-out fishing package.



Proposed improvements include a 128 ft² (11.89 m²) sauna and three 192 ft² (17.83 m²) sleeping cabins with 4 ft (1.21 m) porches. The existing development on the site consists of a single 384 ft² (35.67 m²) cabin, a 64 ft² (5.94 m²) storage shed, and two outhouses. Garbage and recycling is flown out with each guest with clear guidelines for waste disposal.

The site is only accessible by floatplane and operates seasonally from June to September. The current average use is 20 people per season. The application to expand facilities is the result of increased interest from larger groups.

The applicant predicts minimal environmental impacts from construction. All materials will be flown in by floatplane, no materials from the area are to be used in construction. The applicant will undertake a danger tree assessment and additional brushing for FireSmart protection of the

structures. Boat fuel is stored in approved containers smaller than 20 litres and refueling is done away from water. The site footprint is less than 22,500 ft² (2090.31 m²), though occasionally hiking trails are used at either end of Coles Lake.

One other Licence of Occupation exists for this area belonging to a guide outfitter. The applicant states that the two land users operate during different seasons with no overlap.

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. 6406510

Electoral Area:	Electoral Area E (Francois/Ootsa Lake Rural)
Applicant:	1474810 BC Ltd
Existing Land Use:	Unsurveyed Crown land
Zoning:	Not zoned
OCP Designation:	Not designated
Proposed Use Comply with Zoning:	N/A
If not, why?	N/A
Agricultural Land Reserve:	No
Access:	Floatplane access only
Building Inspection:	No
Fire Protection:	No
Other comments:	

The Regional District of Bulkley-Nechako Floodplain Management Bylaw No. 1878, 2020 applies to the entire Regional District including outside of Building Inspection areas. Coles Lake falls under "Any other lake, marsh or pond" which has a Flood Construction Level of 1.5 metres and a Floodplain Setback of 7.5 metres. Applicant is required to locate structures appropriately to align with this standard.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Rowan Nagel, GIS/Planning Technician
Date: July 10, 2025
Subject: **Crown Land Application Referral No. 7410372**

RECOMMENDATION:

(all/directors/majority)

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Application No. 7410372.

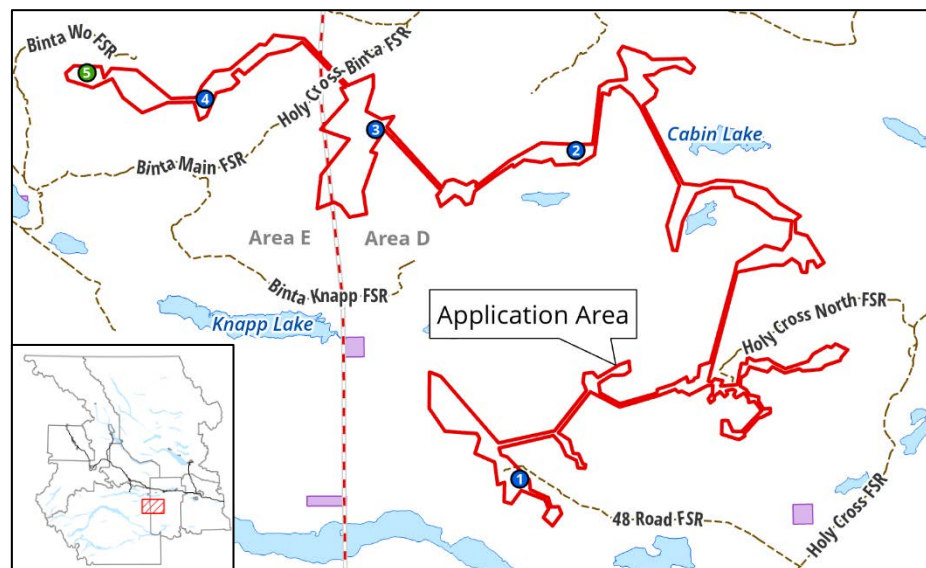
BACKGROUND

186 Energy Inc. has applied for a five-year investigative license covering 4,429 ha of Crown land located 19 km southwest of Fraser Lake, outlined red in the attached map.

The applicant will install wind monitoring equipment at the site shown in green on the map below, to assess the area's potential for

wind turbines. The equipment consists of a 60 m tall monitoring tower and portable LiDAR scanner. If wind appears commercially viable, they may install similar equipment at each of the remaining sites shown in blue. Each site will be monitored for a minimum of one year. Additionally, the applicant will perform technical, engineering, land use, environmental, cultural, and economic feasibility studies. The nearest dwelling is approximately 2.5 km from the investigation area.

The application area was previously logged and recently burned, so no tree harvesting or road construction is needed. Except for the tower anchors, the applicant does not anticipate permanent soil disturbance from their activities.



ATTACHMENTS:

- Comment Sheet
- Investigative Plan – High Ridge Wind

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. 7410372

Electoral Areas:	Electoral Area D (Fraser Lake Rural) Electoral Area E (Francois/Ootsa Lake Rural)
Applicant:	186 Energy Inc.
Existing Land Use:	Unsurveyed Crown land
Zoning:	Not Zoned
OCP Designation:	Not Designated
Proposed Use Comply with Zoning:	N/A
If not, why?	N/A
Agricultural Land Reserve:	No
Access:	Local Forest Service Roads via Holy Cross FSR
Building Inspection:	No
Fire Protection:	No
Other comments:	None

Updated Investigative Plan

File # 7410372

May 6, 2025

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information.

1. Background

1.1 Project Overview

Describe the potential project, including proposed work for the investigative stage and any phased development details:

The purpose of this Investigative Plan is to outline the activities planned by proponent 186 Energy Inc. to undertake an **INVESTIGATIVE FEASIBILITY STUDY** for a potential utility-scale **High Ridge Wind Project** located within the boundaries of the Investigative License application area. The investigative activities will be carried out by the proponent during the term of a requested 5-year Investigative Licence.

A clean power project, if developed in future within the boundaries of the application study area, is expected provide benefits to the Province of British Columbia as well as economic ownership and other benefits to First Nations whose traditional territories overlap any future project area.

The Application and any subsequent request for replacement of the Investigative Licence application area is for the purpose of:

a.) Investigating the long term daily and seasonal technical viability of the wind resource by placing monitoring instruments within the application area. The wind resource study requires the installation of at least one (1) tubular wind monitoring mast (MET tower). The installation of a MET requires a lay down and standup area of approximately 1 hectare. The proposed optional MET sites are shown on the attached Detailed Site Map. No tree cutting or road building is required as the MET sites are void of tree cover from logging or wildfire, and have resource access roads nearby. More information is contained in this Plan under Section 3.1, Infrastructure Improvements.

b.) Investigating the application area and any proposed project using non-disturbance studies including engineering, technical, financial, environmental, archeological and cultural use studies. The studies will also consider future permitting requirements for a potential clean energy project at the proposed location.

Undertaking the described studies is required to determine if a clean energy wind project may be feasible within the boundaries of the application area. In the event a wind project is determined to be feasible, it would be expected to have a generation capacity of between 150 and 250 MW. If feasible to those capacities, it would be expected to contain between 26 and 44 wind turbines operating with an expected average capacity factor of up to 35%, and producing up to 780 GWh of energy annually. Studies undertaken during the investigative phase will determine the final potential generating capacity, project yield and optimum turbine for the wind resource.

Feasibility study results may be collaborated by the proponent with results from a second adjacent and related investigative licence study area under application. The beneficial objective of collaboration would be to propose one optimized wind project of reduced area but with maximum benefit to British Columbia, the BC Hydro system, impacted First Nations and regional and local stakeholders.

The estimated regional investment potential in new clean energy project if built to the respective capacities would be expected to be in the approximate range of \$300 million to \$500 million respectively, depending on final project generating capacity. The project if constructed to the larger capacities would be expected to generate enough power to supply approximately 70,000 BC homes.

If constructed the wind project would create a significant number of regional jobs and careers in clean energy. If the project was 250 MW capacity, it would be expected to create more than 150 jobs through various stages of development and construction, and up to another 15 locally based careers and jobs required for the long-term operation of the facility. Indirect and induced jobs would also be created to support local businesses and services, with a substantial economic benefit generated over the 30 year service life of the project.

The BC Clean Energy Act specifies at least 93% of the electricity generated in British Columbia must come from clean or renewable resources. 'Clean or renewable resources' as defined in Section 1 of the Clean Energy Act and the Clean or Renewable Resources Regulation includes Wind Energy as an eligible resource.

The proposed **High Ridge Wind Project** (the "Project") investigative area is located on BC managed Crown lands situated on the Nechako Plateau approximately 20 km southwest of Fraser Lake, and 18 km south of the BC Hydro Glenannan Substation (GLN). The site is within the Regional District of Bulkley-Nechako and the traditional territories of BC First Nations listed in this plan.

The study area is strategically situated to supply BC clean electricity to the BC Hydro North Coast Transmission Corridor Project and large LNG and mining industrial loads in the Northwest Coast through a interconnection to the Glenannan Substation (GLN). The east end of the study area is beneficially situated approximately 5 km west of the BC Hydro 230 kV transmission line to the Blackwater Gold Mine. The study area is also beneficially situated for a potential direct connection to GLN. The substation is scheduled for expansion, and supports transmission lines serving the region and the proposed Northwest Coast industrial loads, including line 1L384, line 2L353, and line 5L62.

The elevation of the study application area varies from about 1100 at the east end to 1400 meters in the centre and 1200 meters at the west end. Wind map data indicates the study area may be exposed to commercial wind energy values to similar locations where wind power projects are currently in development.

Non-disturbance technical, engineering, environmental, land use, cultural and economic feasibility studies related to the study area will also be undertaken during the term. These non-ground-disturbance investigations may include preliminary terrain, geotechnical and environmental screening studies. Other than installation of galvanized screw-in or surface resting ballast anchors for the wind monitoring tower, investigative work shall not disturb the land and shall avoid riparian areas, wetlands, drainage slopes and water bodies.

The bulk of the application area has been logged and also impacted by wildfire. Some areas have been put into tree plantations. The proponent does not require the cutting of any trees or road building to undertake the wind assessment required for the investigative study.

The total investigative study area under application consists of approximately 4,429 hectares. The proposed investigative study and engagements with First Nations and stakeholders during the term of the investigative tenure will be used to inform a reduction in the investigative area. These engagements will be undertaken prior to any future permitting or tenure applications for any clean energy project which may be proposed for this location in future. Constraints identified in the study may include those related to lack of sufficient wind resource and buildable terrains — as well as constraints related to environmental, First Nations cultural and traditional uses. The final reduced land area and any proposed project generating capacity would be documented in any future project permitting applications and a Project Development Plan.

The total potential land impact and layout location of any final proposed project will be determined in the investigative studies undertaken during the term, and will represent only a small portion of the current study area. If built to the respective capacities in future, the expected direct land use by wind turbines after construction would be about 20 to 100 hectares, or less than 2.5% of the study area.

Any potential future permitting applications for a clean energy project within the application area would follow the period of the investigative study. Any future Development Plan and any related and required future permitting applications will be submitted to government regulatory agencies such as the Ministry of Water, Lands and Resource Stewardship, the BC Energy Regulator (BCER), and to First Nations in whose traditional territory the proposed project is situated. This would occur in the event the potential clean energy project appears feasible following the investigative study. Alternately, all equipment shall be removed prior to the end of the requested five year tenure term and the land restored to its original condition unless the proponent submits an application and is granted a replacement tenure. .

1.2 Current Zoning / Land Use

Q. Are there any management plans, zoning or use restrictions in place that limit or preclude your proposed use of the land?

A. No.

1.3 Confirmation of Safety Plan

Q. Your Project must meet the [Occupational Health and Safety \(OHS\) criteria](#) set out by WorkSafe BC. Does your Project meet these criteria?

A. Yes

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted:

The proposed solar project investigative and study area is located within the traditional and overlapping territories of First Nations, including the Stelat'en First Nation, the Nadleh Whut'en First Nation, the Nee-Tahi-Buhn Band, and the Skin Tyee Nation. The proponent recognizes there are existing First Nation rights and areas of First Nations community interest and traditional use that must be considered in respect to any proposed use of the land. The applicant acknowledges the rights, interests, priorities, and concerns of all Indigenous Peoples - respecting and acknowledging their distinct cultures, histories, rights, laws, and governments. We are grateful to carry out these proposed studies on these lands.

The proponent will consult with Front Counter BC and other BC government agencies to confirm and obtain identification and contact coordinates of First Nations whose rights or interests may be impacted by the proposed project. The proponent will then take appropriate steps to inform the First Nations of the investigative study and discuss the characteristics of any potential project that may arise from the study.

The proponent will also initiate further consultations and discussions as might be considered appropriate by the First Nations including potential impacts and opportunities for benefits that may come from a project in the application area. Benefits would include co-ownership and other potential economic benefits from any project that may arise from the study.

The applicant intends that First Nations whose traditional territory overlaps the application area will benefit by its development, including an opportunity to become beneficial equity owners of any potential project that arises from the investigative study.

2.0 Location

2.1 Description

Provide a general description of the location of any proposed activities shown on the accompanying Detailed Site Map:

The optional location of the wind monitoring towers is displayed on the respective Detailed Site Map. The monitoring tower #5 (MET) will be installed first and utilized for wind speed and climate data collection. Depending on results of the initial study, the tower may be moved to a new approved location as set out on the map and elsewhere in this plan. All selected monitoring sites are located within logged off areas with nearby resource road access. The MET may be anchored by screw-in galvanized steel cable anchors set into ground, bedrock anchors set into rock, or concrete ballast anchors resting on the ground surface. Non-ground disturbance activities may involve tower maintenance, moving Lidar or similar rubber tire trailer mounted sensors, area inspections, measurements and surveys of various portions of the investigative area during the term of the feasibility study. Prior to any changes being made with or to improvements we will notify the Authorizing Agency as soon as the information is known by us to maintain the tenure in good standing.

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:

The study area is strategically situated to supply clean electricity to the BC Hydro North Coast Transmission Corridor Project and large LNG and mining industrial loads in the Northwest Coast.

The study area is beneficially situated 18 km south of the key BC Hydro Glenannan Substation (GLN), and approximately 5 km west of the BC Hydro 230 kV transmission line to the Blackwater Gold Mine. It is expected GLN can accommodate a 230 kV line position for the potential project. Further, BC Hydro is expanding GLN to accommodate new transmission lines to carry power from Prince George to Terrace. GLN currently supports transmission lines serving the region and the proposed Northwest Coast industrial loads, including line 1L384, line 2L353, and line 5L62.

Wind mapping studies indicate the general location of the investigative area may be exposed to commercially viable levels of wind energy. A preliminary inspection of the application area indicates the location may be suitable for construction of a utility-scale wind project. These early assumptions suggest a wind project may be feasible, subject to confirmation by ground-based wind speed measurement. Determining feasibility also requires other non-disturbance investigations and studies as set out in this plan, including non-disturbance engineering, economic, cultural, environmental investigative studies, as well as consultation and collaboration with First Nations and area stakeholders.

BC Government officials and BC Hydro May 5, 2025 announced start of a new 2025 BC Power Call which will acquire 5,000 GWh/year of clean energy supplied by BC power projects. Qualified projects include BC wind projects. The BC government has also advised there will be additional future clean power calls to follow the coming power call. The additional supplies of energy are required to enable British Columbia to meet its climate commitments while also serving rapidly growing electrification and power demands. A survey conducted by Clean Energy Canada in February of 2024 demonstrated that 79% of British Columbians want more wind power to help meet BC's future energy needs. The proposed High Ridge Wind Project would serve North Coast industrial electrification and the Northwest Transmission Corridor regions.

The investigative area has been generally disturbed by wildfires - as well as recent and previous industrial logging. Many areas are in a disturbed land condition, while others support new plantations. The site has also been impacted by various resource roads, which may be beneficial to a wind project. In addition to logging, other uses may include hunting, recreation and cultural uses by First Nations. Access is available by existing resource roads and trails, and no new road building is required.

POTENTIAL FOR ARCHEOLOGICAL FEATURES at MET SITES

The applicant has commissioned an Archeological Property Search for the MET Site #5 (the first MET to be installed) which confirms there are no known Archeological Sites located within the 1 ha MET site #5, or within 2 km of the MET site #5. Regardless, if any ground disturbance is required by the installation of the MET at site #5, the proponent will undertake a further Archaeological Overview Assessment (AOA) prior to any installation. The same process will be followed for all other 1 ha MET sites (#1 to #4) within tenure boundaries prior to any MET installation.

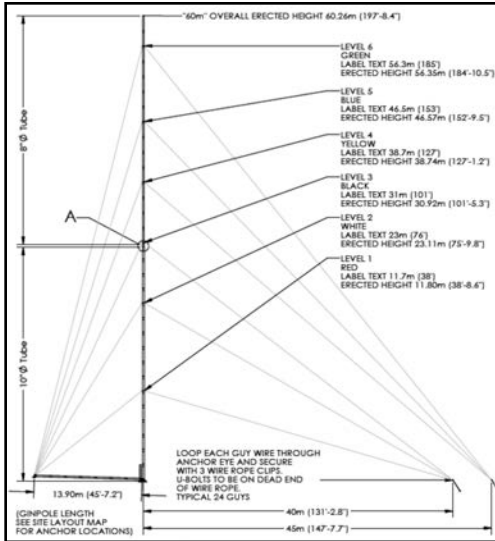
3.0 Infrastructure

3.1 Improvements

Describe any improvements to existing infrastructure, as well as any planned construction or installations:

During the coming term of the proposed Investigative Licence, the Proponent will install one (1) wind meteorological elevation tower ("MET") within the application area. The tower will be installed at MET site #5 on the Detailed Plan Map submitted with the application.

The MET is a wind monitoring tower, and will consist of a galvanized steel tilt-up tower of approximately 8 inches in diameter and 60 meters in height. The tower will support wind speed and climate sensors, a data recorder and a solar powered battery power supply. The tower will stand on the ground surface supported by its own steel "shoe", and be steadied by guy wires attached to screw-in, bedrock or concrete ballast surface anchors. A sketch of a typical 60 meter wind testing tower is included in this Investigative Plan. The wind monitoring tower will be maintained on site to capture a minimum of one year of uninterrupted wind and climate data. This data may be supplemented by LIDAR and other non-disturbance wind measurement technologies deployed from a portable LIDAR sensor. The instrument will be temporarily set on the ground to obtain wind characteristic samples from locations near existing resource roads within the study area.



Sketch above (left) of a 60 meter tilt-up wind monitoring tower (MET), and image (right) of a portable LIDAR instrument with adjustable foot pads, both proposed for use in the study application area.

In the event the wind resource appears commercially viable, the wind monitoring tower may be relocated to one of the other sampling sites (MET #1, 2, 3 or 4), as set out in this plan. The applicant will submit a Land Use Proposal to NAV Canada to ensure the tower is appropriately marked and configured in a manner compliant with Transport Canada regulations. In the event the wind resource does not appear commercially viable, then the tower will be lowered, dismantled and removed from the application area.

To allow for proper layout and tilt-up erection and lowering of the tower, the dimensions of each MET site in the application area shall each be about 100 meters x 100 meters square, totalling one (1) hectare. The MET station locations are marked the Detailed Site Map attached to this application.

3.2 Access

How are you planning to provide access to the site during the investigative phase?

During the investigative phase, access into the east end of the investigative area will be off Highway 16 (Yellowhead Highway) at Holy Cross FSR, about 6 km east of Fraser Lake. Travel south on Holy Cross FSR approximately 48 km. Turn right on "48 FSR", which enters the application area in about 13.5 km, and connects to multiple resource roads in the application area. Access to the west end of the study area begins at Southbank. Travel approximately 11.5 km east and south on Uncha Lake Road to its intersection with Campbell Road. Turn south on Campbell Road, and travel approximately 1.7 km to its intersection with Binta Road. Travel east on Binata FSR 24 km to its intersection with Binta Wo FSR. Travel about 12 km on Binta Wo FSR to enter the application study area, and connect to multiple resource roads which run through the application area.

3.3 Water Use

Identify water requirements and sources for the Investigative Phase. Include any agreements outside of Water Act permits identified above, such as Municipal water supply.

No water required

4.0 Schedule

4.1 Investigative Schedule

Please complete the table showing what types of activities are proposed, which season(s) they will be conducted, the potential impacts of the activity and any mitigation or management of potential impacts. Please reference [reduced risk fish windows](#) as required by DFO:

ACTIVITY	Brief Description of Activity	Season	Potential Impact	Mitigation/management of potential impact
Obtain NAV Canada approval to install MET (wind monitoring tower).	Submitting information required by NAV Canada to ensure aviation safety.	When tenure approved.	None	None
Install MET (wind monitoring tower)	Experienced crew to install 1 MET at Site #1, in proximity to resource road within study area. All materials to be transported in by small truck, ie. pickup and ATV.	Summer 2025 or Spring 2026	Negligible, site is logged and no tree cutting required. Tower supported by guy cables attached to galvanized ground screw steel anchors.	Wind monitoring tower, anchors and other components removed and land restored to its original condition.
Potential future relocation of Wind Monitoring Tower (MET).	In the event the wind resource is deemed commercially viable after one year of monitoring, the MET may be lowered, moved and erected at another approved site, ie. MET #2,3, 4 or 5.	Summer 2026	Negligible, all selected MET sites logged and no tree cutting required.	Wind monitoring tower, anchors and other components removed and land restored to its original condition.
Deployment and operation of portable LIDAR or other non-disturbance sensing technologies moved by pickup truck or rubber tired utility trailer.	Movement and parking at various locations within study area using existing resource roads. If parked, location will be marked and off road right-of-way for safety and security.	Summer 2025 and 2026	None	Removal of portable LIDAR instrument or trailer from the study area at completion of wind climate sampling.
Maintenance of Wind MET and Lidar sensors	Site visits by technician	All seasons periodically as required to maintain integrity of sensors and data collection	None	None

ACTIVITY	Brief Description of Activity	Season	Potential Impact	Mitigation/ management of potential impact
Engagement with First Nations, local government and stakeholder representatives	Provide information about the investigative study and potential project.	All seasons ongoing as required or appropriate	None	None
Site investigation including terrain and geophysical mapping	Site surveys and modelling to develop wind energy forecast and potential project layouts	Beginning on issuance of Investigative Licence and ongoing	None	None
Meetings and studies with BC Hydro	Discussion of points of power acquisition and points of interconnection	All seasons beginning on issuance of Investigative Licence and ongoing	None	None
Facility design, financial plan, permitting plan	Desktop work and including possible site visits	All seasons beginning on issuance of Investigative Licence and ongoing	None	None
Discussions with BC Hydro on submitting a proposal for clean energy supply	Possible site visit	All seasons beginning after certain feasibility studies are complete	None	None

5.0 Diligent Use

5.1 Evidence of On-going Diligent Use (For Replacements Only).

Review the investigative schedule information and table provided in your previously submitted Investigative Plan for this site, during the previous term of tenure. Provide a report on investigative work completed, incomplete or ongoing.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Rowan Nagel, GIS/Planning Technician

Date: July 10, 2025

Subject: **Crown Land Application Referrals Nos. 7410368, 7410369, and 7410370**

RECOMMENDATION:

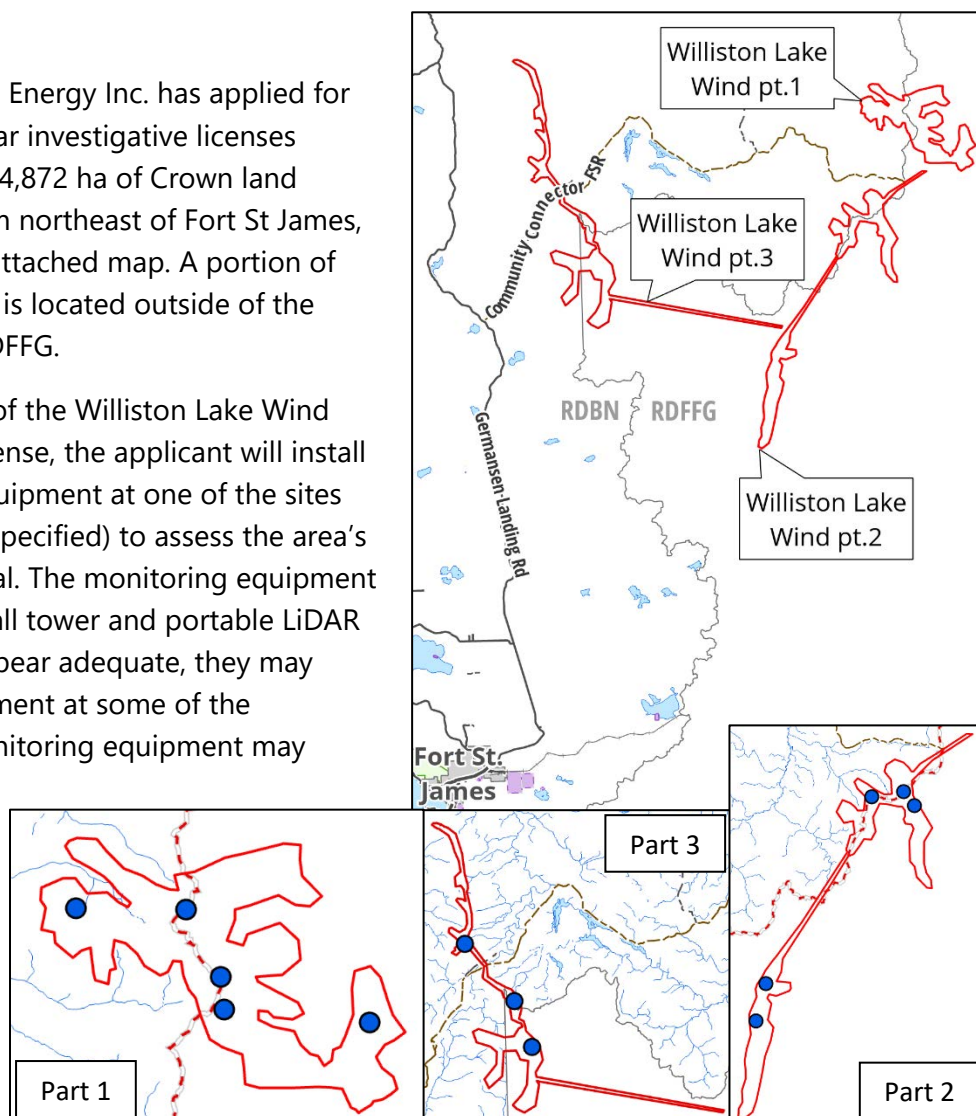
(all/directors/majority)

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Application Nos. 7410368 (pt.1), 7410369 (pt.2), and 7410370 (pt.3).

BACKGROUND

Innergex Renewable Energy Inc. has applied for three five-to-ten-year investigative licenses covering a total of 14,872 ha of Crown land approximately 45 km northeast of Fort St James, outlined red in the attached map. A portion of the application area is located outside of the RDBN, within the RDFFG.

Each license is part of the Williston Lake Wind project. For each license, the applicant will install wind monitoring equipment at one of the sites shown in blue (not specified) to assess the area's wind power potential. The monitoring equipment consists of a 60 m tall tower and portable LiDAR scanner. If winds appear adequate, they may install similar equipment at some of the remaining sites. Monitoring equipment may remain on-site for up to 10 years. The nearest dwelling is approximately 12 km from an investigation area.



The applicant will access the sites through existing Forest Service Roads (Likely the Community Connector FSR) or by helicopter where necessary. No tree harvesting or road construction is expected. If tree clearing is required, the applicant will apply for an Occupant Licence to Cut.

ATTACHMENTS:

- Comment Sheet
- Williston Lake One Investigative Plan
- Williston Lake Two Investigative Plan
- Williston Lake Three Investigative Plan

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 Referrals Nos. 7410368, 7410369, 7410370

Electoral Areas:	Electoral Area C (Fort St. James Rural)
Applicant:	Innergex Renewable Energy Inc.
Existing Land Use:	Unsurveyed Crown land
Zoning:	Not Zoned
OCP Designation:	Not Designated
Proposed Use Comply with Zoning:	N/A
If not, why?	N/A
Agricultural Land Reserve:	No
Access:	Existing Forest Service Roads, likely the Community Connector FSR.
Building Inspection:	No
Fire Protection:	No
Other comments:	Portions of the application area are within the Regional District of Fraser Fort George.

Crown Land Application Investigative Plan

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is proposed and describe work for the investigative stage. Include any potential construction and/or phase development details, and decommissioning (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features.

Innergex Renewable Energy Inc. (Innergex) is assessing the viability of the Williston Lake 1 Wind project, located approximately 140 km northwest of Prince George, BC. If a renewable energy project results from work done in the investigative phase, the proposed project works will consist of: access roads, wind turbines, a substation, and a transmission line to the point of interconnection with the BC Hydro electricity grid over a maximum 4,977 ha site. The target project size is approximately 100-200 MW, or about 20-40 turbines. Target energy production is about 300-700 GWh.

During the investigative phase, access to the site will be by motorized vehicles (where existing roads are available) and helicopter (if required).

Depending on market conditions and BC Hydro's schedule for procurement of power, this project may be developed at the same time or in phases, along with adjacent sites, Williston Lake 2 Wind and Williston Lake 3 Wind. Crown Land Tenure applications for these sites have been submitted concurrent with this application.

Five potential wind resource monitoring sites (for Lidar or MET tower installation) have been identified based on desktop evaluation of imagery. At this point, five potential sites have been identified. It is unlikely that all sites will be used (likely one or two); once further investigation and field validation of these potential sites has been completed, the most suitable locations for MET towers and/or Lidar units will be finalized from the list of sites currently proposed. Each potential monitoring site is one hectare in size.

Presently, detailed design has not yet been completed for the project itself and/or any geotechnical investigations. When details of the geotechnical investigation are available, that information will be communicated to WLRS in an updated investigative plan, and appropriate archaeological permitting and investigations will be initiated.

1.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity? They include:

- [Land and resource management plans](#)
- Coastal plans
- Provincial or regional growth strategies
- [Local government plans](#) with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the [Union of BC Municipalities](#), and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

[There are no known plans, strategies, or use restrictions that could limit or prevent our investigations.](#)

1.2 Seasonal Expectations of Proposed Use

Let us know what seasons your activity needs to use the land. Ensure you reference appropriate [timing windows](#) for projects in or around water.

Activity	Brief Description	Season/ Timing	Comments
Monitor opportunities for power procurement with BC Hydro	Monitor all opportunities for power procurement, whether with BC Hydro or other sources.	All	
First Nations Engagement	We will continue to engage with the First Nations described in section 1.3. Discuss with core First Nations where key traditional interest zones are within this licence's geographic area and their traditional territory as a whole. Discuss impacts of any potential development from a First Nations viewpoint and perspective.	All	
Evaluation of access options	Evaluate access options, based on available mapping and site visit, if applicable. Discuss access interests with First Nations in terms of timing and routes; traditional subsistence patterns, their commercial interests, etc.	As soon as possible, weather permitting.	

Field reconnaissance	Conduct a field reconnaissance of a possible site locations for wind measurement technology, within the project area. Work with First Nations to identify and activate opportunities for involvement in field reconnaissance (e.g., placement of equipment, field guidance and access scouting).	As soon as possible, weather permitting.	
Submission of Occupant Licence to Cut Application	If required, prepare and submit an application for an Occupant Licence to Cut (OLTC). Best efforts will be made to locate wind monitoring equipment in open areas not requiring tree clearing. Employment opportunities for First Nations contractors will be considered wherever possible.	Following field reconnaissance, if needed	
Aeronautical Obstruction Clearance	If required, obtain Aeronautical Obstruction Clearances from Transport Canada for wind monitoring equipment within the project area.	Following wind monitoring site selection, if required based on location and equipment type	
NAV Canada Review	If required, submit MET tower information to NAV Canada for their review.	Following wind monitoring site selection, if required based on location and equipment type	
Site Preparation and MET Tower Installation	Prepare the selected site within the project area and install wind measurement technology.	As soon as possible, weather permitting	
Assessment of Wind Resource	A desk-top wind resource model will be prepared for the project area based on	All	

	existing available regional wind data.		
Reassess Wind Resource	Reassess desk-top model of wind resource in the project area based on all available data, including that from the project's wind monitoring technology .	All	
Determine Need/Timing for Subsequent Investigations	Dependent on available power procurement opportunities, further environmental studies may be scheduled, if an opportunity to move into the development phase has arisen.	All	

1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups.
- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.
- Provide information on First Nations agreements undertaken.

Innergex will seek to involve local First Nations at each stage of project consideration and development. Employment opportunities for First Nations contractors will be considered wherever possible.

Letters will be sent to the following First Nations concurrent with this application, including an introduction to the project/Innergex and an invitation to meet:

- Nadleh Whut'en (Chief and Council)
- McLeod Lake Indian Band (Chief and Council)
- West Moberly First Nations
- Halfway River First Nations (Chief and Council)
- Tsay Keh Dene Nation (Chief and Council)
- Doig River First Nation (Chief and Council)

2.0 Location

A [General Location Map](#) and a Detailed Site Plan are required to be uploaded with the application.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

See attached site plan. No significant traffic activity or parking needs are anticipated.

2.2 Location Justification

Tell us **why** you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

The proposed Project would generate Clean Power, as defined by BC Hydro, from wind power generation facilities. The Project would advance the ability of British Columbia to meet self-sufficiency targets, while maintaining compliance with the strong environmental objectives of the Clean Energy Act.

The Project would be a multi-million dollar capital investment with significant construction employment opportunities and economic spin-offs to First Nations and local communities. During operations the Project would generate additional full time employment, while contributing tax revenue to Provincial and Regional governments.

2.3 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

During our investigations into the viability of this site, historical usage of the land, if any, will be reviewed.

3.0 Infrastructure and Improvements

3.1 Facilities

Wind measurement technology (MET mast, SODAR, or LiDAR) will be installed for the duration of the investigative licence term, or until sufficient data have been collected. No other improvements are anticipated at the investigative stage. Potential monitoring equipment locations have been identified on the site plan, and shape files have been provided. Example photos and specifications of the equipment have been provided.

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site during the investigative phase, Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- [Use of a Forest Service Road](#).
- Any road use agreements

Existing roads will be used to access the project area during the investigative phase. Anticipated traffic volumes are anticipated to be very low during the investigative phase.

3.3 Utility Requirements and Sources

Describe utility requirements and potential sources for the investigative phase, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, and telecommunications.

No utilities are needed during the investigative phase.

3.4 Water Supply

Identify water requirements for the investigative phase. Include the:

- Sources (e.g. surface water and/or groundwater)
- Volume
- Infrastructure planned to meet water supply requirements
- Agreements outside of [Water Sustainability Act Authorizations](#), such as Municipal water supply.

No water is needed during the investigative phase.

4.0 Diligent Use

4.1 Evidence of Ongoing Diligent Use (For Replacements Only)

Review the investigative schedule information and table provided in your previously submitted Investigative Plan for this site during the previous term of tenure. Provide a report on investigative work completed, incomplete, or ongoing.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments

END OF FORM

Crown Land Application Investigative Plan

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is proposed and describe work for the investigative stage. Include any potential construction and/or phase development details, and decommissioning (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features.

Innergex Renewable Energy Inc. (Innergex) is assessing the viability of the Williston Lake 2 Wind project, located approximately 140 km northwest of Prince George, BC. If a renewable energy project results from work done in the investigative phase, the proposed project works will consist of: access roads, wind turbines, a substation, and a transmission line to the point of interconnection with the BC Hydro electricity grid over a maximum 4,976 ha site. The target project size is approximately 100-200 MW, or about 20-40 turbines. Target energy production is about 300-700 GWh.

During the investigative phase, access to the site will be by motorized vehicles (where existing roads are available) and helicopter (if required).

Depending on market conditions and BC Hydro's schedule for procurement of power, this project may be developed at the same time or in phases, along with adjacent sites, Williston Lake 1 Wind and Williston Lake 3 Wind. Crown Land Tenure applications for these sites have been submitted concurrent with this application.

Five potential wind resource monitoring sites (for Lidar or MET tower installation) have been identified based on desktop evaluation of imagery. At this point, five potential sites have been identified. It is unlikely that all sites will be used (likely one or two); once further investigation and field validation of these potential sites has been completed, the most suitable locations for MET towers and/or Lidar units will be finalized from the list of sites currently proposed. Each potential monitoring site is one hectare in size.

Presently, detailed design has not yet been completed for the project itself and/or any geotechnical investigations. When details of the geotechnical investigation are available, that information will be communicated to WLRS in an updated investigative plan, and appropriate archaeological permitting and investigations will be initiated.

1.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity? They include:

- [Land and resource management plans](#)
- Coastal plans
- Provincial or regional growth strategies
- [Local government plans](#) with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the [Union of BC Municipalities](#), and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

There are no known plans, strategies, or use restrictions that could limit or prevent our investigations.

1.2 Seasonal Expectations of Proposed Use

Let us know what seasons your activity needs to use the land. Ensure you reference appropriate [timing windows](#) for projects in or around water.

Activity	Brief Description	Season/ Timing	Comments
Monitor opportunities for power procurement with BC Hydro	Monitor all opportunities for power procurement, whether with BC Hydro or other sources.	All	
First Nations Engagement	We will continue to engage with the First Nations described in section 1.3. Discuss with core First Nations where key traditional interest zones are within this licence's geographic area and their traditional territory as a whole. Discuss impacts of any potential development from a First Nations viewpoint and perspective.	All	
Evaluation of access options	Evaluate access options, based on available mapping and site visit, if applicable. Discuss access interests with First Nations in terms of timing and routes; traditional subsistence patterns, their commercial interests, etc.	As soon as possible, weather permitting.	

Field reconnaissance	Conduct a field reconnaissance of a possible site locations for wind measurement technology, within the project area. Work with First Nations to identify and activate opportunities for involvement in field reconnaissance (e.g., placement of equipment, field guidance and access scouting).	As soon as possible, weather permitting.	
Submission of Occupant Licence to Cut Application	If required, prepare and submit an application for an Occupant Licence to Cut (OLTC). Best efforts will be made to locate wind monitoring equipment in open areas not requiring tree clearing. Employment opportunities for First Nations contractors will be considered wherever possible.	Following field reconnaissance, if needed	
Aeronautical Obstruction Clearance	If required, obtain Aeronautical Obstruction Clearances from Transport Canada for wind monitoring equipment within the project area.	Following wind monitoring site selection, if required based on location and equipment type	
NAV Canada Review	If required, submit MET tower information to NAV Canada for their review.	Following wind monitoring site selection, if required based on location and equipment type	
Site Preparation and MET Tower Installation	Prepare the selected site within the project area and install wind measurement technology.	As soon as possible, weather permitting	
Assessment of Wind Resource	A desk-top wind resource model will be prepared for the project area based on	All	

	existing available regional wind data.		
Reassess Wind Resource	Reassess desk-top model of wind resource in the project area based on all available data, including that from the project's wind monitoring technology .	All	
Determine Need/Timing for Subsequent Investigations	Dependent on available power procurement opportunities, further environmental studies may be scheduled, if an opportunity to move into the development phase has arisen.	All	

1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups.
- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.
- Provide information on First Nations agreements undertaken.

Innergex will seek to involve local First Nations at each stage of project consideration and development. Employment opportunities for First Nations contractors will be considered wherever possible.

Letters will be sent to the following First Nations concurrent with this application, including an introduction to the project/Innergex and an invitation to meet:

- Nadleh Whut'en (Chief and Council)
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- West Moberly First Nations
- Halfway River First Nations (Chief and Council)
- Tsay Keh Dene Nation (Chief and Council)
- Doig River First Nation (Chief and Council)

2.0 Location

A [General Location Map](#) and a Detailed Site Plan are required to be uploaded with the application.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

See attached site plan. No significant traffic activity or parking needs are anticipated.

2.2 Location Justification

Tell us **why** you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

The proposed Project would generate Clean Power, as defined by BC Hydro, from wind power generation facilities. The Project would advance the ability of British Columbia to meet self-sufficiency targets, while maintaining compliance with the strong environmental objectives of the Clean Energy Act.

The Project would be a multi-million dollar capital investment with significant construction employment opportunities and economic spin-offs to First Nations and local communities. During operations the Project would generate additional full time employment, while contributing tax revenue to Provincial and Regional governments.

2.3 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

During our investigations into the viability of this site, historical usage of the land, if any, will be reviewed.

3.0 Infrastructure and Improvements

3.1 Facilities

Wind measurement technology (MET mast, SODAR, or LiDAR) will be installed for the duration of the investigative licence term, or until sufficient data have been collected. No other improvements are anticipated at the investigative stage. Potential monitoring equipment locations have been identified on the site plan, and shape files have been provided. Example photos and specifications of the equipment have been provided.

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site during the investigative phase, Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- [Use of a Forest Service Road.](#)
- Any road use agreements

Existing roads will be used to access the project area during the investigative phase. Anticipated traffic volumes are anticipated to be very low during the investigative phase.

3.3 Utility Requirements and Sources

Describe utility requirements and potential sources for the investigative phase, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, and telecommunications.

No utilities are needed during the investigative phase.

3.4 Water Supply

Identify water requirements for the investigative phase. Include the:

- Sources (e.g. surface water and/or groundwater)
- Volume
- Infrastructure planned to meet water supply requirements
- Agreements outside of [Water Sustainability Act Authorizations](#), such as Municipal water supply.

No water is needed during the investigative phase.

4.0 Diligent Use

4.1 Evidence of Ongoing Diligent Use (For Replacements Only)

Review the investigative schedule information and table provided in your previously submitted Investigative Plan for this site during the previous term of tenure. Provide a report on investigative work completed, incomplete, or ongoing.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments

END OF FORM

Crown Land Application Investigative Plan

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is proposed and describe work for the investigative stage. Include any potential construction and/or phase development details, and decommissioning (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features.

Innergex Renewable Energy Inc. (Innergex) is assessing the viability of the Williston Lake 3 Wind project, located approximately 140 km northwest of Prince George, BC. If a renewable energy project results from work done in the investigative phase, the proposed project works will consist of: access roads, wind turbines, a substation, and a transmission line to the point of interconnection with the BC Hydro electricity grid over a maximum 4,919 ha site. During the investigative phase, access to the site will be by motorized vehicles (where existing roads are available) and helicopter (if required).

Depending on market conditions and BC Hydro's schedule for procurement of power, this project may be developed at the same time or in phases, along with adjacent sites, Williston Lake 1 Wind and Williston Lake 2 Wind. Crown Land Tenure applications for these sites have been submitted concurrent with this application.

1.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity? They include:

- [Land and resource management plans](#)
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- [Local government plans](#) with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the [Union of BC Municipalities](#), and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

[There are no known plans, strategies, or use restrictions that could limit or prevent our investigations.](#)

1.2 Seasonal Expectations of Proposed Use

Let us know what seasons your activity needs to use the land. Ensure you reference appropriate [timing windows](#) for projects in or around water.

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Evaluation of access options	Evaluate access options, based on available mapping and site visit, if applicable. Discuss access interests with First Nations in terms of timing and routes; traditional subsistence patterns, their commercial interests, etc.	As soon as possible, weather permitting.	
Field reconnaissance	Conduct a field reconnaissance of a possible site locations for wind measurement technology, within the project area. Work with First Nations to identify and activate opportunities for involvement in field reconnaissance (e.g., placement of equipment, field guidance and access scouting).	As soon as possible, weather permitting.	
Submission of Occupant Licence to Cut Application	If required, prepare and submit an application for an Occupant Licence to	Following field reconnaissance, if needed	

	Cut (OLTC). Best efforts will be made to locate wind monitoring equipment in open areas not requiring tree clearing. Employment opportunities for First Nations contractors will be considered wherever possible.		
Aeronautical Obstruction Clearance	If required, obtain Aeronautical Obstruction Clearances from Transport Canada for wind monitoring equipment within the project area.	Following wind monitoring site selection, if required based on location and equipment type	
NAV Canada Review	If required, submit MET tower information to NAV Canada for their review.	Following wind monitoring site selection, if required based on location and equipment type	
Site Preparation and MET Tower Installation	Prepare the selected site within the project area and install wind measurement technology.	As soon as possible, weather permitting	
Assessment of Wind Resource	A desk-top wind resource model will be prepared for the project area based on existing available regional wind data.	All	
Reassess Wind Resource	Reassess desk-top model of wind resource in the project area based on all available data, including that from the project's wind monitoring technology .	All	
Determine Need/Timing for Subsequent Investigations	Dependent on available power procurement opportunities, further environmental studies may be scheduled, if an opportunity to move into	All	

	the development phase has arisen.		
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1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups.
- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.
- Provide information on First Nations agreements undertaken.

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Letters will be sent to the following First Nations concurrent with this application, including an introduction to the project/Innergex and an invitation to meet:

- Nadleh Whut'en (Chief and Council)
- McLeod Lake Indian Band (Chief and Council)
- West Moberly First Nations
- Halfway River First Nations (Chief and Council)
- Tsay Keh Dene Nation (Chief and Council)
- Binche Whut'en (Chief and Council)
- Tl'azt'en Nation (Chief and Council)
- Takla Nation (Chief and Council)

2.0 Location

A [General Location Map](#) and a Detailed Site Plan are required to be uploaded with the application.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

See attached site plan. No significant traffic activity or parking needs are anticipated.

2.2 Location Justification

Tell us **why** you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

The proposed Project would generate Clean Power, as defined by BC Hydro, from wind power generation facilities. The Project would advance the ability of British Columbia to meet self-sufficiency targets, while maintaining compliance with the strong environmental objectives of the Clean Energy Act.

The Project would be a multi-million dollar capital investment with significant construction employment opportunities and economic spin-offs to First Nations and local communities. During operations the Project would generate additional full time employment, while contributing tax revenue to Provincial and Regional governments.

2.3 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

During our investigations into the viability of this site, historical usage of the land, if any, will be reviewed.

3.0 Infrastructure and Improvements

3.1 Facilities

Wind measurement technology (MET mast, SODAR, or LiDAR) will be installed for the duration of the investigative licence term, or until sufficient data have been collected. No other improvements are anticipated at the investigative stage. Potential monitoring equipment locations have been identified on the site plan, and shape files have been provided. Example photos and specifications of the equipment have been provided.

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site during the investigative phase, Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- [Use of a Forest Service Road.](#)
- Any road use agreements

Existing roads will be used to access the project area during the investigative phase. Anticipated traffic volumes are anticipated to be very low during the investigative phase.

3.3 Utility Requirements and Sources

Describe utility requirements and potential sources for the investigative phase, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, and telecommunications.

No utilities are needed during the investigative phase.

3.4 Water Supply

Identify water requirements for the investigative phase. Include the:

- Sources (e.g. surface water and/or groundwater)
- Volume
- Infrastructure planned to meet water supply requirements
- Agreements outside of [Water Sustainability Act Authorizations](#), such as Municipal water supply.

No water is needed during the investigative phase.

4.0 Diligent Use

4.1 Evidence of Ongoing Diligent Use (For Replacements Only)

Review the investigative schedule information and table provided in your previously submitted Investigative Plan for this site during the previous term of tenure. Provide a report on investigative work completed, incomplete, or ongoing.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments

END OF FORM



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cameron Kral, Planner
Date: July 10, 2025
Subject: **Crown Land Application Referral No. 7410374**

RECOMMENDATION:

(all/directors/majority)

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Referral 7410374.

DISCUSSION

The RDBN has received a request to provide comment on Thompson Creek Metal Company Inc.'s (TCMC) application for a Licence of Occupation to construct a network of water wells and pipelines to supply the Mount Milligan Mine. The application is for a five to ten year term and covers an area of 125 ha (309 ac). The referral notes the application area is primarily located on established roads and within harvested cut blocks, and the application area may be reduced after construction.

The referral states TCMC is seeking additional groundwater sources to provide operational flexibility and long-term water security at the Mount Milligan Mine in consideration of the impacts of drought to surface water availability. The proposed infrastructure includes nine wells and approximately five kilometres of pipeline which will connect to an existing pipeline. Operations may include the removal of merchantable timber and other vegetation from the application area. Potential environmental and social impacts are discussed in the attached Crown Land Application Management Plan.

A referral from the Province on TCMC's Water Licence application for this project was received by the Board on February 22, 2024. The staff report on TCMC's Water Licence application contains additional information and is attached for the Board's reference.





Regional District of Bulkley-Nechako

Comment Sheet on Crown Land Referral No. 7410374

ATTACHMENTS:

- Applicant Submitted Maps
- Applicant Crown Land Application Management Plan
- Staff Report on Water Act Referral No. 7003153, dated February 22, 2024

STRATEGIC PLAN ALIGNMENT:

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

4. Community and Economic Sustainability

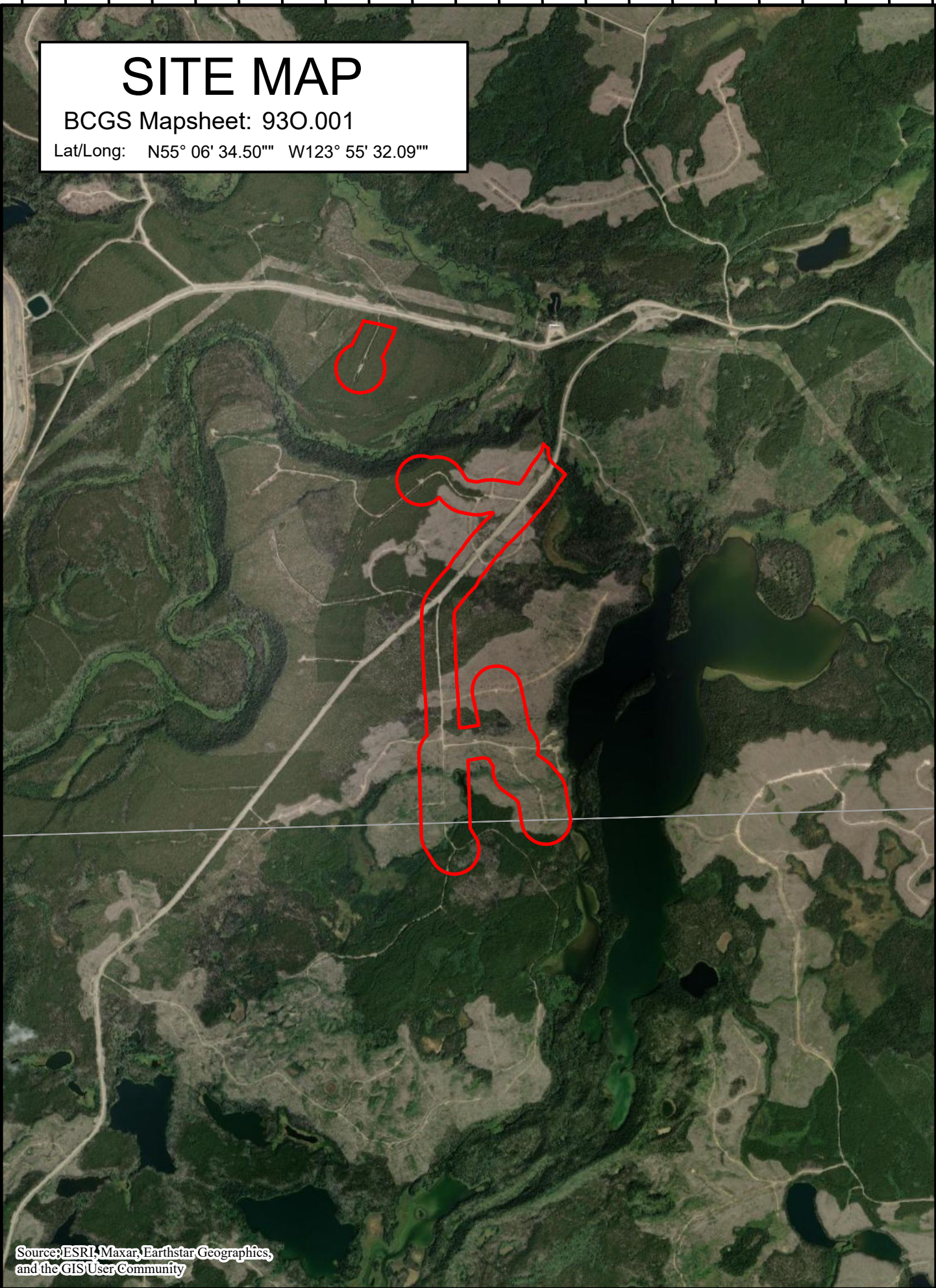


Regional District of Bulkley-Nechako

Comment Sheet on Crown Land Referral No. 7410374

Electoral Area:	Electoral Area C (Fort St. James Rural)
Applicant:	Thompson Creek Metals Company Inc.
Existing Land Use:	Cleared and forested Crown Land
Zoning:	N/A
OCP Designation:	N/A
Proposed Use Comply with Zoning:	N/A
Agricultural Land Reserve:	No
Access:	Community Connector FSR
Building Inspection:	No
Fire Protection:	No
Other comments:	None

SITE MAP
 BCGS Mapsheet: 930.001
 Lat/Long: N55° 06' 34.50" W123° 55' 32.09"



Source: ESRI, Maxar, Earthstar Geographics, and the GIS User Community

File Number: 7410374

Site # 1 of 1 - APPLICATION Area (Ha.) =

TYPE: LICENCE

PURPOSE: UTILITIES

SUBTYPE:
LICENCE OF OCCUPATION

SUBPURPOSE: MINERAL PRODUCTION

LOCATION: PHILIP LAKES

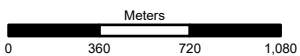
Imagery: ESRI World Imagery

Produced by
Ministry of Water, Land
and Resource Stewardship
Northern Service Centre
FrontCounterBC
Date: May 23, 2025

Scale: 1:30,000 *

* if printed on 8.5X14 page

Projection: BC Albers
Datum: NAD 83



Legend

- | | |
|---------------------------------|-------------------------------------|
| Crown Land Application | Protected Areas |
| Area to be Added | Provincial Park |
| Area to be Removed | Protected Area |
| Municipality | OIC Ecological Reserve |
| Primary Survey Parcel | Recreation Area |
| Subdivision | Base Mapping Features (20K) |
| Titled Parcel | River or Stream |
| Surveyed Rights of Way | Lake |
| Surveyed Road R/W | Marsh |
| Gas/Oil R/W District Lot | Glacier/Ice field |
| Power Transmission R/W | Transportation - Lines (20K) |
| Gas/Oil R/W | Airfield |
| Telecom R/W District Lot | Road |
| Miscellaneous R/W | Forest Service Road |
| Transportation Corridors | Road Permit |
| Highway | Trail |
| Railway | Rail Line |
| Surveyed Road R/W | |

All measurements are approximate.

815000

820000

825000

6125000

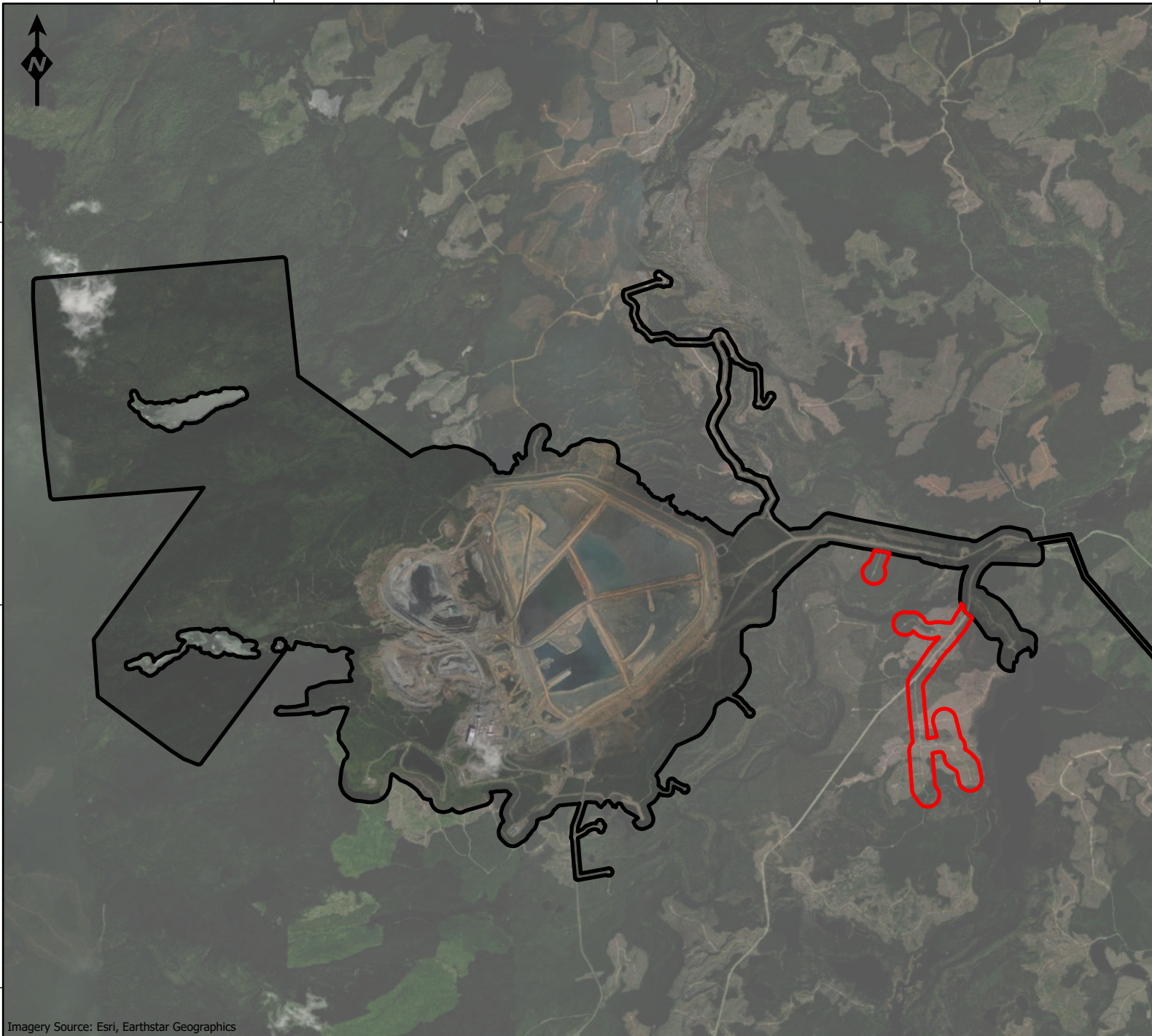
6120000

6115000



6125000

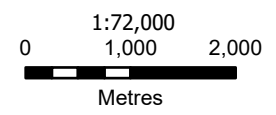
6120000

6115000



Groundwater Production Well Licence of Occupation Application Area

-  Permitted Mine Area
-  Philip Wellfield Licence of Occupation



Date: Apr 24, 2025 **Figure 1**
Map Id: MilliganFigures / GE Mill 011_LOO and PMA

815000

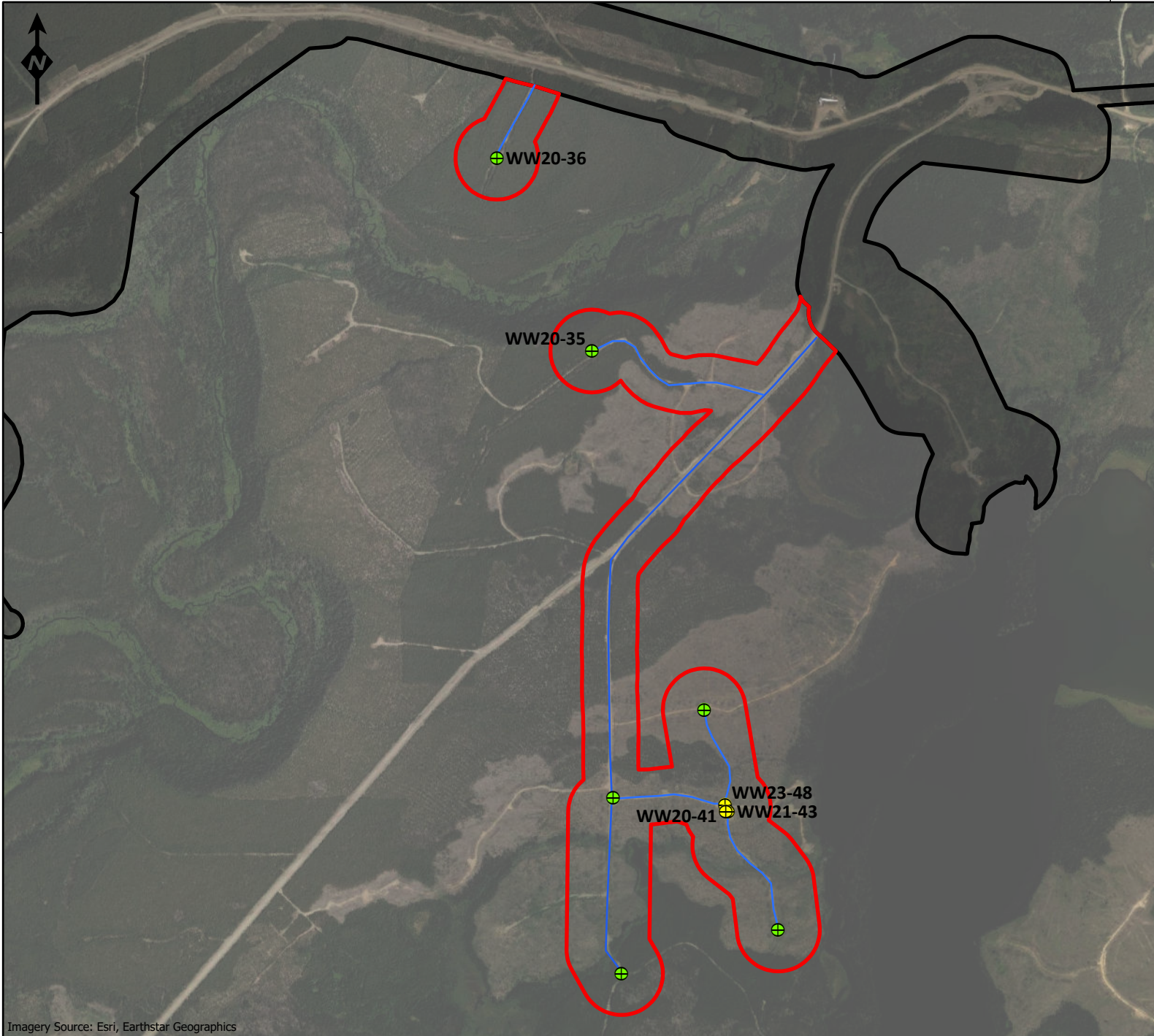
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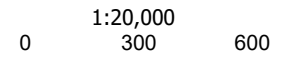


Site Plan

- Permitted Mine Area
- Philip Wellfield Licence of Occupation
- Proposed Pipeline

Monitoring Locations

- Potential Production Wells
- Source Wells



1:20,000

Metres

Coordinate System: NAD 1983 UTM Zone 10N



Date: May 1, 2025

Figure 1

Map Id: MilliganFigures /
GE Mill 012_Site Plan

825000

Crown Land Application Management Plan

To complete this plan:

1. Review the [application checklist](#) and [guidance document](#)
2. Describe your project in detail in the form below (you may be required to use a qualified professional to complete the plan)
3. Submit your plan with your application through [Virtual FrontCounter BC](#).

Please note:

- If we need more information, we will contact you. Applications not meeting application requirements within the requested timeframes may be rejected.

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is requested, including construction and/or phase development details, and decommissioning information (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features. Be sure to include any proposed mitigative measures for impacts.

The intended use is groundwater extraction and conveyance to Mt. Milligan for ore processing.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete, or on-going. Be sure to describe the activity, its status, and any comments/milestones.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments
Groundwater Investigative Use Test		Complete	

1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups regarding your proposed activities.
- Include the name of the First Nation(s) and its representative(s)

- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.
- Provide information on First Nations agreements undertaken.

Thompson Creek Metals Company Inc. (TCMC) has engaged Nak'azdli Whut'en, McLeod Lake Indian Band and Takla Nation as Participating Indigenous Nations on previous Environmental Assessment Certificate (EAC) amendment and permit applications. TCMC is party to an Impact Benefit Agreement (IBA) with Nak'azdli Whut'en and a Socio-Economic Agreement with the McLeod Lake Indian Band.

2.0 Location

A [General Location Map](#) and a Detailed Site Plan are required to be uploaded with the application.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

Thompson Creek Metals Company Inc. (TCMC), a wholly owned subsidiary of Centerra Gold Inc. (Centerra), operates the Mt. Milligan Mine (the Project), approximately 150 km north of Prince George (Figure 1). Process water for the Project is supplied by a combination of surface runoff into the Tailing Storage Facility (TSF), recycled process water from within the TSF, and licensed groundwater and surface water withdrawals. TCMC is seeking additional groundwater sources to supplement the current licensed surface and groundwater sources to provide operational flexibility and long-term water security for the Project in consideration of the impacts of drought to surface water availability. The Well Field is located approximately 5 km east of the TSF on a local plateau with a ground elevation of approx. 1,017 metres above sea level (masl). Surface water and groundwater flow systems in the vicinity of the Project are controlled by topography, overburden and bedrock geology, and geologic structures (e.g., faults). Recharge to the groundwater system occurs in higher elevation areas and discharge in the lower elevation areas and valley floors. A pipeline will head north from the Well Field where it will be tied into the existing Philip Lake pipeline where water will be conveyed to the Mt. Milligan Mine. There will be an additional 2 wells along the path of the pipeline.

2.2 Location Justification

Tell us why you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

This is the location that groundwater exploration determined would be the best area for groundwater extraction.

2.3 Seasonal Expectations of Proposed Use

Let us know what times of the year you're proposing to use the land. Ensure you reference appropriate [timing windows](#) for projects in or around water.

Construction/ Operations	Brief Description	Season/ Timing	Comments
Construction	Grubbing/clearing of land. Tree removal if necessary.	Summer/Fall 2025	
Operations	Pumping and conveyance of water	Year round	

2.4 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

Yes. The area has been subject to forestry operations in the past.

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure, or processes proposed and any ancillary uses. Provide details of planned construction methods, materials, and construction scheduling. Identify mitigation for potential issues. Outline your plan for long term maintenance of improvements, decommissioning, and/or required remediation.

Facility/Infrastructure/ Process	Construction Methods/Materials	Construction Schedule	Long Term Planning
Production Wells	Site preparation and installation of wells.	Summer/fall 2025	Existing Mt. Milligan management plans will be followed.
Pipeline	Site preparation and pipe will be laid and tied into the wells and the existing Philip Lake pipeline.	Summer/fall 2025	Existing Mt. Milligan management plans will be followed.

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site.

Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- Connections that:
 - Need either a Ministry of Transportation and Infrastructure [permit for connection](#) or

- [Use of a Forest Service Road.](#)
- Any road use agreements

Roadway/ Proposed Connection	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume for Construction and Operational Phases	Mitigation of Traffic Effects
Community connector	FSR		Minimal	Follow the existing Mt. Milligan Road Use Management Plan
Access Road	FSR		Minimal	Follow the existing Mt. Milligan Road Use Management Plan

3.3 Utility Requirements and Sources

Describe utility requirements and potential sources, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, and telecommunications.

A powerline will connect the wells to the existing Mt. Milligan power supply system. Back-up diesel generators will operate the pumps until electrical service is provided.

3.4 Water Supply

Identify water requirements for construction and operation phases.

Construction/ Operation Phase	Water Source(s) (e.g. Surface Water, Ground Water, etc.)	Source/Location	Infrastructure Description	Agreements*
n/a				
n/a				
n/a				

*Agreements outside of [Water Sustainability Act Authorizations](#), such as Municipal water supply.

3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities, and refuse disposal proposed. Include agreements in place or underway such as regional health board sewage disposal permits.

Construction/ Operation Phase	Discharge distance to closest body of water (lake, well, etc.)	Volume of daily discharge	Infrastructure description	Agreements
n/a				
n/a				
n/a				

3.6 FireSmart

Identify any proposed actions to incorporate [FireSmart](#) best practices in the tenure area.

Workers will be given awareness-level wildfire prevention training. Best fire prevention practices will be utilized during construction, including pickup trucks being equipped with:

- one round-nosed shovel;
- one pulaski tool or mattock; and
- one hand-tank pump containing at least 18 litres of water

The undertaking of low or high-risk activities, combined with the Fire Danger Class for the work site, will determine the type of equipment required. All work will be in accordance with the BC Wildfire Act and Wildfire Regulation.

4.0 Environmental

Describe significant impacts and proposed mitigation for each of the following:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required? To cut timber on Crown land once your tenure has been issued, you may require an [Occupant Licence to Cut](#).

An Occupant Licence to Cut application will be/has been submitted.

Are any areas of vegetation to be cleared, outside of timber removal?

Grubbing, excavation, contouring, and levelling will occur during site preparation and construction. The area has been subject to forestry operations in the past. Minimal vegetation clearing is anticipated. The existing Mt. Milligan Construction Environment Management Plan, Soil Management Plan, and Erosion and Sediment Control Management Plan will be followed.

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including grubbing, excavation, contouring, and levelling?

Yes. Grubbing, excavation, contouring, and levelling will occur during site preparation and construction. The existing Mt. Milligan Construction Environment Management Plan, Soil Management Plan, and Erosion and Sediment Control Management Plan will be followed.

Is the area to be excavated a [brownfield](#) site or have the potential to be [contaminated](#)?

The area has been subject to forestry operations in the past but there is no indication that it has the potential to be contaminated.

Any ground-disturbing activities have the potential to impact [archaeological](#), paleontological [fossils](#), or historical artifacts. Have you considered these [potential impacts](#) or taken any action to identify them? You may be required to hire a professional to assist with your investigations.

The Mt. Milligan Archaeological Management and Impact Mitigation Plan will be followed during construction and operations of the Project.

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? The [Riparian Areas Protection Regulation](#) may affect your development if it's within 30 metres of a watercourse and you intend to:

- Disturb soil
- Remove plants
- Construct or install works for flood protection

- Develop drainage systems or service sewer or water systems

n/a

4.1.4 Pesticides and Herbicides

Will [pesticides, fertilizers, or herbicides](#) be used during construction, operations, or maintenance?

No pesticides, fertilizers, or herbicides be used during construction, operations, or maintenance.

4.1.5 Visual Impacts

What impacts will your activity have on [visual quality objectives](#). Could it impact sight lines from surrounding areas likely to be used for scenic viewing?

No impacts on visual quality objectives are anticipated.

4.2 Atmospheric Impact

4.2.1 Sound, Odour, Gas, or Fuel Emissions

Will your activity cause any of the following to disturb wildlife or nearby residents?

- Sound?
- Odour?
- Gas?
- Fuel Emissions?

There will be sound produced by the wells. The Project will following the existing Mt. Milligan Wildlife Management Plan to mitigate potential effects to wildlife and wildlife habitat. There are no nearby residents.

4.3 Hydrology

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

No changes to land drainage are anticipated.

4.3.2 Flood Potential

Will the project result in a potential for flooding?

It is not anticipated that the project will result in a potential for flooding.

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

What effect will your activity (construction or operations phase) have on [wildlife or wildlife habitat](#)?

The Project will follow the existing Mt. Milligan Wildlife Management Plan to mitigate potential effects to wildlife and wildlife habitat.

Will the activity (construction or operations phase) occur in and around [streams, lakes, estuarine, or marine environments](#)?

No.

Is the construction or operation of your activity likely to increase erosion or sedimentation?

No. The existing Mt. Milligan Construction Environment Management Plan, Soil Management Plan, and Erosion and Sediment Control Management Plan will be followed.

Will the construction or operation of your activity require [water diversion](#)?

The project will divert groundwater to the Mt. Milligan Mine. WSA applications have been submitted.

Will the activity threaten or endanger [species at risk](#) in the area?

The activity will not threaten or endanger species at risk in the area.

5.0 Socio-Community

Describe significant impacts and proposed mitigation for each of the following:

5.1 Land Use

Describe the current community setting or any locally known areas in use on, or near, the activity area.

The Project is in close proximity to the Mt. Milligan Mine (and will tie into existing Mine infrastructure). Forestry operations are also conducted in the area.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity? They include:

- [Land and resource management plans](#)
- Coastal plans
- Provincial or regional growth strategies

- [Local government plans](#) with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the [Union of BC Municipalities](#), and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

There are no plans, strategies, or use restrictions that could limit this Project.

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability of adjacent landowners or tenure holders to access their property or tenures?

No.

5.2.2 Public Access

Will the project result in changes to public access?

No.

5.2.3 Existing Services

Describe any increased demand on fire protection, health facilities, or emergency services. Include proposed management or mitigation measures.

There will not be any increased demand on fire protection, health facilities, or emergency services.

END OF FORM



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Cameron Kral, Planning Technician
Date: February 22, 2024
Subject: **Water Act Referral No. 7003153**

RECOMMENDATION:

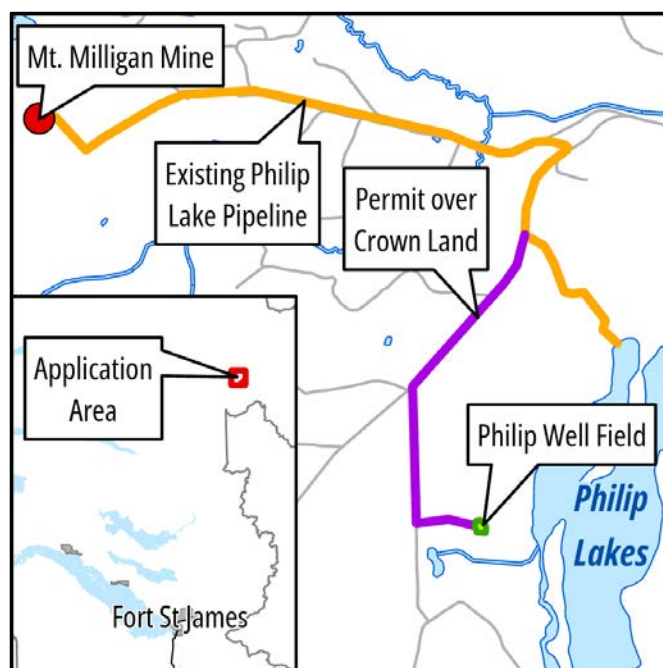
(all/directors/majority)

That the attached comment sheet be provided to the Province as the Regional District's comments on Water Act Referral No. 7003153.

DISCUSSION

The RDBN has received a request to provide comment on Thompson Creek Metal Company Inc.'s (TCMC) application for Water Use Approval under Section 10 of the *Water Sustainability Act (WSA)* and for a Permit Over Crown Land (PCL) under Section 26 of the WSA.

TCMC is proposing to divert up to 6,031 m³ per day of groundwater from the Philip Lake and Lower Rainbow Valley 2 Aquifers for use in processing ore at the Mount Milligan Mine. The applicant is also requesting a PCL over 2.7 ha to provide the necessary tenure for the new well sites and water transportation infrastructure.



The groundwater is proposed to be sourced from three wells referred to as the Philip Well Field, located approximately 70 km north of the District of Fort St James and 340 m west of Philip Lake 1. The water would be transported from the Philip Well Field using above ground hoses or pipes to the existing Philip Lake Pipeline to the mine site (see Location Map above). The application states that each well pad would contain an electric submersible pump, transfer tank, pressure transducer, flow meter and diesel generator.

BACKGROUND

To secure additional water sources and avoid a shutdown of the Mount Milligan Mine, TCMC began applying in 2017 for amendments to their Environmental Assessment (EA) Certificate and for other necessary Provincial approvals while they developed a long-term plan to supply water for the mine.

At the November 23, 2017 Board meeting staff were directed to participate in the working group for TCMC's applications and to send the attached letter dated November 24, 2017 to the Province encouraging them to facilitate the approval process for a new water supply for the mine.

At their September 3, 2020 meeting, the Committee of the Whole received a staff report regarding additional EA amendments TCMC was requesting to supply water for the mine. To date, the EAO has issued various amendments to TCMC's EA Certificate allowing the use of surface water from Philip Lake 1, Meadows Creek, Rainbow Lake and the Nation River; and groundwater from other sources within six km of the mine lease area.

ATTACHMENTS

- Comment Sheet
- Applicant Submitted Maps
- Letter dated November 24, 2017 from the RDBN to the BC Environmental Assessment Office



Regional District of Bulkley-Nechako

Comment Sheet on Water Act Referral No. 7003153

Electoral Area:	C (Fort St James Rural)
Applicant:	Thompson Creek Metals Company Inc.
Existing Land Use:	Mount Milligan Mine
Zoning:	N/A
OCP Designation:	N/A
Proposed Use Comply with Zoning:	N/A
Agricultural Land Reserve:	No
Access:	Community Connector and various FSRs
Building Inspection:	No
Fire Protection:	No
Other comments:	None



LEGEND:

- Philip Well Field
- Water Source Well – WW20-41
- Water Source Well – WW21-43
- Water Source Well – WW23-48
- Proposed route for hose/pipe
- Permit over Crown Land area
- Waterbody - Philip Lake 1

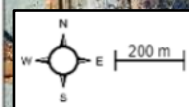
Notes:
 1) Center Coordinates: 55.10404 -123.92056
 2) 2019 Ortho Imagery

PROJECT Thompson Creek Metals Company Inc. – Mount Milligan Mine
 WSA Use Approval Application – Philip Well Field Investigative Use Test
 Unsurveyed Crown land in the vicinity of Philip Lake 1 within Cariboo District

TITLE
Site Drawing – Philip Well Field

	PREPARED BY: Waterline Resources Inc.
	PROJECT: 2932-23-004
	COMPILED BY: SR
	DATE ISSUED: December 8, 2023
	REVISED: 2

FIGURE 1

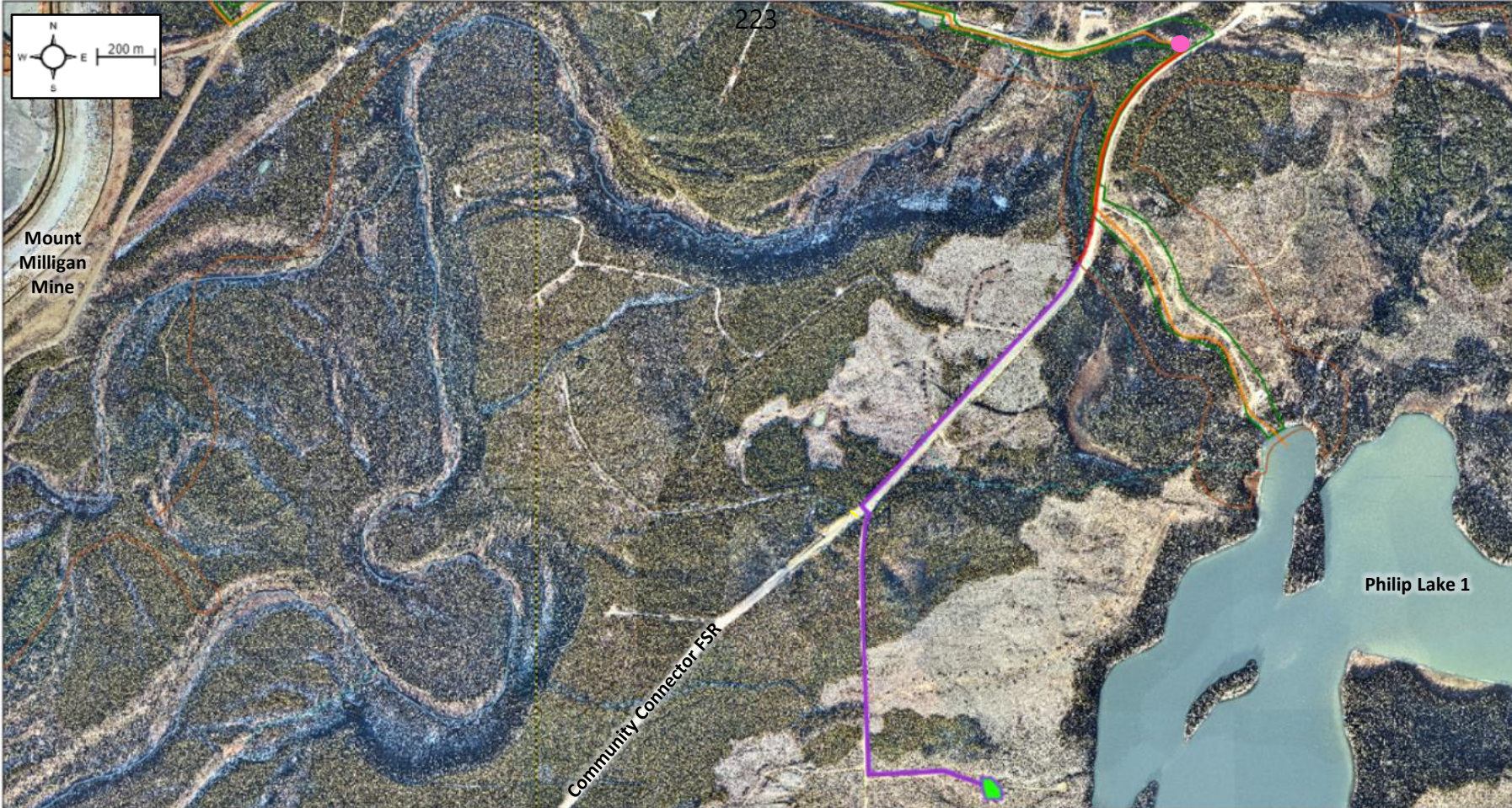


223

Mount
Milligan
Mine

Community Connector FSR

Philip Lake 1



LEGEND:

- Philip Well Field
- Philip Lake Pipeline
- Proposed route for hose/pipe
- Proposed route for hose/pipe within Permit over Crown Land area
- Philip Lake Pipeline ROW
- Philip Lake Pipeline Tie-In
- Intermittent Stream
- River/Stream
- Permitted Mine Area

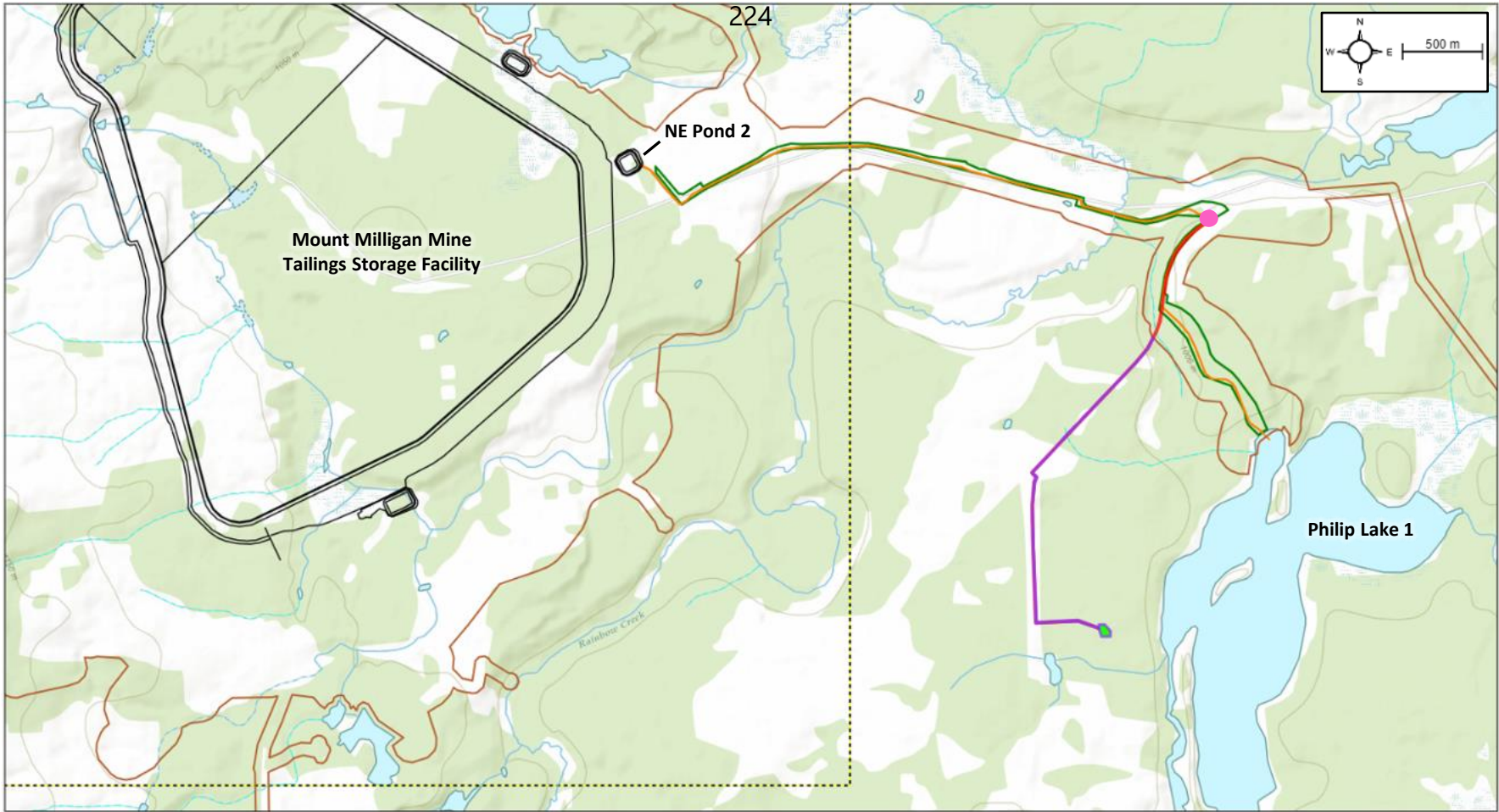
Notes:
1) Center Coordinates: 55.11767 -123.93578
2) 2021 Ortho Imagery

PROJECT Thompson Creek Metals Company Inc. – Mount Milligan Mine
WSA Use Approval Application – Philip Well Field Investigative Use Test
Unsurveyed Crown land in the vicinity of Philip Lake 1 within Cariboo District

TITLE **Site Drawing – Water Conveyance from Philip Well Field to Philip Lake Pipeline**

	PREPARED BY: Waterline Resources Inc.
	PROJECT: 2932-23-004
	COMPILED BY: SR
	DATE ISSUED: December 8, 2023
	REVISED: 2

FIGURE 2



LEGEND:

- Philip Well Field
- Proposed route for hose/pipe
- Proposed route for hose/pipe within Permit over Crown Land area
- Permitted Mine Area
- Mine Lease
- Philip Lake Pipeline
- Philip Lake Pipeline ROW
- Philip Lake Pipeline Tie-In
- TSF & Seepage Collection Ponds
- Intermittent Stream
- River/Stream

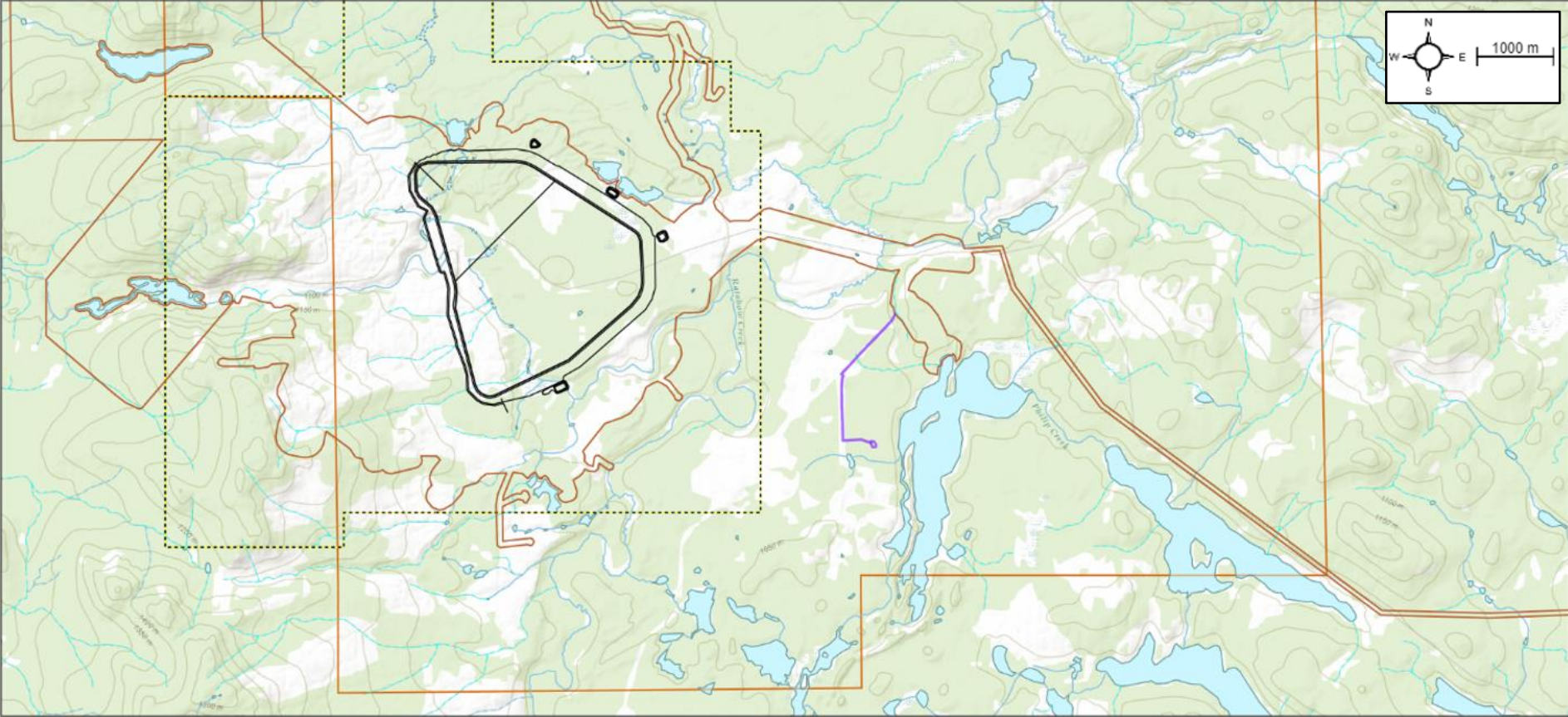
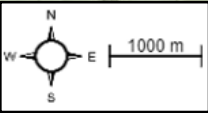
Notes:
 1) Center Coordinates: 55.12091 -123.95785

PROJECT Thompson Creek Metals Company Inc. – Mount Milligan Mine
 WSA Use Approval Application – Philip Well Field Investigative Use Test
 Unsurveyed Crown land in the vicinity of Philip Lake 1 within Cariboo District








TITLE **Site Drawing – Water Conveyance from Philip Well Field to NE Pond 2**

	PREPARED BY: Waterline Resources Inc.
	PROJECT: 2932-23-004
	COMPILED BY: SR
	DATE ISSUED: December 8, 2023
	REVISED: 2

FIGURE 3



LEGEND:

-  Permit over Crown Land area
-  Licence of Occupation No. 707099 area
-  Permitted Mine Area
-  Mine Lease
-  TSF & Seepage Collection Ponds
-  Intermittent Stream
-  River/Stream

Notes:
 1) Center Coordinates: 55.12069 -123.94522

PROJECT Thompson Creek Metals Company Inc. – Mount Milligan Mine
 WSA Use Approval Application – Philip Well Field Investigative Use Test
 Unsurveyed Crown land in the vicinity of Philip Lake 1 within Cariboo District

TITLE
**Overview Map – Proposed Permit over Crown Land area
 within Licence of Occupation No. 707099 Boundary**


	PREPARED BY: Waterline Resources Inc.
	PROJECT: 2932-23-004
	COMPILED BY: SR
	DATE ISSUED: December 8, 2023
	REVISED: 0

FIGURE 4



37, 3RD AVE, PO Box 820
BURNS LAKE, BC
VOJ 1E0

REGIONAL DISTRICT
OF BULKLEY-NECHAKO
"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

November 24th, 2017

Kevin Jardine
Associate Deputy Minister
BC Environmental Assessment Office
PO Box 9424, Stn. Prov. Gov't.
Victoria, BC, V8W 9V1

Sent by e-mail to: Kevin.jardine@gov.bc.ca

RE: Mount Milligan Mine's Short Term Water Withdrawal from Phillips and Eskers Lakes

The Board of the Regional District of Bulkley-Nechako has recently become aware that Thompson Creek Metals Company Inc. has requested approval to withdraw water from Esker and Philip Lakes early in 2018 to avoid a shutdown of the Mount Milligan Mine. The Regional District Board is writing this letter in support of the District of Vanderhoof's letter to the Provincial Environmental Assessment Office supporting Mount Milligan's Environmental Assessment amendment application and request for a variance under Section 31 of the *Environmental Assessment Act*.

The Board of the Regional District of Bulkley-Nechako is very concerned about this situation and the potential shutdown of the Mount Milligan Mine. The Environmental Assessment Office is strongly encouraged to work with Thompson Creek Metals Company Inc. and the Ministry of Mines to facilitate the approvals necessary to allow the Mount Milligan Mine to continue operating.

Sincerely,

Bill Miller, Chair
Regional District of Bulkley-Nechako

cc: Peter Robb, ADM, Mines and Mineral Resources Division (Peter.Robb@gov.bc.ca)
Phil Welton, General Manager, Mount Milligan, (pwelton@tcrk.com)
Amy Avilla, Acting Executive Director, Major Mine Permitting Office (Amy.Avila@gov.bc.ca)

MUNICIPALITIES:

SMITHERS FORT ST. JAMES
VANDERHOOF FRASER LAKE
HOUSTON TELKWA
BURNS LAKE GRANISLE

ELECTORAL AREAS:

A - SMITHERS RURAL E - FRANCOIS/OOTSA LAKE RURAL
B - BURNS LAKE RURAL F - VANDERHOOF RURAL
C - FORT ST. JAMES RURAL G - HOUSTON RURAL
D - FRASER LAKE RURAL

INQUIRIES@RDBN.BC.CA

WWW.RDBN.BC.CA

PH: 250-692-3195

FX: 250-692-3305

TF: 800-320-3339



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Chloe Taylor, Planning Summer Student
Date: July 10, 2025
Subject: Crown Land Application Referral No. 7410376

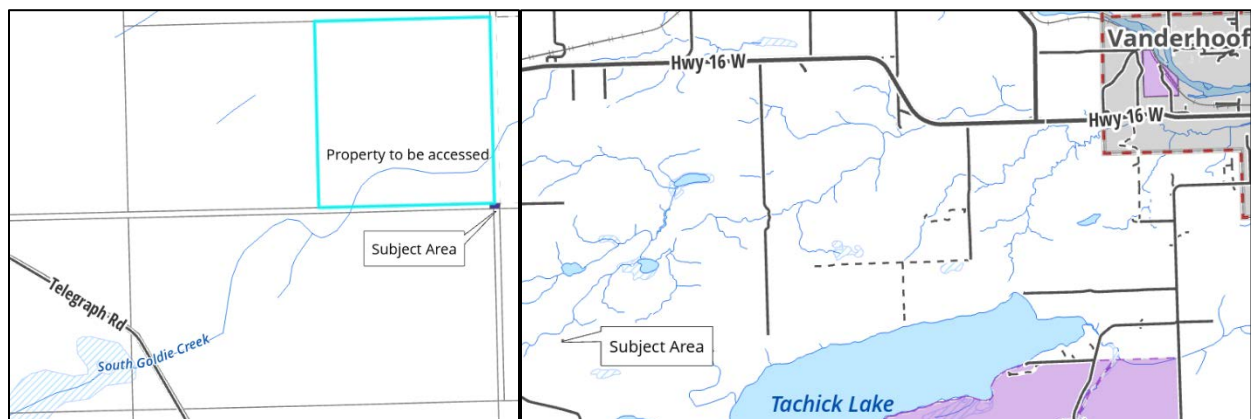
RECOMMENDATION:

(all/directors/majority)

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Application No. 7410376.

BACKGROUND

The applicant, Walker Cattle Co. Ltd. has applied for a 30-year License of Occupation over a 625 square metre area located to the south-west of Vanderhoof. The license is intended to allow the continued access to a private parcel for agricultural purposes. The subject area which has been in use since it was developed 40 years ago connects the Right-of-Way to the applicant's driveway. The applicant does not plan on making any changes to the land or road structure. The nearest residences are 1.5 km away.



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. 7410372

Electoral Area:	Electoral Area F (Vanderhoof Rural)
Applicant:	Walker Cattle Co. Ltd.
Existing Land Use:	Unsurveyed Crown land
Zoning:	Agricultural (Ag1)
OCP Designation:	Agriculture (Ag)
Proposed Use Comply with Zoning:	N/A, roads are not regulated by zoning
If not, why?	N/A
Agricultural Land Reserve:	Yes
Access:	Statutory Right-of-Way via Telegraph Road
Building Inspection:	No
Fire Protection:	No
Other comments:	

The subject area is within the Provincial Agricultural Land Reserve. A Notice of Statutory Right-of-Way to the Agricultural Land Commission may be required.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Jason Llewellyn, Director of Planning and Development

Date: July 10, 2025

Subject: **BC Hydro Telecommunications Towers (Palling, Saranovich, and Walcott areas)**

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

That the Board direct staff to send a letter to BC Hydro stating that the RDBN has no objections to the proposed Saranovich and Walcott telecommunication towers.

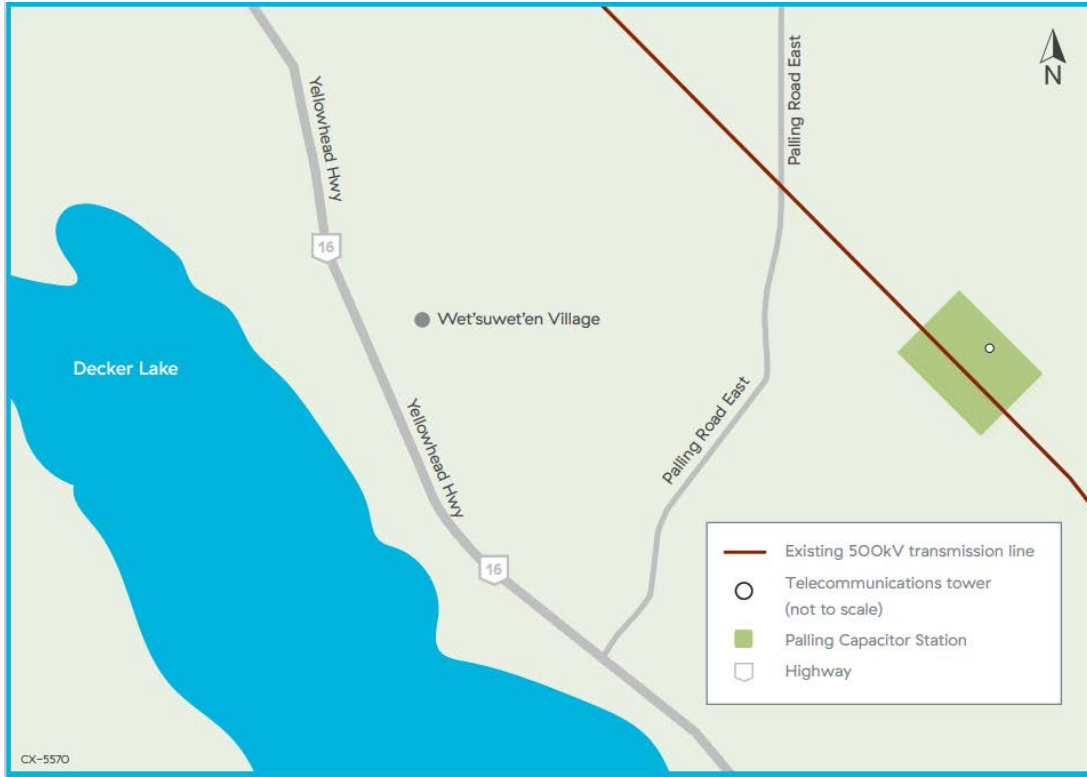
DISCUSSION

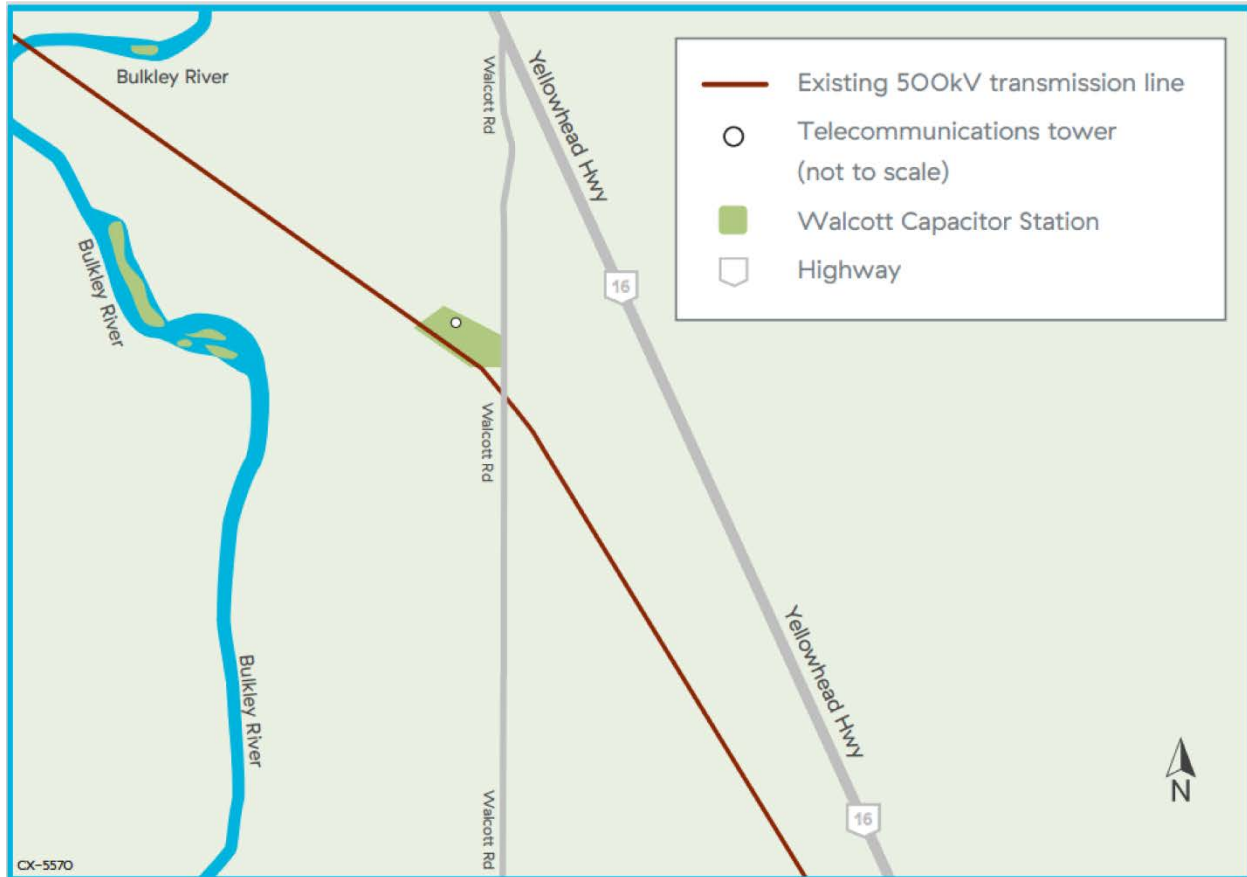
The RDBN has received a referral from BC Hydro regarding three 37 m tall telecommunications towers. The towers are proposed in the Palling, Saranovich, and Walcott areas as shown on the following maps. The purpose of the telecommunications towers is to enhance communication between BC Hydro facilities and improve the security and reliability of the electrical grid.

The telecommunications tower at the Palling Capacitor Station site northeast of Highway 16 on Palling Road East is located approximately 11 km north of the Village of Burns Lake. This site is zoned Agricultural (Ag1) under the RDBN's Zoning Bylaw. The proposed site is within the Agricultural Land Reserve (ALR)

The telecommunications tower at the Saranovich Capacitor Station site is approximately 1.2 km west of Highway 16 on Saranovich Road. The proposed site is located approximately 500 metres south of the District of Vanderhoof. This site is zoned Ag1 under the RDBN's Zoning Bylaw. The proposed site is within the Agricultural Land Reserve (ALR)

The telecommunications tower at the Walcott Capacitor Station (WOT) is approximately one kilometre southwest of Highway 16 on Walcott Road. The proposed site is located approximately 18.5 km south-east of the Village of Telkwa. This site is zoned Ag1 under the RDBN Zoning Bylaw. The proposed site is within the Agricultural Land Reserve (ALR).





ISED Consultation Requirements

Unattended utilities with no outdoor storage are permitted in all zones of the RDBN Zoning Bylaw. However, staff note that zoning cannot regulate telecommunication towers under Federal jurisdiction.

Innovation, Science and Economic Development Canada (ISED) has a public consultation policy that proponents must follow prior to the placement of telecommunications towers. This policy requires proponents to consult with the local land-use authority prior to construction. The RDBN relies on ISED's default public consultation process outlined below.

The proponent must:

1. Provide written notification to the public, the land-use authority and ISED regarding the proposed antenna system installation or modification.
2. Engage the public and land-use authority to address relevant questions, comments and concerns regarding the proposal.
3. Provide the public and land-use authority the opportunity to respond in writing regarding measures taken to address reasonable and relevant concerns.

The aim of consultation with the local land use authority is to:

- Discuss site options;
- Ensure that local processes related to antenna systems are respected;
- Address reasonable and relevant concerns from the public and land-use authority; and,
- Obtain concurrence from the land-use authority in writing.

BC Hydro Consultation with the Public

BC Hydro has informed the RDBN that the required public notice was published in the May 15, 2025 issues of the Smithers Interior News and Omineca Express, and the May 14th issue of the Burns Lake and District News.

ISED also requires that notices be sent to all property owners/occupants found within three times the height of the proposed tower, which is 111 m for this proposal. Notices were sent to three residents within the notification areas.

It is noted that a resident near the Palling site did not receive their mailed notice. At the time of the writing of this report BC Hydro was attempting to contact and obtain comment from that owner. Staff will update the Board at their July 10th meeting regarding this situation. BC Hydro states that to date they have not received any comment from property owners during the consultation period.

Staff Comments

Staff have no concerns regarding the location of the proposed towers. It is recommended that the Board direct staff to send a letter stating that the RDBN has no objections to the three proposed telecommunication tower locations. However, given that the property owner adjacent to the Palling site has not been contacted at the time of the writing of this report the recommendation does not include the Palling site. Staff will update the Board on July 10 regarding communication with the property owner.

ATTACHMENTS

Palling Notification Package

Saranovich Notification Package

Walcott Notification Package

STRATEGIC PLAN ALIGNMENT:

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

May 8, 2025

██████████
 ██████████
 ██████████

Hello ██████████:

Subject: Palling Capacitor Station Telecommunications Tower

BC Hydro is planning to install a telecommunications tower at the Palling Capacitor Station (PLG) site to enhance communication between our facilities and improve the security and reliability of the electrical grid. The capacitor station site is located in Regional District of Bulkley Nechako, Electoral Area B, approximately one kilometre northeast of Highway 16 on Palling Road East. Figure 1 shows the general location of the capacitor station and Figure 2 shows the specific site location and the location of the telecommunications tower on the site.



Figure 1: Palling Capacitor Station general location

We've now designed the telecommunications tower and I'm writing to you as we're starting the consultation process as defined by Innovation, Science and Economic Development (ISED) Canada. This letter provides information on the telecommunications tower and identifies how you can provide input into the process.

Where will the new telecommunications tower be located?

The tower's location coordinates at the capacitor station site are Latitude 54°19'43.4"N and Longitude 125°51'21.5"W (Figure 2). An existing telecommunications tower site cannot be used as the telecommunications tower must be at the capacitor station site.

The tower must be in a secure site and can't be shared with other users given the role it plays in our system operations. The capacitor station site and tower won't be accessible by the public as a 12-foot or 3.66-metre-high fence will surround the site and there will be a locked gate at the entrance.

What will the new telecommunications tower look like?

The 55-metre-tall tower (see Attachment 1 on page 4) will be comprised of a 50-metre lattice structure with a six-metre lightning rod attached to the top with a one-metre overlap. A 12-foot or 3.66-metre

diameter microwave antennae (Commscope Model USX12-7W-6GF) will be installed on the tower. A view of the site before and after installation of the tower is provided in Attachment 2 on page 5.

In our application to Nav Canada we have selected lighting as our preferred option for addressing aviation safety requirements. The lighting, which is typically red, will help improve visibility for aircraft allowing pilots to easily identify the towers and avoid them, especially at night. Additional information will be available once our application has been finalized.

When would it be built?

All requirements for ISED Canada and Transport Canada must to be met before we can start construction of the telecommunications tower.

We plan to construct the tower foundation in June 2025 and then install the tower in July 2025. Tower installation will take about two months to complete.

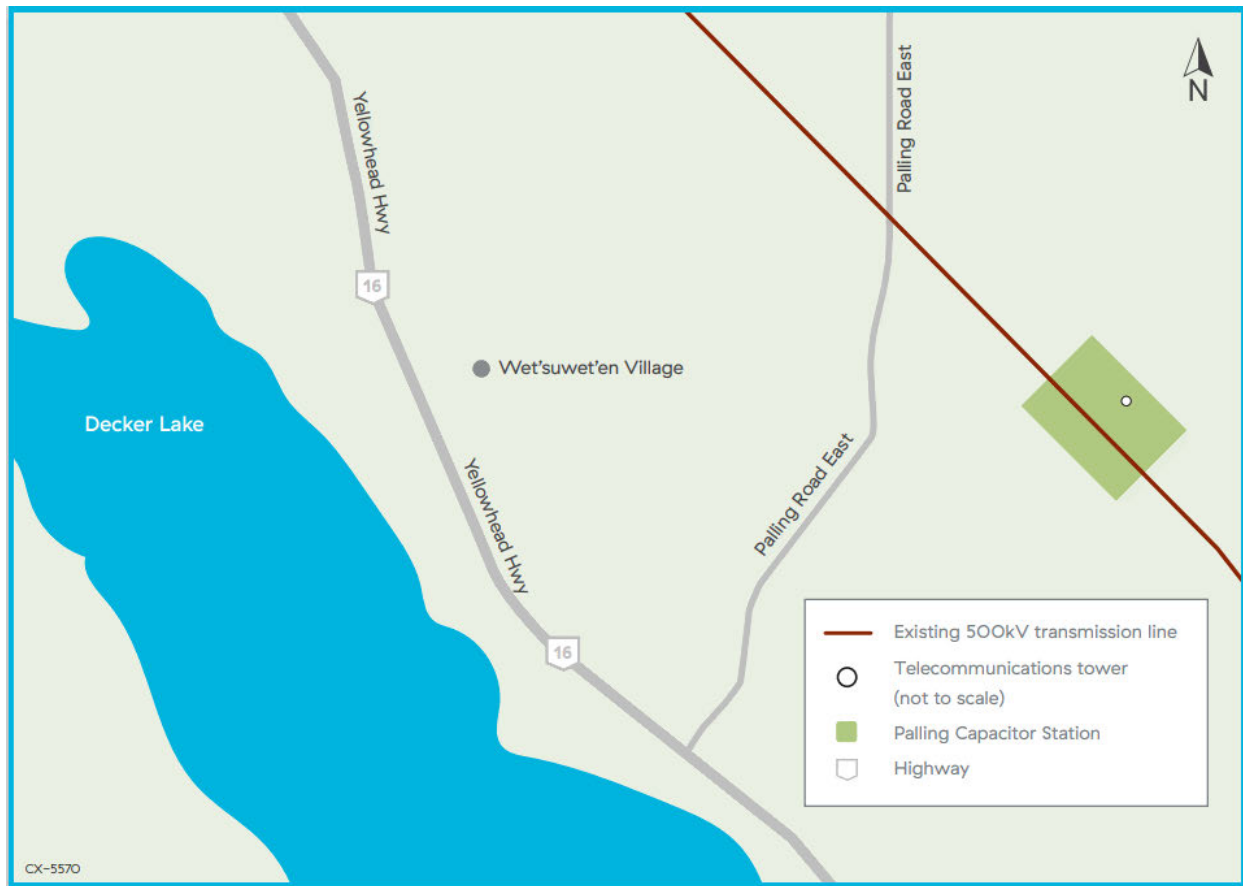


Figure 2: Location of telecommunications tower on the Palling Capacitor Station site

What will happen during construction?

We'll start by installing the tower foundation which will involve excavation, forming, placing rebar, and pouring concrete. The tower will be brought to site in pieces and assembled at site before being installed on the foundation.

BC Hydro attests that tower installation will respect good engineering practices including structural adequacy and will comply with all related Canadian Codes and Standards.

What is the consultation process?

As the Regional District of Bulkley Nechako (RDBN) doesn't have a tower siting policy, we're following the ISED process, Radiocommunication and Broadcasting Antennas systems (CPC-2-0-03). As per the ISED requirements, we're providing project information for comment directly to people who live within a radius of three times the height of the new tower, as well as to the RDBN and ISED. We are also placing an ad in the local paper. Any inquiries or comments received during this notification period will be responded to and submitted to the RDBN and ISED.

Information on the telecommunications tower, as well as information regarding the Prince George to Terrace Capacitors Project in general, can be found on the project website at www.bchydro.com/pgtc. Information on the ISED consultation process, as well as general information on antenna systems, is available on ISED's Spectrum Management and Telecommunications website at www.ic.gc.ca/towers.

Will the tower comply with Health Canada's Safety Code 6?

ISED requires that all towers operate in accordance with Health Canada's safety standards. BC Hydro attests that the telecommunications tower described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public, including any combined effects of nearby installations within the local radio environment.

Does the tower require any environmental reviews?

Environmental studies (e.g., wildlife, vegetation, aquatics, archaeology, soils) were conducted as part of the capacitor station planning and no environmental concerns were identified. The project doesn't have any requirements under the *Impact Assessment Act*.

How do I get more information or provide comments?

If you have questions regarding the tower or would like to provide comments, please provide them in writing within 30 days of receiving this notice. All written inquiries or comments must be submitted no later than June 15, 2025.

Contact information:**BC Hydro**

Capital Projects Engagement
Phone: 604 623 4472
Fax: 604 623 3743
Email: projects@bchydro.com
333 Dunsmuir Street
Vancouver, B.C., V6B 5R3
www.bchydro.com/PGTC

Regional District of Bulkley-Nechako

Director of Planning
Phone: 250 692 3195
Fax: 250 692 3305
Email: info@rdbn.bc.ca
PO Box 820
Burns Lake, B.C., V0J 1E0

Northern BC ISED Office

Phone: 1 800 667 3780 or 250 561 5291
Fax: 250 561 5290
Email: spectrumprincegeorge-princegeorgespectre@ised-isde.gc.ca
280 Victoria Street, Room 203
Prince George, B.C., V2L 4X3

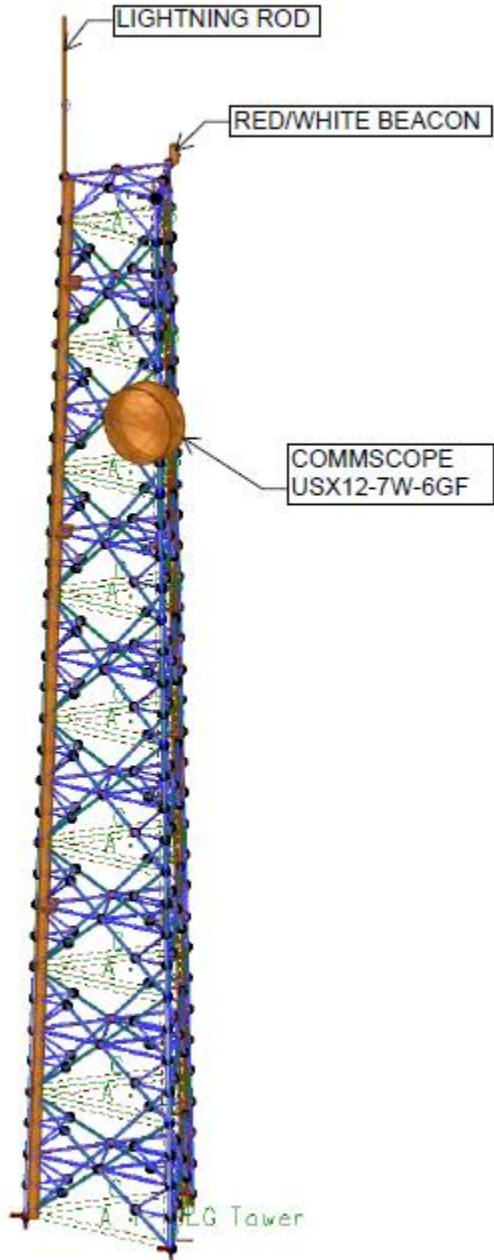
Kind regards,



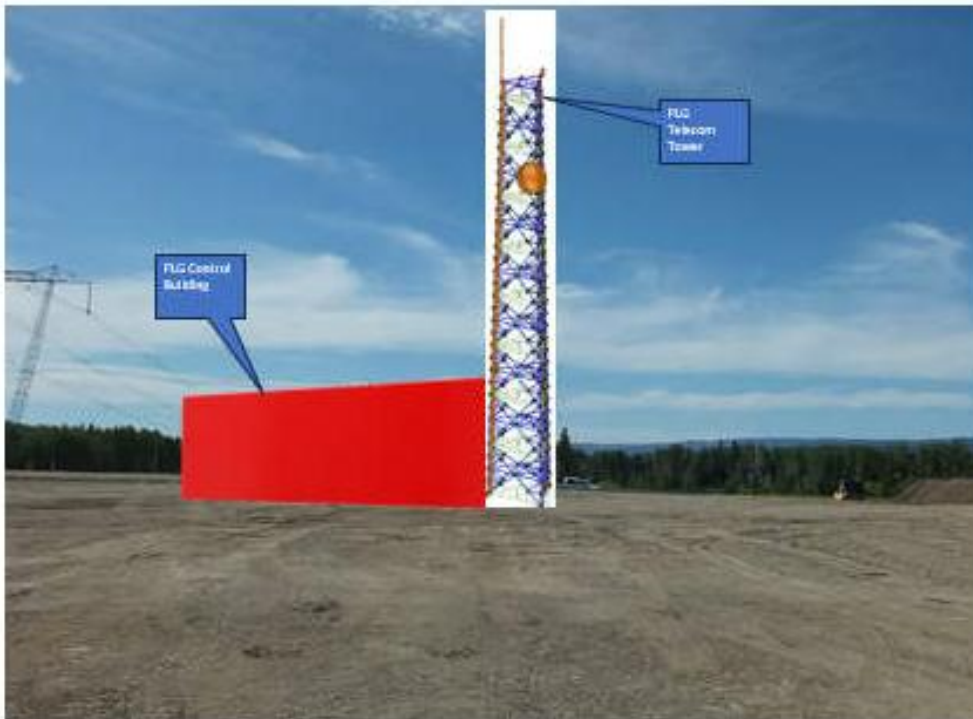
Debra Lamash
Stakeholder Engagement Advisor

Attachment 1: Palling (PLG) Telecommunications Tower

PLG Tower



Attachment 2: Palling Capacitor Station site before and after tower installation



Information

THE LINK FOOD CENTRE
788 Centre Street
(across from the hospital)
DISTRIBUTION:
Tuesdays from 10:00 am to Noon
Thursdays from 4:00 - 6:00 pm
for more information call **250-692-0316**

Information



Conveniently call the classified department to place your ad...
WHILE AT WORK
1-866-865-4460

Information

WITH A PUSH A BUTTON... HELP IS ON THE WAY
Lifeline, the #1 medical alert service with the touch of a button, provides immediate assistance to seniors in emergency situations 24 hours a day, 365 days a year. The service helps you live more independently in the comfort of your own home while providing peace of mind to you and your family. For more information contact Northern Health at **1-800-851-0184** or Nathan Way Rotary Representative at **250-692-7761**

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Black Press Media

YOUTH AGAINST VIOLENCE LINE
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info@youthagainstviolence.com

Information

SUDOKU

		8				7		
		5			1	6		9
				8	7	5		1
	1	4					6	8
		3			6			
	7	6	4	2	8	3		5
6		2		1	9		3	
4			3			8		6
3	8		5	6				

Here's How It Works:
Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

ANSWER:

2	6	1	4	7	9	5	7	8
9	5	8	7	2	3	7	1	6
7	3	4	6	1	8	2	5	9
5	1	8	2	4	9	7	6	3
8	9	3	5	1	6	8	2	7
5	1	4	7	9	3	2	6	8
2	3	8	6	8	7	5	4	1
7	4	5	2	3	1	6	8	9
1	6	8	9	4	5	7	2	3

Career Opportunities



RDBN JOB OPPORTUNITY Building Inspector

The Regional District of Bulkley-Nechako is seeking a qualified person to fill the position of Building Inspector.

Duties include undertaking the day-to-day work associated with implementing the Building Bylaw, including the review and issuance of building permits and performing building inspections under the direct supervision of the Senior Building Inspector. The position also involves some Bylaw Enforcement duties associated with enforcing building and land use planning regulations.

This position has a starting wage of \$44.08 per hour and includes a comprehensive, competitive benefits package.

For a complete job description and to apply, please visit www.rdbn.bc.ca.

www.rdbn.bc.ca
27 990 Ave, PO Box 800 Burns Lake, BC V0J 1R0

Legal Notices

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Tour de télécommunication de la station de condensateurs de Palling

BC Hydro prévoit d'installer une tour de télécommunication sur le site de la station de condensateurs de Palling afin d'améliorer la communication entre ses installations et de renforcer la sécurité et la fiabilité du réseau électrique. Le site de la station de condensateurs se trouve dans la zone électorale B du district régional de Bulkley Nechako, à environ un kilomètre au sud-ouest de l'autoroute 16, sur la route Palling Est. La tour sera implantée à 54°19'43.4" de latitude nord et à 125°51'21.5" de longitude ouest.

Cette tour de 55 mètres de haut sera composée d'une structure en treillis de 50 mètres surmontée d'un paratonnerre de 6 mètres avec un chevauchement d'un mètre. Un éclairage sera installé sur la tour pour garantir la sécurité aérienne. La tour doit être placée dans un site sécurisé et ne peut pas être partagée avec d'autres utilisateurs, compte tenu du rôle qu'elle joue dans le fonctionnement de notre système. Le site de la station de condensateurs et la tour ne seront pas accessibles au public.

Si vous avez des questions concernant la tour ou si vous souhaitez faire des commentaires, veuillez les envoyer par écrit dans les 30 jours suivant la publication de cet avis (c.-à-d. avant le 15 juin 2025) à l'adresse suivante:

Adresse postale:
Stakeholder Engagement
333 Dunsmuir Street, 16th Floor
Vancouver, BC V6B 5R3
Courriel: projects@bchydro.com

BC Hydro
Power smart

Palling Capacitor Station Telecommunications Tower

BC Hydro is planning to install a telecommunications tower at the Palling Capacitor Station site to enhance communication between our facilities and improve the security and reliability of the electrical grid. The capacitor station site is located in Regional District of Bulkley Nechako Electoral Area B, approximately one kilometer northeast of Highway 16 on Palling Road East. The location of the tower at the site is Latitude 54°19'43.4"N and Longitude 125°51'21.5"W.

The 55 meter tall tower will be comprised of a 50 meter lattice structure with a 6 meter lightning rod attached to the top with a one-meter overlap. Lighting will be installed on the tower for aviation safety. The tower must be in a secure site and can't be shared with other users given the role it plays in our system operations. The capacitor station site and tower won't be accessible by the public.

If you have questions about the tower or want to provide comments, please provide them in writing within 30 days of this notice (i.e., by 15 June, 2025) to:

Mail:
Stakeholder Engagement
333 Dunsmuir Street, 16th Floor
Vancouver, BC V6B 5R3
Email: projects@bchydro.com

BC Hydro
Power smart

May 8, 2025

██████████
 ██████████
 ████████████████████

Hello ██████████

Subject: Saranovich Capacitor Station Telecommunications Tower

BC Hydro is planning to install a telecommunications tower at the Saranovich Capacitor Station (SNV) site to enhance communication between our facilities and improve the security and reliability of the electrical grid. The SNV capacitor station site is located in Regional District of Bulkley Nechako Electoral Area F, southeast of Vanderhoof and approximately 1.2 km west of Highway 16 on Saranovich Road. Figure 1 shows the general location of the capacitor station and Figure 2 shows the specific site location and the location of the telecommunications tower on the site.



Figure 1: Saranovich Capacitor Station general location

We've now designed the telecommunications tower and I'm writing to you as we're starting the consultation process as defined by Innovation, Science and Economic Development (ISED) Canada. This letter provides information on the telecommunications tower and identifies how you can provide input into the process.

Where will the telecommunications tower be located?

The tower's location coordinates at the capacitor station site are Latitude 53°58'53.6"N and Longitude 124°00'15.8"W (Figure 2). An existing telecommunications tower site cannot be used as the telecommunications tower must be at the capacitor station site.

The tower must be in a secure site and can't be shared with other users given the role it plays in our system operations. The capacitor station site and tower won't be accessible by the public as a 12-foot or 3.66-metre-high fence will surround the site and there will be a locked gate at the entrance.

What will the telecommunications tower look like?

The 37-metre-tall tower (see Attachment 1 on page 4) will be comprised of a 32-metre lattice structure with a six-metre lightning rod attached to the top with a one-metre overlap. A six-foot or 1.83-metre

microwave antennae (Commscope Model USX6-7W-6GF) will be installed on the tower. A view of the site before and after installation of the tower is provided in Attachment 2 on page 5.

The tower will not be painted. In our application to Nav Canada we have selected lighting as our preferred option for addressing aviation safety requirements. The lighting, which is typically red, will help improve visibility for aircraft, allowing pilots to easily identify the towers and avoid them, especially at night. Additional information will be available once our application has been finalized.



Figure 2: Location of telecommunications tower on the Saranovich Capacitor Station site

When would it be built?

All requirements for ISED Canada and Transport Canada must be met before we can start construction of the telecommunications tower.

We plan to construct the tower foundation in June 2025 and then install the tower in July 2025. Tower installation will take about two months to complete.

What will happen during construction?

We'll start by installing the tower foundation which will involve excavation, forming, placing rebar, and pouring concrete. The tower will be brought to site in pieces and assembled at site before being installed on the foundation.

BC Hydro attests that tower installation will respect good engineering practices including structural adequacy and will comply with all related Canadian Codes and Standards.

What is the consultation process?

As the Regional District of Bulkley Nechako (RDBN) doesn't have a tower siting policy, we're following the ISED process, Radiocommunication and Broadcasting Antennas systems (CPC-2-0-03). As per the ISED requirements, we're providing project information for comment directly to people who live within a radius of three times the height of the new tower, as well as to the RDBN and to ISED. We're also placing an ad in the local paper. Any inquiries or comments received during this notification will be responded to and submitted to the RDBN and ISED.

Information on the telecommunications tower, as well as information regarding the Prince George to Terrace Capacitors Project in general, can be found on the project website at www.bchydro.com/pgtc. Information on the ISED consultation process, as well as general information on antenna systems, is available on ISED's Spectrum Management and Telecommunications website at www.ic.gc.ca/towers.

Will the tower comply with Health Canada's Safety Code 6?

ISED requires that all towers operate in accordance with Health Canada's safety standards. BC Hydro attests that the telecommunications tower described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public, including any combined effects of nearby installations within the local radio environment.

Does the tower require any environmental reviews?

Environmental studies (e.g., wildlife, vegetation, aquatics, archaeology, soils) were conducted as part of the capacitor station planning and no environmental concerns were identified. The project does not have any requirements under the *Impact Assessment Act*.

How do I get more information or provide comments?

If you have questions regarding the tower or would like to provide comments, please provide them in writing within 30 days of receiving this notice. All written inquiries or comments must be submitted no later than June 15, 2025.

Contact information:**BC Hydro**

Capital Projects Engagement
Phone: 604 623 4472
Fax: 604 623 3743
Email: projects@bchydro.com
333 Dunsmuir Street
Vancouver, B.C., V6B 5R3
www.bchydro.com/PGTC

Regional District of Bulkley Nechako

Director of Planning
Phone: 250 692 3195
Fax: 250 692 3305
Email: info@rdbn.bc.ca
PO Box 820
Burns Lake, B.C., V0J 1E0

Northern BC ISED Office

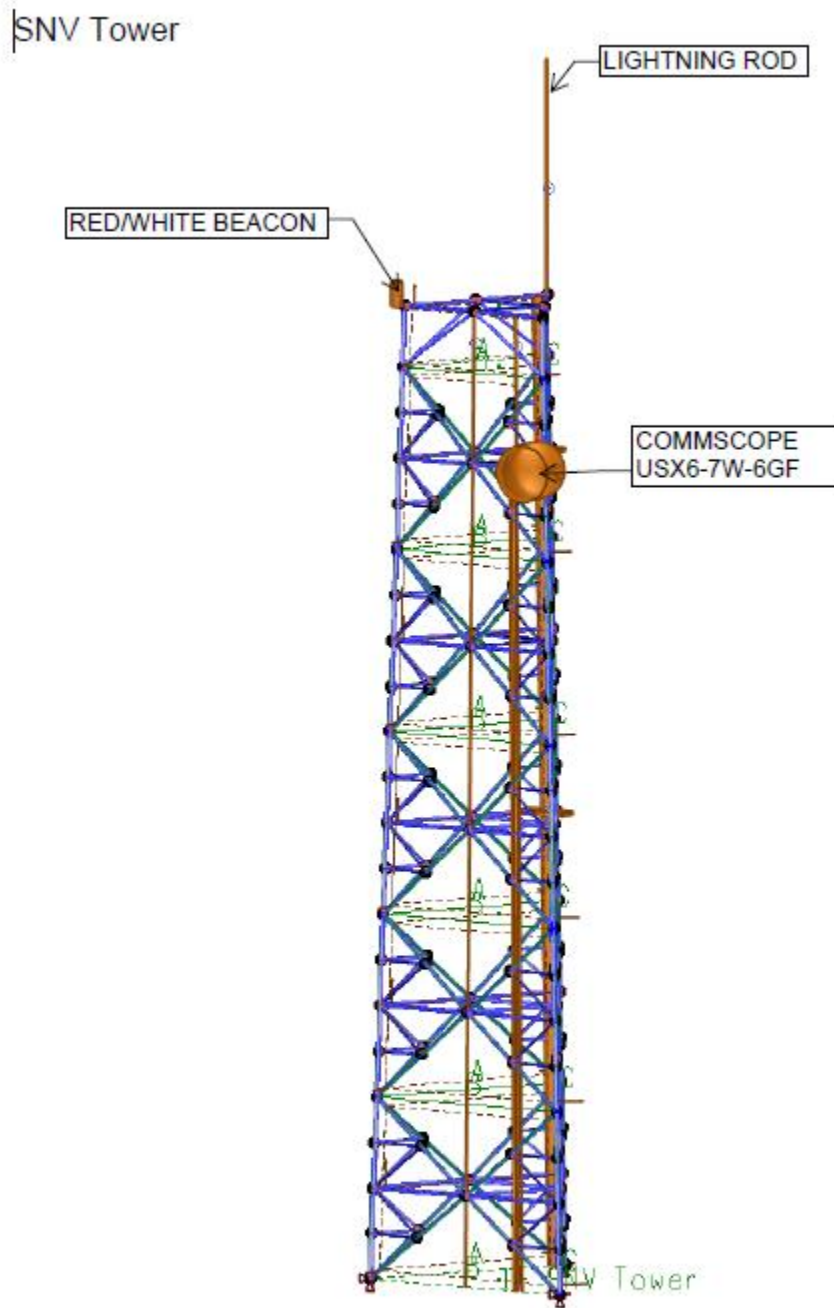
Phone: 1 800 667 3780 or 250 561 5291
Fax: 250 561 5290
Email: spectrumprincegeorge-princegeorgespectre@ised-isde.gc.ca
280 Victoria Street, Room 203
Prince George, B.C., V2L 4X3

Kind regards,

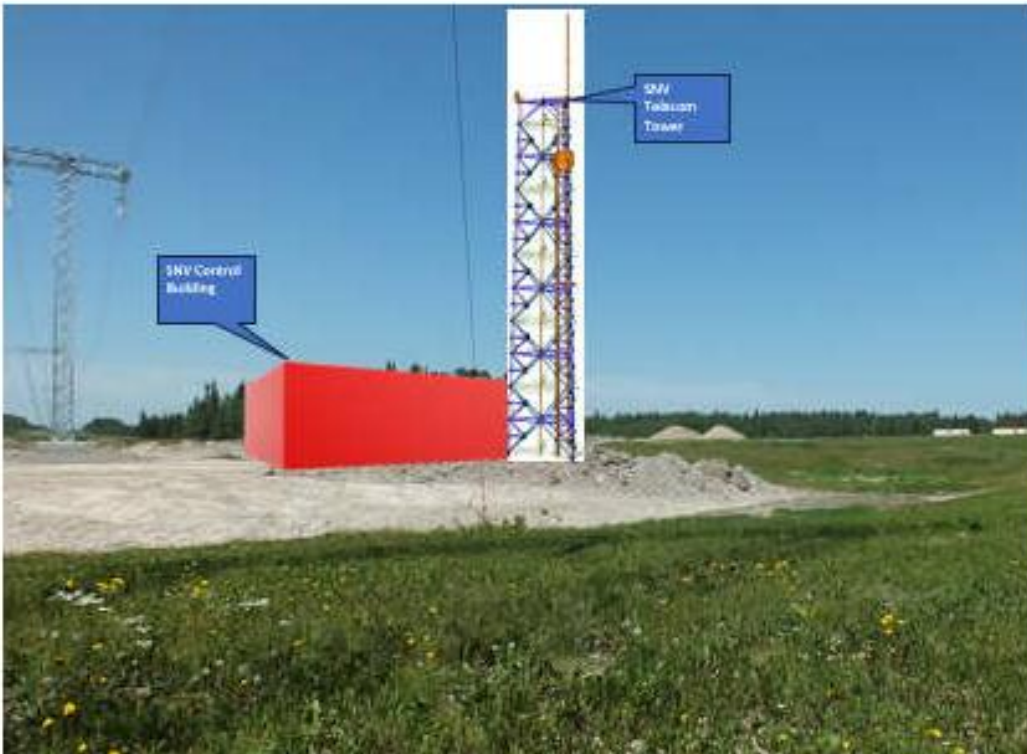


Debra Lamash
Stakeholder Engagement Advisor

Attachment 1: Saranovich (SNV) Telecommunications Tower



Attachment 2: Saranovich Capacitor Station Site before and after tower installation



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Career Opportunities

**RDBN JOB OPPORTUNITY
Building Inspector**

The Regional District of Bulkley-Nechako is seeking a qualified person to fill the position of Building Inspector.

Duties include undertaking the day-to-day work associated with implementing the Building Bylaw, including the review and issuance of building permits and performing building inspections under the direct supervision of the Senior Building Inspector. The position also involves some Bylaw Enforcement duties associated with enforcing building and land use planning regulations.

This position has a starting wage of \$44.08 per hour and includes a comprehensive, competitive benefits package.

For a complete job description and to apply, please visit www.rdbn.bc.ca.

THANK YOU FOR RECYCLING THIS NEWSPAPER.

Job Searching?

Make the climb to a new career!

Legal Notices

CANFOR

**PUBLIC NOTICE:
FOREST OPERATION MAP REVIEW**

In accordance with the Forest Range and Practices Act, Canadian Forest Products Ltd. (Canfor) invites the public to review its Forest Operations Maps (FOM ID: 2327) for the Stuart Nechako Resource District. Each FOM describes areas proposed for Cutting Permit and Road Permit development within the next three years starting on June 12, 2025, and ending on May 11, 2028. We welcome your comments and feedback during the review period starting May 11, 2025. Please submit your comments by June 12, 2025.

The map is accessible for review and comment submission online at: <https://fom.nrs.gov.bc.ca/public/projects#publicNotices>.

Alternatively, in-person review and comments can be completed at the following location during regular office hours (Monday – Friday, 8:00 AM – 4:00 PM):
Canfor Plateau Division Office - 1399 Bearhead Road, Vanderhoof, BC V0J 3A2

Comments may also be submitted by mail to the above address or submitted via phone or email at:

1-250-567-8350
VHF.FOM.comment@canfor.com

Legal Notices

Legal Notices

**Saranovich Capacitor Station
Telecommunications Tower**

BC Hydro is planning to install a telecommunications tower at the Saranovich Capacitor Station site to enhance communication between our facilities and improve the security and reliability of the electrical grid. The capacitor station site is located in Regional District of Bulkley Nechako Electoral Area F southeast of Vanderhoof and approximately 1.2 km west of Highway 16 on Saranovich Road. The location of the tower at the site is Latitude 53°58'53.6"N and Longitude 124°00'15.8"W.

The 37-meter tall tower will be comprised of a 32 meter lattice structure with a 6 meter lightning rod attached to the top with a one-meter overlap. Lighting will be installed on the tower for aviation safety. The tower must be in a secure site and can't be shared with other users given the role it plays in our system operations. The capacitor station site and tower won't be accessible by the public.

If you have questions about the tower or want to provide comments, please provide them in writing within 30 days of this notice (i.e., by 15 June, 2025) to:

Mail:
Stakeholder Engagement
333 Dunsmuir Street, 16th Floor
Vancouver, BC V6B 5R3
Email: projects@bchydro.com

BC Hydro
Power smart

**Tour de télécommunication de
la station de condensateurs de Saranovich**

BC Hydro prévoit d'installer une tour de télécommunication sur le site de la station de condensateurs de Saranovich afin d'améliorer la communication entre ses installations et de renforcer la sécurité et la fiabilité du réseau électrique. Le site de la station de condensateurs se trouve dans la zone électorale F du district régional de Bulkley Nechako au sud-ouest de Vanderhoof et à environ un 1,2 km à l'ouest de l'autoroute 16, sur la route de Saranovich. La tour sera implantée à 53°58'53.6" de latitude nord et à 124°00'15.8" de longitude ouest.

Cette tour de 37 mètres de haut sera composée d'une structure en treillis de 32 mètres surmontée d'un paratonnerre de 6 mètres avec un chevauchement d'un mètre. Un éclairage sera installé sur la tour pour garantir la sécurité aérienne. La tour doit être placée dans un site sécurisé et ne peut pas être partagée avec d'autres utilisateurs, compte tenu du rôle qu'elle joue dans le fonctionnement de notre système. Le site de la station de condensateurs et la tour ne seront pas accessibles au public.

Si vous avez des questions concernant la tour ou si vous souhaitez faire des commentaires, veuillez les envoyer par écrit dans les 30 jours suivant la publication de cet avis (c.-à-d. avant le 15 juin 2025) à l'adresse suivante :

Adresse postale :
Stakeholder Engagement
333 Dunsmuir Street, 16th Floor
Vancouver, BC V6B 5R3
Courriel: projects@bchydro.com

BC Hydro
Power smart

May 8, 2025

██████████
 22539 Walcott Road
 ██████████

Hello ██████████

Subject: Walcott Capacitor Station Telecommunications Tower

BC Hydro is planning to install a telecommunications tower at the Walcott Capacitor Station (WOT) site to enhance communication between our facilities and improve the security and reliability of the electrical grid. The capacitor station site is located in Regional District of Bulkley Nechako Electoral Area A, approximately one kilometre southwest of Highway 16 on Walcott Road. Figure 1 shows the general location of the capacitor station and Figure 2 shows the specific site location and the location of the telecommunications tower on the site.



Figure 1: Walcott Capacitor Station general location

We've now designed the telecommunications tower and I'm writing to you as we're starting the consultation process as defined by Innovation, Science and Economic Development (ISED) Canada. This letter provides information on the telecommunications tower and identifies how you can provide input into the process.

Where will the new telecommunications tower be located?

The tower's location coordinates at the capacitor station site are Latitude 54 33' 39.906"N and Longitude 126 48' 58.01W (Figure 2). An existing telecommunications tower site can't be used as the telecommunications tower must be at the capacitor station site.

The tower must be in a secure site and can't be shared with other users given the role it plays in our system operations. The capacitor station site and tower won't be accessible by the public as a 12-foot or 3.66-metre-high fence will surround the site and there will be a locked gate at the entrance.

What will the telecommunications tower look like?

The 37-metre-tall tower (see Attachment 1 on page 4) will be comprised of a 32-metre lattice structure with a 6-metre lightning rod attached to the top with a one-metre overlap. A six-foot or 1.83-metre microwave antennae (Commscope Model WUSX6-11W) will be installed on the tower. A view of the site before and after installation of the tower is provided in Attachment 2 on page 5.

The tower will not be painted. In our application to Nav Canada we have selected lighting as our preferred option for addressing aviation safety requirements. The lighting, which is typically red, will help improve visibility for aircraft, allowing pilots to easily identify the towers and avoid them, especially at night. Additional information will be available once our application has been finalized.

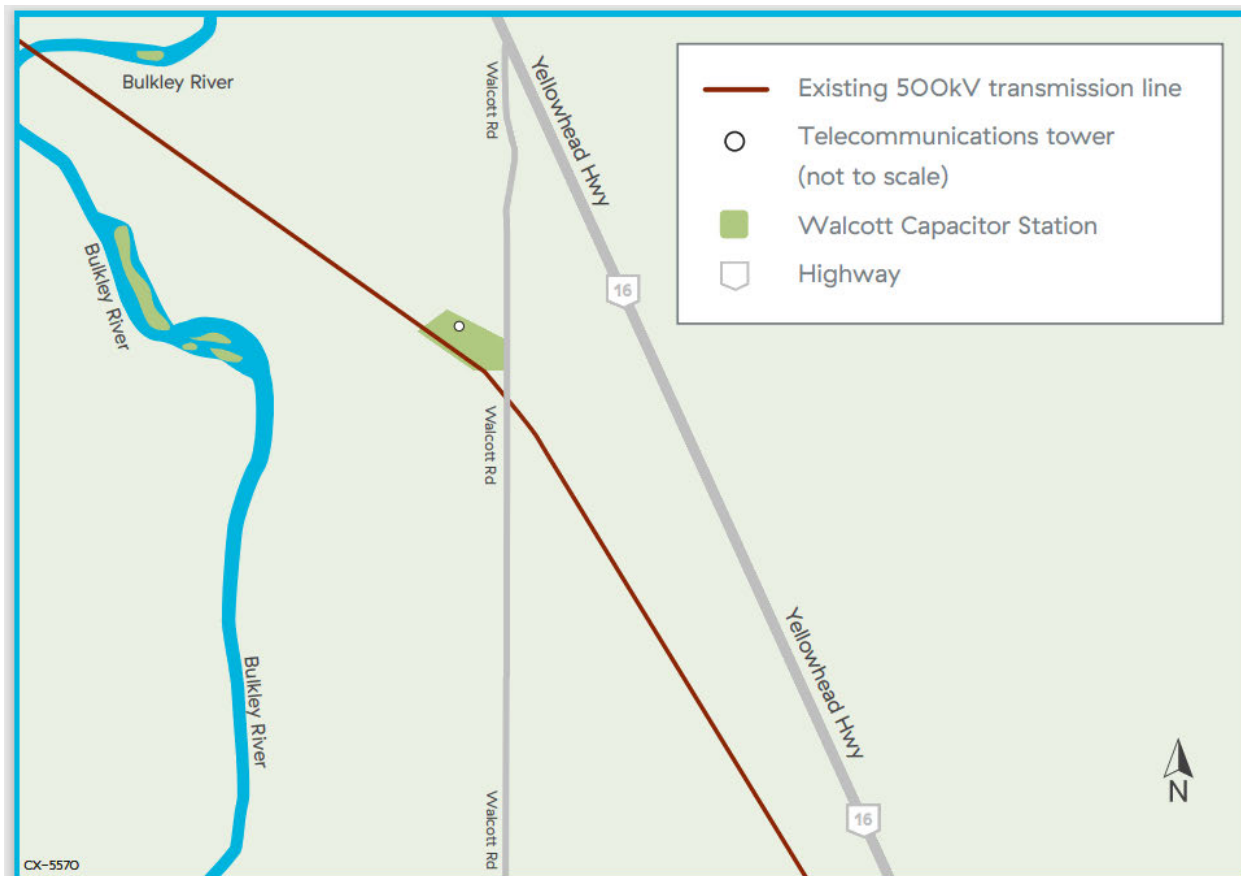


Figure 2: Location of telecommunications tower on the Walcott Capacitor Station site

When would it be built?

All requirements for ISED Canada and Transport Canada must be met before we can start construction of the telecommunications tower.

We plan to construct the tower foundation in August 2025 and then install the tower in September 2025. Tower installation will take about two months to complete.

What will happen during construction?

We'll start by installing the tower foundation which will involve excavation, forming, placing rebar, and pouring concrete. The tower will be brought to site in pieces and assembled at site before being installed on the foundation.

BC Hydro attests that tower installation will respect good engineering practices including structural adequacy and will comply with all related Canadian Codes and Standards.

What is the consultation process?

As the Regional District of Bulkley Nechako (RDBN) doesn't have a tower siting policy, we're following the ISED process, Radiocommunication and Broadcasting Antennas systems (CPC-2-0-03). As per the ISED requirements, we're providing project information for comment directly to people who live within a radius

of three times the height of the new tower, as well as to RDBN and ISED. We're also placing an ad in the local paper. Any inquiries or comments received during this notification will be responded to and submitted to the RDBN and ISED.

Information on the telecommunications tower, as well as information regarding the Prince George to Terrace Capacitors Project in general, can be found on the project website at www.bchydro.com/pgtc. Information on the ISED consultation process, as well as general information on antenna systems, is available on ISED's Spectrum Management and Telecommunications website at www.ic.gc.ca/towers.

Will the tower comply with Health Canada's Safety Code 6?

ISED requires that all towers operate in accordance with Health Canada's safety standards. BC Hydro attests that the telecommunications tower described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public, including any combined effects of nearby installations within the local radio environment.

Does the tower require any environmental reviews?

Environmental studies (e.g., wildlife, vegetation, aquatics, archaeology, soils) were conducted as part of capacitor station planning and no environmental concerns were identified. The project doesn't have any requirements under the *Impact Assessment Act*.

How do I get more information or provide comments?

If you have questions regarding the tower or would like to provide comments, please provide them in writing within 30 days of receiving this notice. All written inquiries or comments must be submitted no later than June 15, 2025.

Contact information:

BC Hydro

Capital Projects Engagement
Phone: 1 866 647 3334
Fax: 604 623 3743
Email: projects@bchydro.com
333 Dunsmuir Street
Vancouver, B.C., V6B 5R3
www.bchydro.com/PGTC

Regional District of Bulkley Nechako

Director of Planning
Phone: 250 692 3195
Fax: 250 692 3305
Email: info@rdbn.bc.ca
PO Box 820
Burns Lake, B.C., V0J 1E0

Northern BC ISED Office

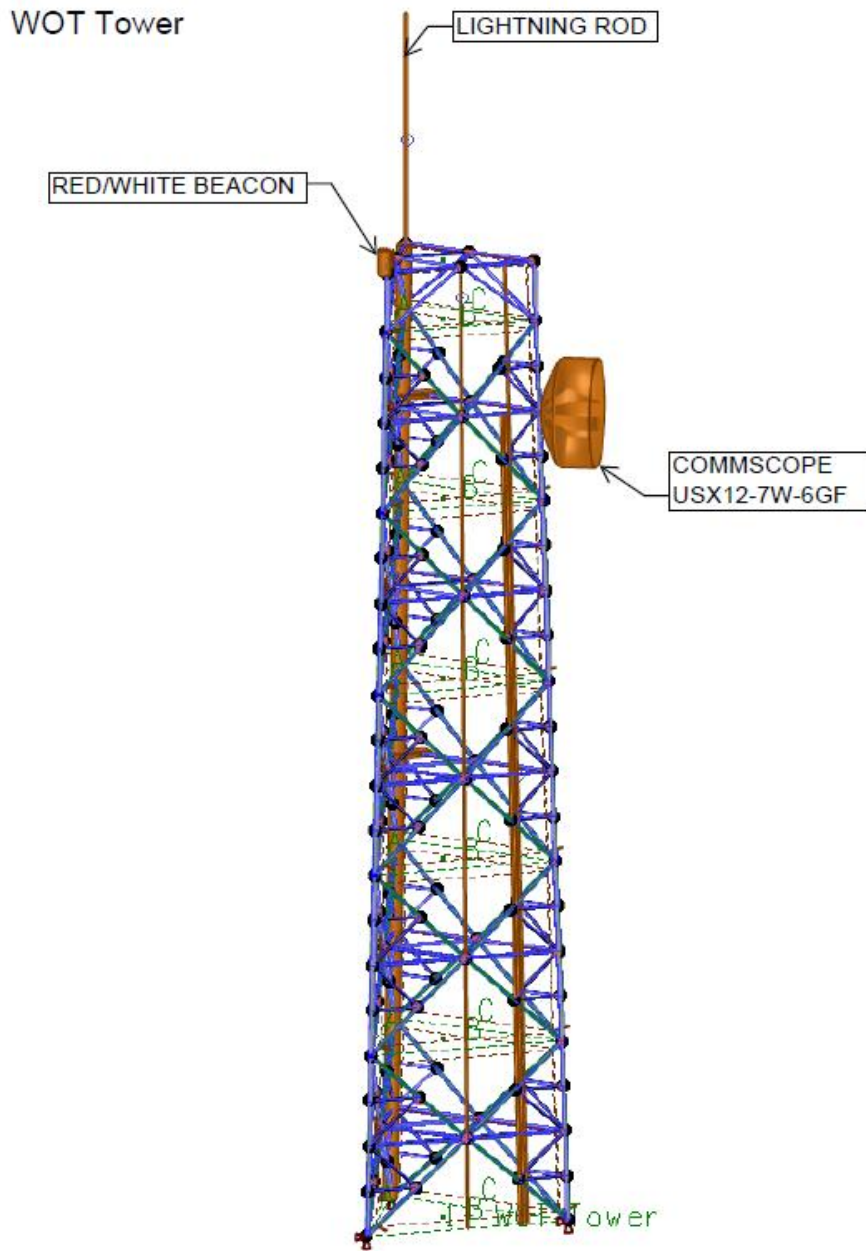
Phone: 1 800 667 3780 or 250 561 5291
Fax: 250 561 5290
Email: spectrumprincegeorge-princegeorgespectre@ised-isde.gc.ca
280 Victoria Street, Room 203
Prince George BC V2L 4X3

Kind regards,

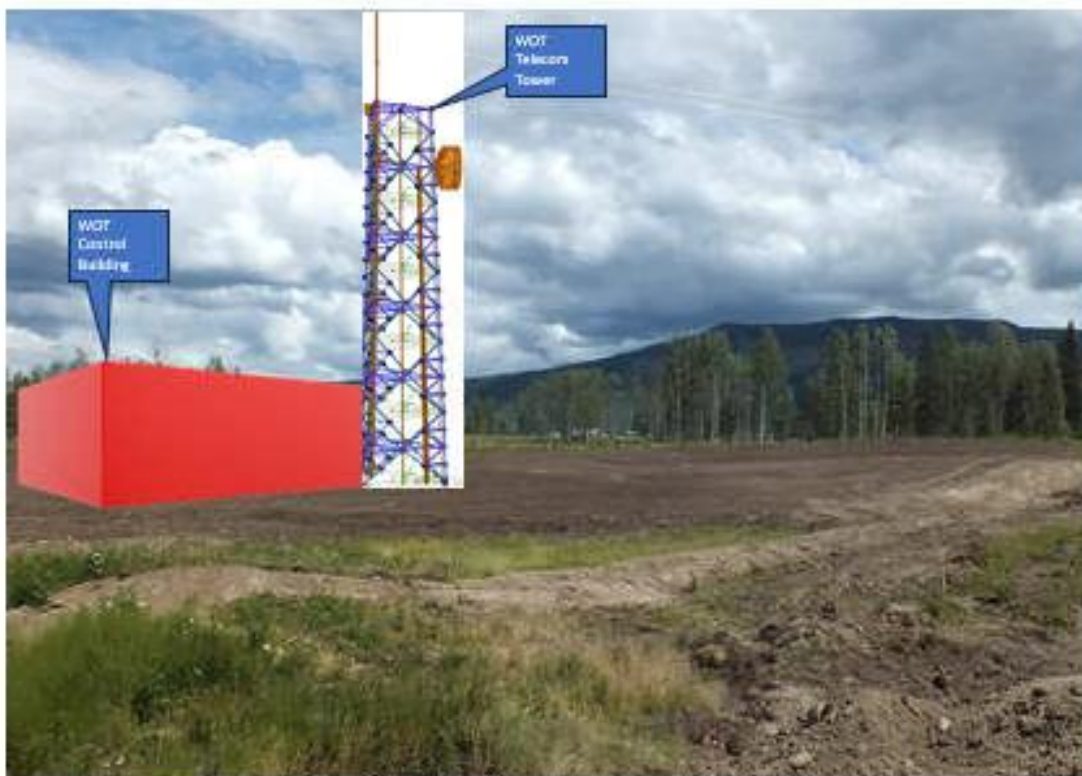


Debra Lamash
Stakeholder Engagement Advisor

Attachment 1: Walcott (WOT) Telecommunications Tower



Attachment 2: Walcott Capacitor Station Site before and after tower installation



Legal Notices **Legal Notices** **Legal Notices** **Legal Notices** **Legal Notices** **Legal Notices** **Legal Notices** **Legal Notices**

**Walcott Capacitor Station
Telecommunications Tower**

BC Hydro is planning to install a telecommunications tower at the Walcott Capacitor Station site to enhance communication between our facilities and improve the security and reliability of the electrical grid. The capacitor station site is located in Regional District of Bulkley Nechako Electoral Area A, approximately one kilometer southwest of Highway 16 on Walcott Road. The location of the tower at the site is Latitude 54°33'39.906"N and Longitude 126°48'58.01W.

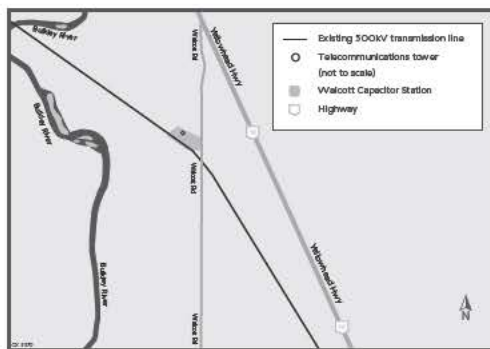
The 37-meter tall tower will be comprised of a 32 meter lattice structure with a 6 meter lightning rod attached to the top with a one-meter overlap. Lighting will be installed on the tower for aviation safety. The tower must be in a secure site and can't be shared with other users given the role it plays in our system operations. The capacitor station site and tower won't be accessible by the public.

If you have questions about the tower or want to provide comments, please provide them in writing within 30 days of this notice (i.e., by June 15, 2025) to:

Mail:

Stakeholder Engagement
333 Dunsmuir Street, 16th Floor
Vancouver, BC V6B 5R3

Email: projects@bchydro.com



7293

**Tour de télécommunication de la station
de condensateurs de Walcott**

BC Hydro prévoit d'installer une tour de télécommunication sur le site de la station de condensateurs de Walcott afin d'améliorer la communication entre ses installations et de renforcer la sécurité et la fiabilité du réseau électrique. Le site de la station de condensateurs se trouve dans la zone électorale A du district régional de Bulkley Nechako, à environ un kilomètre au sud-ouest de l'autoroute 16, sur la route de Walcott. La tour sera implantée à 54°33'39.906" de latitude nord et 126°48'58.01" de longitude ouest.

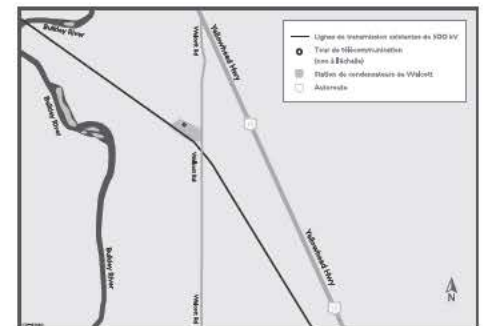
Cette tour de 37 mètres de haut sera composée d'une structure en treillis de 32 mètres surmontée d'un paratonnerre de 6 mètres avec un chevauchement d'un mètre. Un éclairage sera installé sur la tour pour garantir la sécurité aérienne. La tour doit être située dans un endroit sûr et ne peut être partagée avec d'autres utilisateurs, compte tenu du rôle qu'elle joue dans le fonctionnement de notre système. Le site de la station de condensateurs et la tour ne seront pas accessibles au public.

Si vous avez des questions concernant la tour ou si vous souhaitez faire des commentaires, veuillez les envoyer par écrit dans les 30 jours suivant la publication de cet avis (c.-à-d. avant le 15 juin 2025) à l'adresse suivante :

Adresse postale :

Stakeholder Engagement
333 Dunsmuir Street, 16th Floor
Vancouver, B.C. V6B 5R3

Courriel : projects@bchydro.com



7293

Church Directory

All are welcome.

Bethel Reformed Church
Join us for worship services at 10 am & 2:30 pm or watch the livestream services at bethelsmithers.ca
Rev. Simon Lievaart
3115 Gould Place
Smithers
250.877.3764

Faith Alive
Christian Fellowship
Live Streaming
Service Sunday 10:30AM on Facebook Faith Alive Christian Fellowship page
Rev. Don Mott,
Phone 250-847-3864

Smithers Christian Reformed Church
Join us in worship Sundays at 10 am or livestream at smitherscrc.com
Pastor Brian Schouten
4035 Walnut Dr. | 250.847.2333

CANADIAN REFORMED CHURCH
Sunday Worship Services 10 a.m. and 2:30 p.m.
Pastors: Hendrik Alkema & Rick Vanderhorst
2788 Upper Viewmount (corner Hwy 16)
smitherscanrc.org
All ages are welcome, come join us!
Nursery available

**2 Churches 1 Building
Same Time - Same Place
Sharing the Good News**

 Smithers United Church 1 st and 3 rd Sundays 10:00am 1636 Princess Street Rev. Shelley Worthington 250-917-8817	 St. James Anglican 2 nd and 4 th Sundays 10:00am All are Welcome Rev. Ken Alton 250-877-2250
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Sunday School In Season

SMITHERS SEVENTH-DAY ADVENTIST CHURCH
Saturday Service at 11:00 A.M. Weekly
Corner of King St. & 4th Avenue
Contact: 250-847-5983



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning and Development
Date: July 10, 2025
Subject: **BCER Renewables Framework: Policy Intentions Document**

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

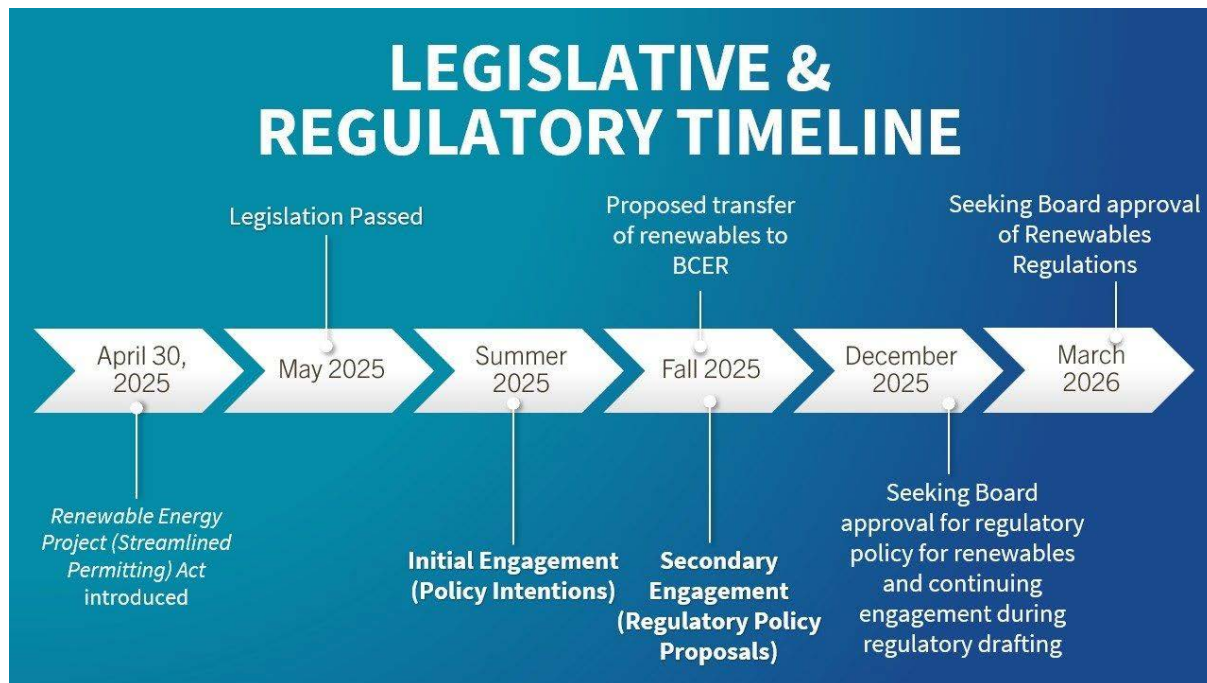
Staff recommend that the following comments be submitted to the BC Energy Regulator:

“The RDBN Board supports the BCER’s policy intentions, and options to assess and mitigate possible impacts associated with wind power and solar energy projects, as outlined in the “Renewables Framework: Policy Intentions” document. However, there is inadequate reference to local governments (local authorities) in the “possible options” section of the document. The intentions regarding consultation with local governments, and the opportunity for local governments to comment on impact mitigation plans, needs to be confirmed with greater clarity.”

BACKGROUND

The Renewable Energy Projects (Streamlined Permitting) Act received Royal Assent on May 29, 2025. The Provincial Government has indicated its intent to prescribe wind and solar projects as Streamlined Projects which would be exempted from the Environmental Assessment process and be subject to BC Energy Regulator (BCER) oversight.

The BCER is developing the regulations necessary for this increased regulatory responsibility according to the timeline outlined below. The BCER is currently in the “Initial Engagement” phase of this process.



The attached document titled “The Renewables Framework: Policy Intention” outlines key policy issues the BCER will consider within the regulatory framework which is being developed for wind and solar projects. The document describes the issue under consideration, provides a statement of the BCER’s related policy intention, and outlines a set of potential options to illustrate the different ways in which the issue could potentially be managed.

The BCER is requesting feedback on the initial engagement phase by July 31, 2025. Feedback is to be provided to info@rep-spa.ca.

The Planning Department has reviewed the “Renewables Framework: Policy Intentions” document. The issues under consideration, the related policy intention, and the set of potential options appear to be comprehensive and appropriate. However, there is limited reference to local governments (local authorities) in the “possible options” section of the document. In staff’s opinion the intentions regarding consultation with local governments, including the opportunity for local governments to comment on impact mitigation plans, needs to be confirmed with greater clarity.

Staff recommend that the following comments be submitted to the BCER.

“The RDBN Board supports the BCER’s policy intentions, and options to assess and mitigate possible impacts associated with wind power and solar energy projects, as outlined in the “Renewables Framework: Policy Intentions” document. However, there is inadequate reference to local governments (local authorities) in the “possible options” section of the document. The intentions regarding consultation with local governments, including the opportunity for local

governments to comment on impact mitigation plans, needs to be confirmed with greater clarity.”

When the proposed new regulatory policy is released for comment in the fall staff will report back to the Board for direction.

ATTACHMENTS:

Renewables Framework: Policy Intentions document

STRATEGIC PLAN ALIGNMENT:

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

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

**RENEWABLES
FRAMEWORK:
POLICY INTENTION**





Our Regulatory Framework

- The BCER regulatory framework provides for rigorous oversight of the full lifecycle of energy resource activities to ensure public safety, protect the environment, support reconciliation with Indigenous peoples and foster a sound economy and social well-being.
- The framework includes BCER regulations with supporting policies and guidance documents, and relevant provincial legislation and regulations.
- The framework is administered through issuance of permits and authorizations with legally enforceable conditions, orders and through inspections and audits.
- The framework incorporates the use of management systems and professional reliance, where appropriate.
- The framework considers efficiency and seeks to avoid regulatory overlap where risks are managed through existing regulations.

Context for Initial Engagement

Our mandate requires robust oversight across several thematic areas.

The slides that follow contain information regarding specific policy issues associated with each of these themes.

For each policy issue, the slides provide an overview of possible impacts, articulate the BCER's policy intention, and outlines potential options to meet this intent.

Note these possible impacts and options are intended to spur conversation and gather feedback regarding additional impacts and options to address them.

We welcome input and feedback from all interested parties.

Please reach out to info@rep-spa.ca with feedback.



THEME 1

Environmental Assessment and Protection



THEME 2

Supporting Reconciliation



THEME 3

Foster Social Well-being



THEME 4

Protecting Public Safety

THEME 1:

Environmental

Assessment &

Protection

The regulatory framework will ensure operators minimize and mitigate risks to the environment throughout the lifecycle of the activity, while ensuring government's environmental objectives are met.

Examples of government's environmental objectives include those related to water, riparian values, wildlife and wildlife habitat, old growth management areas, resource features, and cultural heritage resources.

While subsequent slides detail key, broad environmental values to be managed, the BCER will consider regional differences and manage the unique impacts of each proposed project.

WATER & LAND

POTENTIAL IMPACTS

- Utility-scale renewable energy activities require large numbers of wind turbines or solar arrays that may be distributed across a large area of land.
- Construction activities and permanent infrastructure may impact lands, soils, natural waterways, wetlands, and drainage patterns.
- Impacts to water and land may also affect wildlife and wildlife habitat.



WATER & LAND POTENTIAL IMPACTS

POSSIBLE IMPACTS

- Construction activities may impact waterflows, fish passage and contribute to soil erosion.
- Construction may require earthworks, forest and vegetation clearing.
- Acid rock drainage from certain bedrock types can impact water and soil quality.

BCER POLICY INTENT

BCER's regulatory framework will require proponents to identify and manage potential impacts to soil, wetlands and waterways.

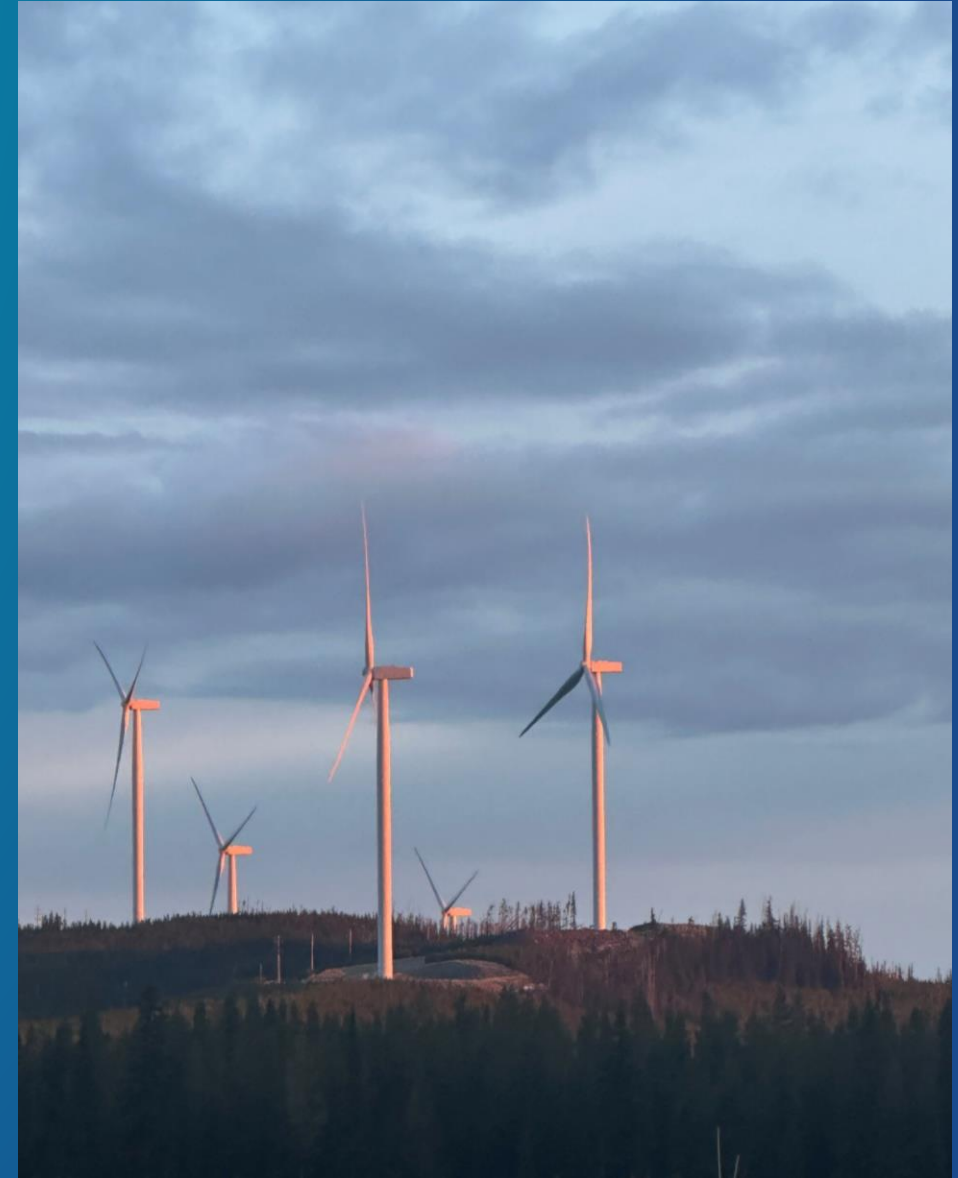
POSSIBLE OPTIONS

- Require proponent to perform suitable geological and hydrological assessments and implement necessary mitigations based on the mitigation hierarchy and assessment results.
- Require siting and design of infrastructure to minimize risk.
- Require emergency response plans to address incidents e.g. floods or landslide.

BIRDS & BATS

POTENTIAL IMPACTS

- The height and operational nature of wind turbines poses unique risk to birds and bat species compared to other industrial activities.
- The impacts to bird and bat species are largely due to the rotating turbine blades which pose a physical barrier and create disturbances in the air.
- The likelihood and severity of these risks are dependent on the siting, location and time of operation for individual turbines, species type, and habitat.



BIRDS & BATS

POTENTIAL IMPACTS

POSSIBLE IMPACTS

- Wind and solar projects can impact bird and bat species through:
 - Direct impacts with turbine blades.
 - Effects of low air pressure zones (barotrauma).
 - Vegetation clearing and habitat loss.

BCER POLICY INTENT

The regulatory framework will avoid or minimize impacts on bird and bat species by requiring proponents to have robust assessments and surveys of populations and habitat to inform turbine siting and to develop appropriate management plans for operation.

POSSIBLE OPTIONS

- Require proponent to conduct initial identification of bird and bat species to inform site design.
- Design and siting of turbines based on modelling of species behaviour.
- Suspend or slow turbine operations during specific “high traffic” periods.

CUMULATIVE EFFECTS MANAGEMENT



- Cumulative effects are changes to environmental, social and economic values caused by the combined effect of past, present and potential future human activities and natural processes.
- Cumulative effects management considers both environmental effects of an activity and cultural, social and health impacts on the land base.
- The BCER must consider potential cumulative impacts to values related to Aboriginal and treaty rights and interests.
- The BCER recognizes the importance of cumulative effects assessments in natural resource management. BCER staff bring experience in this area and are continuing to build expertise to support effective implementation of cumulative effects considerations within regulatory processes.

CUMULATIVE EFFECTS MANAGEMENT

POSSIBLE IMPACTS

- Wind and solar projects may be distributed over large areas.
- Projects include generation and support facilities, roads, and transmission lines.
- Development may disrupt access to fishing, hunting or cultural sites.
- Cumulative effects can result from individually minor but collectively significant actions taking place over time.

BCER POLICY INTENT

The regulatory framework will prioritize the consideration of cumulative effects in permitting decisions.

POSSIBLE OPTIONS

- Require proponent to assess potential environmental effects of a project.
- Require proponent to identify measures to avoid or mitigate those impacts.
- BCER considers the cumulative impacts of the project in the context of other activities.

AGRICULTURAL LAND USE

- Wind and solar projects may be proposed on agricultural land.
- This may include land located within the Agricultural Land Reserve (ALR), which is land designated for priority agricultural uses.
- The BCER is intended to have authority to approve non-farm use of ALR lands (e.g. for wind and solar projects) but cannot approve the removal of land from the ALR.



AGRICULTURAL LAND USE

POSSIBLE IMPACTS

- Site infrastructure (e.g. turbine foundations) could impact agricultural use of land.
- Agricultural land may be occupied by projects for their operational lifetime, which could extend between 25 to 40 years (current estimates average 30 years).

BCER POLICY INTENT

The regulatory framework will require applicants to minimize and restore impacts to agricultural capability of the land during site selection, design and decommissioning of a wind or solar facility.

POSSIBLE OPTIONS

- Require proponent to conduct assessments of site-specific agricultural values performed by a Qualified Professional.
- Require proponents to avoid, minimize, or restore impacts to agricultural land as soon as practicable (such as following construction) and at end of life (complete restoration).

DECOMMISSIONING & RESTORATION



- Once a project has completed its operational life, all project infrastructure (e.g. turbines, foundations, solar arrays, buildings) must be responsibly removed or otherwise decommissioned (such as burying foundations).
- Restoration should be considered in early project plans and performed throughout the project as is practicable.
- Decommissioning and restoration efforts will return all land to its pre-activity state.
- Proponents must have operational and financial responsibility for the decommissioning and restoration of project sites.

DECOMMISSIONING & RESTORATION

POSSIBLE IMPACTS

- Future uses of Crown land could be compromised if land is insufficiently restored.
- This includes potential impacts to productivity of ALR land if farmland not restored adequately.
- Treaty & Aboriginal rights could be impacted if land is insufficiently restored.

BCER POLICY INTENT

The regulatory framework will ensure restoration is considered during project planning and both interim and end of life restoration are conducted as soon as practicable.

POSSIBLE OPTIONS

- Require proponent to plan for decommissioning and restoration when siting and designing projects.
- Require progressive restoration over the life of the project.
- Require financial security for costs to decommission and restore sites.
- Implement timelines and standards for restoration.



THEME 2: SUPPORTING RECONCILIATION

The BCER is committed to mutually-beneficial, collaborative working relationships with First Nations and Indigenous governments and recognizes the Declaration on the Rights of Indigenous Peoples Act as the framework for reconciliation.

The regulatory framework will ensure the interests of First Nations are understood, respected and considered in BCER decisions and the delivery of our mandate.

The BCER upholds all legal requirements under section 35 of the Canadian Constitution Act (1982) and applicable case law.

PRE-ENGAGEMENT

- Pre-engagement requires proponents to plan projects with early and proactive collaboration with First Nations.
- The process considers environmental, social, cultural and other impacts to proactively identify mitigations prior to application.
- Currently, the BCER requires pre-engagement for most activities, focusing on building strong relationships, setting clear expectations and tailoring the engagement process to develop more meaningful and collaborative interactions.

PRE-ENGAGEMENT

POSSIBLE IMPACTS

- Thoughtful pre-engagement provides clear expectations for proponents, First Nations and the BCER, and builds understanding between parties.
- Insufficient pre-engagement may increase the likelihood applications are not accepted, and the likelihood of disputes at permit adjudication or operational phases.
- Such disputes are disruptive, costly, and time-consuming for all interested parties.

BCER POLICY INTENT

The regulatory framework will require proponents to engage with impacted First Nations prior to application submission (pre-engagement). The extent and results of this pre-engagement will be submitted with a permit application.

POSSIBLE OPTIONS

- Require pre-engagement by regulation with associated reporting.
- Require pre-engagement and associated reporting by policy.

CONSENSUS-SEEKING & DECISION MAKING

- Engagement and consultation with First Nations are core components of the BCER's regulatory oversight.
- The BCER upholds all legal requirements under section 35 of the Canadian Constitution Act (1982) and applicable case law.
- The BCER recognizes the Declaration on the Rights of Indigenous Peoples Act as the framework for reconciliation with First Nations.
- The BCER seeks consensus with impacted First Nations regarding permitting decisions and management of issues that impact Treaty & Aboriginal rights.
- The BCER has considered concerns regarding exemption of wind projects from the *Environmental Assessment Act*. We invite conversations regarding our approach to consensus-seeking in decision making.

CONSENSUS-SEEKING & DECISION MAKING

POSSIBLE IMPACTS

- Clear consensus regarding management practices ensures projects are well-integrated with communities and respect Treaty and Aboriginal rights.
- Lack of consensus on management of project impacts reduces certainty for First Nations, proponents and the BCER.
- The lack of a clear process to seek consensus in decision-making may impact permitting timelines.

BCER POLICY INTENT

The regulatory framework will facilitate agreement and seek consensus with impacted First Nations regarding project decisions and the resolution of issues.

POSSIBLE OPTIONS

- Implement policy guidance outlining pathways for input on permitting decisions.
- Implement discrete consultation agreements with impacted First Nations defining the process to seek consensus.
- Require submission of proponent pre-engagement records, to include a summary of key issues and whether consensus was reached.

CAPACITY FUNDING

- Consultation and permit review require substantial resourcing from First Nations.
- Capacity funding may assist First Nations in deploying the necessary resources to meaningfully participate in these processes and conversations.

CAPACITY FUNDING

POSSIBLE IMPACTS

- Lack of available capacity funding may reduce the ability of impacted First Nations to meaningfully participate in permit review.

BCER POLICY INTENT

The regulatory framework will support impacted First Nations involved in permit review through consideration of available capacity funding.

POSSIBLE OPTIONS

- Capacity funding may be outlined in agreements with impacted First Nations.
- Capacity funding may be included in calculation of application fees.
- Capacity funding may be part of agreements between proponents and impacted First Nations.

PROTECTING CULTURAL HERITAGE SITES

- Construction of utility-scale renewable projects involves clearing and excavating lands to construct roads, generating facilities and transmission lines.
- The BCER has specified permitting authorities for inspections and permits under the *Heritage Conservation Act* through the *Energy Resource Activities Act*.
- Section 7 of the *Environmental Protection and Management Regulation* requires the BCER to consider objectives respecting conservation and protection of cultural heritage resources before issuing a permit.

PROTECTING CULTURAL HERITAGE SITES

POSSIBLE IMPACTS

- Construction of wind or solar projects may impact sites with cultural significance.
- Insufficient archeological investigations may result in damage to sites with cultural significance.

BCER POLICY INTENT

The regulatory framework will identify potential impacts to cultural sites or practices and require appropriate mitigations.

POSSIBLE OPTIONS

- Apply specified provisions of the *Heritage Conservation Act* for which BCER is proposed to have authority.
- Review and update the BCER's Archaeology Audit Program and "Heritage Conservation Program Guidelines" to reflect the unique dynamics of construction for renewables and how these may impact sites with cultural significance.

INCORPORATION OF INDIGENOUS KNOWLEDGE

- The BCER is committed to the consideration of Indigenous Knowledge in evaluating project impacts when this knowledge is shared by First Nations.
- Indigenous Knowledge may be provided during pre-engagement, permit review, or at other stages of the project life cycle.
- The BCER recognizes the importance of managing Indigenous Knowledge appropriately, including ensuring Nations maintain control of this knowledge when shared.

INCORPORATION OF INDIGENOUS KNOWLEDGE

POSSIBLE IMPACTS

- Relying solely on Western science to assess project impacts may present “blind spots” to decision makers that could be illuminated with Indigenous Knowledge.
- Insufficient guidance to proponents regarding management of Indigenous Knowledge may result in inappropriate use of such knowledge.

BCER POLICY INTENT

The framework will ensure the BCER and proponents, if provided with Indigenous Knowledge, protect and handle the knowledge appropriately while considering it in environmental, social and cultural effects assessments.

POSSIBLE OPTIONS

- Require consideration of Indigenous Knowledge in effects assessments, when available and offered by First Nations.
- Provide guidance, including to proponents, regarding appropriate management of Indigenous Knowledge.

A pair of hands is shown holding a small green seedling with two leaves, growing out of a mound of dark soil. The background is a soft, out-of-focus grey.

THEME 3: SOCIAL WELL-BEING²⁶

Promoting community well-being is a core component of the BCER's regulatory mandate. The BCER has well-established policies regarding community engagement, which will be adapted for renewables.

The regulatory framework will ensure proponents consider and minimize impacts on how people and communities interact with their social, cultural and biophysical surroundings.

ASSESSMENT OF COMMUNITY IMPACTS

- Impacts may include noise, visual, traffic and access to public land, among others.
- Impacts will vary based on the nature of the renewable development, its proximity to communities and the unique dynamics of those communities.
- Decision makers require clarity regarding the nature and extent of impacts local communities will face.



Stock image

ASSESSMENT OF COMMUNITY IMPACTS

POSSIBLE IMPACTS

- Local communities may face impacts from renewable energy activities.
- Impacts vary, but may include noise, visual, traffic and access to public land.
- The extent and nature of any such impact must be assessed to inform decision makers and impacted persons.

BCER POLICY INTENT

The regulatory framework will ensure proponents assess potential impacts of renewable energy projects on communities and inform local communities of those impacts.

POSSIBLE OPTIONS

- Prescribe a list of impacts that must be assessed in all cases.
- Require proponents to assess all potential impacts to communities.
- Require mitigation of impacts as appropriate.

SHADOW FLICKER

- Spinning turbine blades can cause intermittent shadows that appear as a persistent flicker that may be a nuisance to observers inside nearby buildings.
- Shadow flicker is typically limited to a distance equivalent to roughly 10x the rotor diameter.
- Shadow flicker may occur with different intensities in different locations depending on time of day.



SHADOW FLICKER

POSSIBLE IMPACTS

- Shadow flicker can disturb the enjoyment of nearby properties and frustrate occupants of nearby buildings.
- Impacts of shadow flicker are only relevant if nearby receptors are present.

BCER POLICY INTENT

The regulatory framework will ensure wind turbine operations minimize the impacts of shadow flicker by requiring proponents to assess and mitigate shadow flicker effects.

POSSIBLE OPTIONS

- Require a shadow flicker assessment and technical review if receptors are within a specified distance.
- Set threshold limits for maximum allowable shadow flicker durations.
- Proponent consultation with landowners impacted by shadow flicker.

SOLAR PANEL GLARE

- Utility-scale solar projects may cause visual disturbance due to the reflection of light from the panels.
- For PV solar panels this effect is best categorized as *glare*, which is a short but sustained bright reflection (not a flash).
- Glare may be a minor nuisance to those in the vicinity of a solar project and may pose safety concerns if it impacts transportation.



<https://ases.org/wp-content/uploads/2017/05/glare1.jpg>

SOLAR PANEL GLARE

POSSIBLE IMPACTS

- Glare can be disruptive to those in the immediate vicinity of solar projects.
- In some areas, visual effects could present safety risks to transportation networks.

BCER POLICY INTENT

The regulatory framework will require proponents to assess glare impacts and implement appropriate management plans.

POSSIBLE OPTIONS

- Require glare assessments for nearby residences, roadways, railways and aerodromes.
- Require implementation of mitigations (screening, positioning, etc.) as per assessment results.
- Require submission of glare assessment and mitigations for BCER technical review if receptors are within a specified distance.

NOISE

- Noise can be disruptive to both humans and wildlife, particularly when sustained.
- There are widely-accepted limits for noise from wind turbines, and the Province has existing guidance incorporating such limits.
- Noise from both construction and operations of wind developments can impact local communities and wildlife.



AI Generated Image

NOISE

POSSIBLE IMPACTS

- Operation of turbines and electrical equipment (substations, transformers) generates sustained, low-frequency noise.
- Construction of utility-scale wind developments requires temporary periods of noise.
- Noise presents a nuisance to nearby receptors and may impact wildlife behaviour.

BCER POLICY INTENT

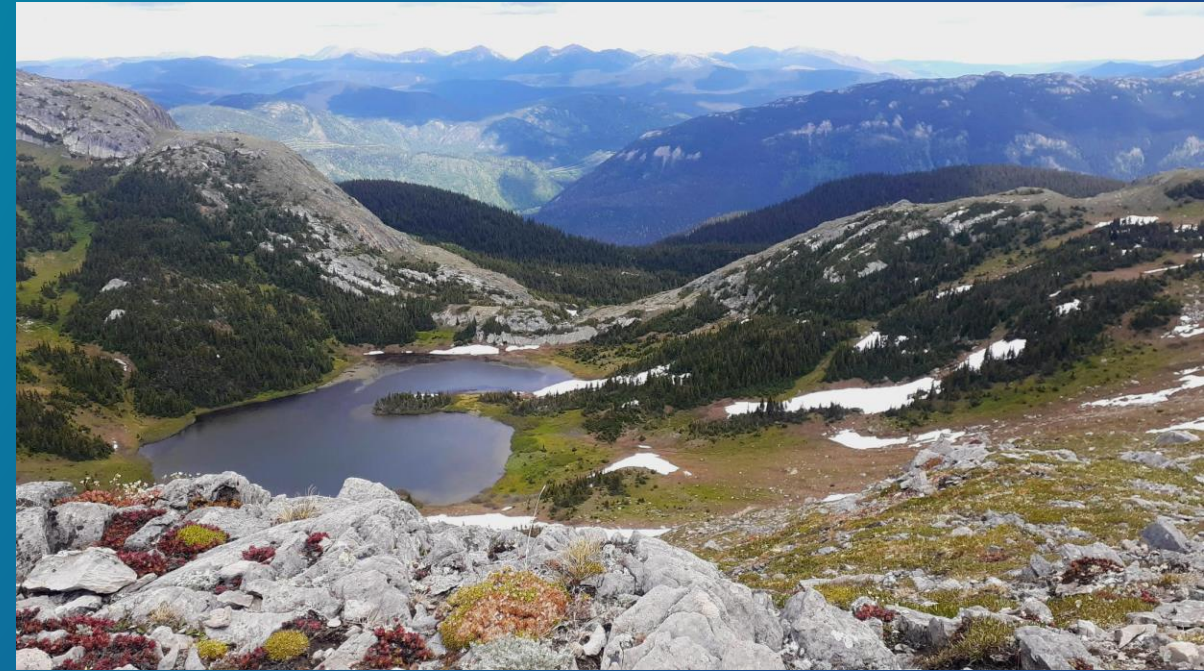
The regulatory framework will ensure wind projects do not create excessive noise by requiring proponents to assess project compliance with specified noise limits.

POSSIBLE OPTIONS

- Implement a prescriptive noise limit to apply from receptors or within a specified distance.
- Require a noise impact assessment (including low frequency). Require submission and technical review of the assessment if receptors are within a specified distance.
- Require consideration and minimization of construction noise.

CROWN LAND ACCESS

- Renewable energy projects may be sited on private or Crown land.
- Projects sited on Crown land may be in areas with overlapping tenures or used by the public.
- Access to such areas will be restricted during construction, and some ongoing restrictions may be required to ensure public safety and physical security of the project.



Crown land, British Columbia

CROWN LAND ACCESS

POSSIBLE IMPACTS

- Access to Crown land immediately adjacent to the project may be restricted.
- Rights holders with overlapping tenures may be impacted by such restrictions.
- Access may be restricted for specified periods or, in certain areas, indefinitely.

BCER POLICY INTENT

The regulatory framework will ensure projects sited on Crown land appropriately accommodate other uses while maintaining public safety.

POSSIBLE OPTIONS

- Require consultation with rights holders whose tenures may be impacted.
- Require submission of a management plan regarding public access in the project vicinity.

COMMUNITY ENGAGEMENT

- Local communities within the vicinity of renewable energy activities may face impacts to quality of life.
- Impacts will generally be limited to noise, visual, traffic and access to public land.
- Transparency and engagement regarding such impacts should be afforded to local communities.
- Local authorities should be afforded input on permitting decisions that impact their communities.



COMMUNITY ENGAGEMENT

POSSIBLE IMPACTS


- Local communities may face impacts from renewable energy activities.
- Impacts vary but may include noise, visual, traffic, worker impacts during construction and access to public land.
- Insufficient notification and engagement regarding such impacts negatively affects community acceptance.

BCER POLICY INTENT

The regulatory framework will ensure parties impacted by the development are notified of anticipated impacts and parties who face significant impacts are given an opportunity to consult with the project proponent prior to permit adjudication. The framework will ensure local authorities are consulted on proposed renewable energy projects.

POSSIBLE OPTIONS

- Require proponent to assess community impacts and notify affected persons.
- Require proponent to consult with the most affected persons and notify others.
- Affected persons can be defined using radii or based on assessment of the extent of impacts.



THEME 4: PROTECTING PUBLIC SAFETY

The risks and hazards associated with renewable energy activities are well understood, but unique to the characteristics of individual projects.

The regulatory framework will ensure operators implement a systematic approach in managing and reducing risks.

Proponents will be expected to anticipate, manage, monitor and mitigate the effects of all potential hazards and risks throughout the life cycle of a project.

TECHNICAL HAZARDS & RISKS

- Renewable energy projects include electrical equipment, mechanical components, and elevated structures.
- Appropriate design, construction, and maintenance is required to minimize public safety risks associated with this infrastructure.

TECHNICAL HAZARDS & RISKS

POSSIBLE IMPACTS

- Structural or mechanical failure, including turbine collapse.
- Damaged blades or components being thrown.
- Accumulated ice thrown from turbine.
- Hazards from high voltage electrical equipment and batteries.
- Presence of hazardous fluids or materials.

BCER POLICY INTENT

The regulatory framework will ensure proponents consider and plan mitigations for all identified hazards and all equipment is appropriately constructed and maintained.

POSSIBLE OPTIONS

- Adopt suitable standards and codes to ensure sound design and construction.
- Require proponents to develop and implement detailed maintenance plans aligned with industry best practices.
- Prescribe appropriate setbacks to minimize risk to the public.

NATURAL HAZARDS & CLIMATE RISKS

- Wind and solar projects may be exposed to natural hazards such as flooding and wildfires.
- Natural hazards such as extreme weather, earthquakes and wildfire can pose risks to renewable energy facilities.

NATURAL HAZARDS & CLIMATE RISKS

POSSIBLE IMPACTS

- High winds, ice storms, or lightning strikes could increase risk of mechanical failure.
- Failure of electrical components may pose a wildfire risk.
- Remote facilities may experience longer response times in the event of an emergency.

BCER POLICY INTENT

The regulatory framework will ensure projects are designed, constructed and operated to minimize the risks of natural hazards and extreme weather events and appropriate response plans are in place.

POSSIBLE OPTIONS

- Adopt suitable standards and codes to ensure structures are climate resilient.
- Require assessment of potential natural hazards or extreme climate related risks.
- Require proponents to develop and implement suitable emergency response plans and coordinate with local authorities.

A photograph of three deer in a green field under a blue sky. The deer are positioned in the middle ground, with one in the center and two flanking it. The background shows a line of trees and a utility pole. The text 'OTHER CONSIDERATIONS' is overlaid in large white letters.

OTHER CONSIDERATIONS

IMPACTS TO AVIATION & RADAR

- Wind turbines may impact flight paths and aerodrome operations.
- Wind turbines may interfere with radar systems including those used for navigation, meteorology and airspace monitoring.
- The degree and nature of interference depends on the location of the wind turbine and characteristics of the rotor blades.
- Federal bodies such as the Canadian Armed Forces, Environment & Climate Change Canada and NAV Canada have established processes to mitigate the risks of such interference.



IMPACTS TO AVIATION & RADAR

POSSIBLE IMPACTS

- Wind turbines may be obstacles to aircraft which can affect flight paths or aerodrome operations.
- Interference may disturb critical communications, navigation and weather radars.
- Radar and aerodromes support core public priorities, including those related to public safety and national defence.
- Insufficient coordination between proponents and radar/aerodrome operators may result in risks to public safety.

BCER POLICY INTENT

The regulatory framework will ensure proponents coordinate effectively with operators of critical radar and telecommunications infrastructure. The framework will ensure applicants coordinate with aviation authorities and operators to evaluate and minimize risks to local aircraft.

POSSIBLE OPTIONS

- Require proponent to consult with any radar/aerodrome operators within a prescribed distance.
- Require proponent to consult all federal authorities who operate core radar systems in Canada.
- Require submission of “consent letter” (commonly provided by such authorities) at time of application.

COST RECOVERY

- The BCER operates as a cost-recoverable organization. Regulated parties fund regulatory oversight through payment of levies and fees.
- This cost recovery model has long-standing precedence in the BCER's oversight of other energy resource activities, such as oil and gas.
- A cost recovery model minimizes costs for taxpayers while ensuring robust regulatory oversight.
- The BCER closely evaluates fee and levy amounts to ensure they accurately reflect the costs of regulatory oversight and are fairly apportioned amongst permit holders.



COST RECOVERY

POSSIBLE IMPACTS

- Project proponents will be subject to fees and levies on both a one-time and ongoing basis.
- Fee and levy amounts can impact the competitiveness of individual proponents and the industry at large.
- Insufficient fee and levy amounts impact the BCER's ability to operate.

BCER POLICY INTENT

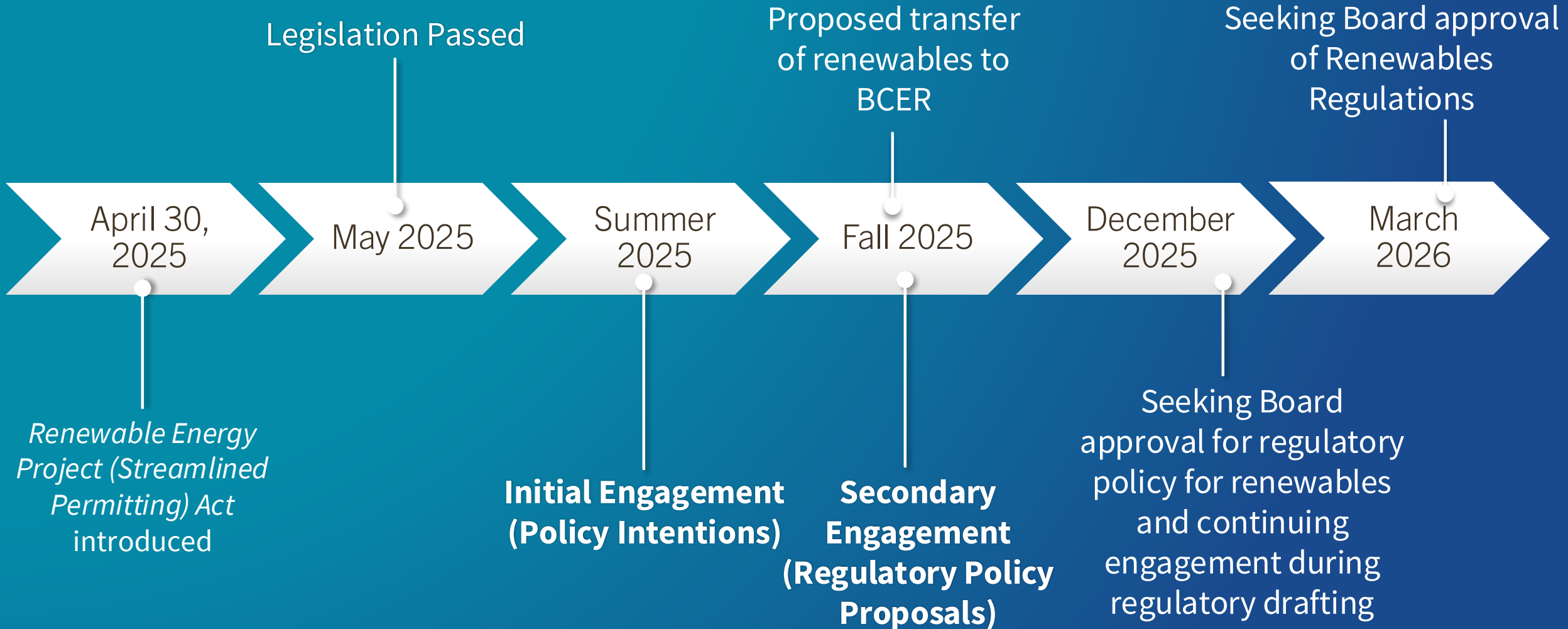
The regulatory framework will ensure cost recovery allows for robust oversight of renewable energy projects, including review and enforcement of authorizations under Provincial legislation.

MECHANISMS FOR COST RECOVERY

- Implement “application fees” to recover the cost of authorizations and permit review.
- Implement “operational levies” to recover the cost of ongoing regulatory oversight.
- Implement “service fees” for regulatory services provided, such as inspections.

THE PATH FORWARD

LEGISLATIVE & REGULATORY TIMELINE



Summary

- Wind and solar energy projects may have impacts on the environment and communities around them.
- Risks associated with these activities are well understood and a range of options to avoid, mitigate or repair these impacts are available.
- As a full lifecycle regulator for energy activities, BCER intends to develop a regulatory framework that will ensure projects meet a high standard of environmental protection, public safety and supporting community well-being and reconciliation.

**We welcome input and
feedback from all interested
parties.**

**Please reach out to
info@rep-spa.ca**



**Scan here to see our
Strategic Plan on a Page (S-PoP)**





Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Jason Llewellyn, Director of Planning and Development Services

Date: July 10, 2025

Subject: **Letter from the Minister of Housing**

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

Receive.

BACKGROUND

In the fall of 2023, the Province introduced amendments to the *Local Government Act* (Bill 44) requiring local governments to ensure that they allow small scale multi-unit housing (SSMUH) in their zoning bylaws by June 30, 2024. The Province also required local governments to review and consider the document titled "Provincial Policy Manual and Site Standards" (attached) which establishes provincial expectations for local government implementation of the SSMUH requirements and sets site development standards which it considers appropriate.

The attached letter from the Minister of Housing and Municipal Affairs dated May 29, 2025 encourages local governments to review "bylaws and requirements for alignment with the guidelines in the SSMUH Provincial Policy Manual and Site Standards." Specifically, the letter requests that local governments do the following:

- Ensure they have "progressive site standards for three-to-six-unit developments by allowing building heights of 3 storeys and 11 metres, aligning with the policy manual site standards packages for lot coverage".
- For required three-to-four-unit SSMUH projects local governments are asked to consider "one parking space per unit in your parking minimums, leaving it to home builders to determine if more parking is appropriate for the location."
- Ensure that "zoning allows SSMUH on all lots that allow single family residential, duplexes, and houses with a secondary suite and accessory dwelling unit."

None of the specific actions requested in the Minister's May 29 letter apply to the RDBN rural area. The requirement to permit multi-unit housing on traditional single-family detached lots and duplex zones only applies to municipalities over 5,000 people, and the RDBN has met the SSMUH requirements.

DISCUSSION

The RDBN was required to allow “at least one additional housing unit (Secondary Suite) within a detached dwelling that would otherwise be a single-family dwelling” or “at least one additional housing unit within another building on the same parcel or parcels of land on which a detached single-family dwelling is located” by June 30, 2024. The RDBN amended the Zoning Bylaw as necessary to comply with Bill 44 on May 2024. The Province was provided with the required notification of the RDBN’s compliance with Bill 44 on May 27, 2024. The RDBN followed this process with an additional set of OCP and Zoning Bylaw amendments to provide additional residential flexibility to housing regulations in the RDBN beyond those required by legislation. These bylaws were adopted by the Board on January 23, 2025.

The “Provincial Policy Manual and Site Standards” document referenced in the Ministers May 29, 2025 letter (attached) establishes provincial guidelines for local government implementation of the SSMUH requirements and sets site development standards which it recommends. The Province requires local governments to consider the standards outlined.

The table below outlines the provincial standards and shows the existing RDBN Zoning Bylaw requirement for the zones in the RDBN’s Zoning Bylaw where dwellings are permitted. These standards, for the zones being amended, were considered by the Board on April 11, 2024. The RDBN setback requirements are, in some instances, greater than the Provincial standards, and RDBN parking requirements are higher. Staff do not recommend that the RDBN Zoning Bylaw requirements be changed to meet the Provincial standard. The RDBN setback and parking standards do not limit the density of residential development given the parcel sizes in the rural area and are appropriate given the RDBN’s rural context.

Zoning Bylaw Regulation	Provincial Standard	RDBN Zoning Bylaw Requirements
Front Lot Line Setback	5-6 m	R1 to R8, R10, R11, H1, H2, Ag1 – 7.5m / R9 – 6m C1A – 0m C2 – 7.5m C3 – n/a C4 – 4.5m M1 – 15m M1A – 15m M2 – 15m M3 – 30m P1 – 7.5m P1A – 7.5m P2 – 7.5m P2A – 7.5m A1 – 7.5m
Rear Lot Line Setback	6 m for principal building, 1.5 m for ADUs	R1, R2, R9 – 6m / R3, R4, R8 – 2m / R5 to R7, R11, H1, H2, Ag1 – 7.5m / R10 -3m C1A – 6m C2 – 6m C3 – 7.5m C4 – 4.5m M1 – 15m M1A – 15m M2 – 15m M3 – 30m P1 – 2m P1A – 2m P2 – 2m P2A – 2m A1 7.5m
Side Lot Line Setback	1.2 m	R1 to R5, R8 - 2m / R6 – 3m / R7, H2, Ag1 – 7.5m / R9, R10 – 6m / R11, H1 – 5m C1A – 6m C2 – 6m C3 – 7.5m C4 – 4.5m M1 – 15m M1A – 15m M2 – 15m M3 – 30m P1 – 4.5m P1A – 4.5m P2 – 4.5m P2A – 4.5m A1 – 7.5m

Maximum Height	11 m for principal dwelling, 8 m for accessory dwelling	R1 to R6, H1, H2, Ag1 – n/a / R7 - 7.6 m / R8, R9 - 8 / R10, R11 - 11m C1A – n/a C2 – n/a C3 – n/a C4 – n/a, M1 – 5m M1A – n/a M2 – n/aM3 –n/a P1 – n/a P1A – n/a P2 – n/a P2A – n/a A1 – n/a
Maximum Number of Stories	3 storeys for principal dwellings, 2 storeys for accessory dwellings	All zones n/a
Maximum Lot Coverage	25-40%	R1 to R5 – 33% / R6, R7, R8, R11, H1, H2, Ag1 – n/a / R9, R11 - 40% / R10 – 35% C1A – 40% C2 – 40% C3 – n/a C4 – n/a M1 – 40% M1A – 40% M2 – 40% M3 – 40% P1 – 40% P1A – n/a P2 – n/a P2A – n/a A1 – n/a
Off Street Parking	One space per Dwelling	SFD or TFD = Two spaces per dwelling, 1 per secondary suite MFD = From 1 to 2 spaces per dwelling based on dwelling size.

ATTACHMENTS:

- Letter from the Minister of Housing and Municipal Affairs dated May 29, 2025
- [Provincial Policy Manual and Site Standards document \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

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

3. Housing Supply



May 29, 2025

Reference: 186562

Dear Mayors and Board Chairs:

On June 30, 2025, we will pass the one-year anniversary when most local governments implemented the Small-Scale Multi-Unit Housing (SSMUH) requirements. As I reflect on this historic change, I want to thank you and your staff for the hard work you have undertaken to achieve this important zoning reform. We are now starting to see a range of housing types in the planning and building stages advance across the province to deliver diverse options in what were traditionally restrictive single-family neighbourhoods.

We have been monitoring progress on implementation and are seeing many local governments championing SSMUH by speeding up or waiving unnecessary processes and requirements and creating or adopting standardized housing designs. In these communities, we are starting to see strong uptake of SSMUH.

However, monitoring has also identified ongoing barriers to building SSMUH, including inconsistency in how some local governments have applied the requirements and site-level conditions. In places, restrictive and excessive site standard requirements are adding additional costs, time, and uncertainty to SSMUH development. Areas that did not fully adopt SSMUH as intended and communities with onerous, ambiguous, or subjective form and character development permit requirements are reducing the viability of building new small-scale multi-unit housing. As a result of these barriers, it is still easier to build single-family homes in many communities, and the diversity of housing needed by people in our communities is still not being met.

I am writing today to encourage you to review your bylaws and requirements for alignment with the guidelines in the SSMUH Provincial Policy Manual and Site Standards. Specifically, please ensure you have progressive site standards for three-to-six-unit developments by allowing building heights of 3 storeys and 11 metres, aligning with the policy manual site standards packages for lot coverage.

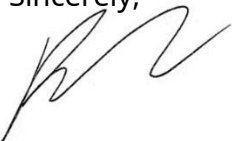
Page 1 of 2

Communities should also enable all housing configurations and types and should not use form and character development permit area requirements for small-scale multi-unit housing, as they can cause delays that interfere with the viability of projects. For three-to-four-unit projects, you should consider aligning with the recommended one parking space per unit in your parking minimums, leaving it to home builders to determine if more parking is appropriate for the location. And for those of you that have areas in your community that don't yet comprehensively allow for it, I ask that you ensure that your zoning allows SSMUH on all lots that allow single family residential, duplexes, and houses with a secondary suite and accessory dwelling unit.

People in our province need the greater diversity of housing that these changes are designed to unlock, and our government has a responsibility to act where these needs remain unmet. If all local governments do not align with the guidelines and intent of the legislation, it is my intention to continue to strengthen the legislated requirements to ensure more consistent standards are established across the province. Greater alignment with the requirements and guidelines will help encourage SSMUH development and increase the supply of the homes that people in our communities need, and moving forward in earnest now will minimize your future work to align with any forthcoming legislative changes.

I recognize that the vast majority of communities have been taking action and are seeing the benefits of their action in new housing coming forward in their communities. To those who continue to demonstrate leadership by enabling the conditions for these homes to be built, I offer my sincere appreciation for the work that you and your staff are undertaking.

Sincerely,



Ravi Kahlon
Minister of Housing and Municipal Affairs

Link: Small-Scale Multi-Unit Housing Provincial Policy Manual and Site Standards:
https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/ssmuh_provincial_policy_manual.pdf

CC: Teri Collins, Deputy Minister, Ministry of Housing and Municipal Affairs



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: John Illes, CFO
Date: July 10, 2025
Subject: Glacier Gulch Regional Service Bylaw Update

RECOMMENDATION:

(all/directors/majority)

That Glacier Gulch Water Diversion Local Service Establishment Amendment Bylaw No. 2078, 2025 be given first, second, and third reading this 10th day of July 2025.

BACKGROUND

Bylaw No. 2078 proposes to increase the maximum taxation limit by 25% (over the previous limit). The new limit that is proposed is \$7,812.

The taxation limit for bylaws that state a fixed amount for the maximum requisition can be increased by 25% every five years without receiving citizen assent (versus bylaws that state a maximum limit in terms of dollars per \$1,000 of assessment that have slightly different rules).

The strategic purpose for increasing the maximum amount of taxation that can be collected each year for this service is to increase the capital reserve that is used to conduct major maintenance on the diversion project.

ATTACHMENTS:

Bylaw 2078

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. 2078

A bylaw to amend the tax limit for the Glacier Gulch Water Diversion Service

WHEREAS the Regional District of Bulkley-Nechako has established by Bylaw No. 850 the Glacier Gulch Water Diversion Local Service within a portion of Electoral Area "A";

AND WHEREAS the Regional District wishes to increase the maximum annual tax requisition for this service from SIX THOUSAND TWO HUNDRED FIFTY (\$6,250) DOLLARS TO SEVEN THOUSAND EIGHT HUNDRED TWELVE (\$7,812) DOLLARS;

AND WHEREAS under Section 347 of the *Local Government Act*, the sole participant has consented to the adoption of this Bylaw;

AND WHEREAS under Regulation 113/2007, the approval of the Inspector is not required because the increase in the tax limit is not greater than 25% of the baseline amount five years previous;

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

1. Section 5 of Bylaw No. 850, is hereby repealed and the following substituted therefore:

"5. The maximum amount that may be requisitioned annually for the cost of the service shall be SEVEN THOUSAND EIGHT HUNDRED TWELVE (\$7,812) DOLLARS."

2. This bylaw may be cited as the "Glacier Gulch Water Diversion Local Service Establishment Amendment Bylaw No. 2078, 2025".

READ A FIRST TIME this day of , 2025

READ A SECOND TIME this day of , 2025

READ A THIRD TIME this day of , 2025

Page 2 of Bylaw No. 2078

CONSENT OF THE DIRECTOR OF ELECTORAL AREA "A" received this day of
, 2025.

ADOPTED this day of , 2025

Chairperson

Corporate Administrator

I hereby certify that the foregoing is a true and correct copy of Bylaw No. 2078 as adopted.

Corporate Administrator

REGIONAL DISTRICT OF BULKLEY-NECHAKO**Bylaw No. 850**

A Bylaw to establish a local service
within a portion of Electoral Area "A"
known as Glacier Gulch Water Diversion

WHEREAS the Regional District has been requested to establish a water diversion works and maintenance local service specifically for the Glacier Gulch project;

AND WHEREAS a Regional District may, pursuant to Section 790 of the Municipal Act, establish and operate such service as may be authorized by the Lieutenant-Governor in Council;

AND WHEREAS the Regional District has been granted the authority by B. C. Reg. No. 34/95 to provide a water diversion works and maintenance service specifically for the Glacier Gulch project, including the powers of a municipality under sections 587 and 588 of the Municipal Act as a local service;

AND WHEREAS the Regional Board has received sufficient petition under Section 801 of the Municipal Act requesting the establishment of the local service and has waived the assent requirement under Section 795 (2) (a) (i) of the Municipal Act;

AND WHEREAS the Director of Electoral Area "A" has consented in writing to the adoption of this by-law in accordance with Section 800 (2) of the Municipal Act;

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

1. The Regional District of Bulkley-Nechako hereby establishes within a portion of Electoral Area "A" a local service for a water diversion works and maintenance service specifically for the Glacier Gulch project.
2. The boundaries of the service area shall be a portion of Electoral Area "A" as shown on the plan attached as Schedule "A" to this bylaw and known as the "Glacier Gulch Water Diversion Local Service Area".
3. The Regional District may exercise the same powers that a municipality has under sections 587 and 588 of the Municipal Act with respect to the Glacier Gulch Water Diversion local service.

. . . 2

Bylaw No. 850

Page 2


4. The annual cost of providing the local service shall be recovered by a requisition of monies under Section 804 (1) (b) of the Municipal Act to be collected by a parcel tax in the participating area.
5. The maximum amount that may be requisitioned for the cost of the service shall be FIVE THOUSAND (\$5,000) DOLLARS.
6. This bylaw may be cited for all purposes as the "Glacier Gulch Water Diversion Local Service Establishment Bylaw No. 850, 1995".

READ A FIRST TIME this 16th day of March, 1995

READ A SECOND TIME this 16th day of March, 1995

READ A THIRD TIME this 16th day of March, 1995

I hereby certify that the foregoing is a true and correct copy of Bylaw No. 850.


 Deputy Secretary

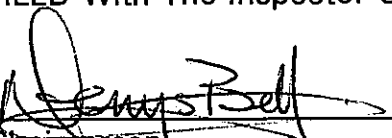
I hereby certify that a sufficient petition has been received this 17th day of May, 1995


 Deputy Secretary

APPROVED By The Inspector Of Municipalities this 19th day of July, 1995

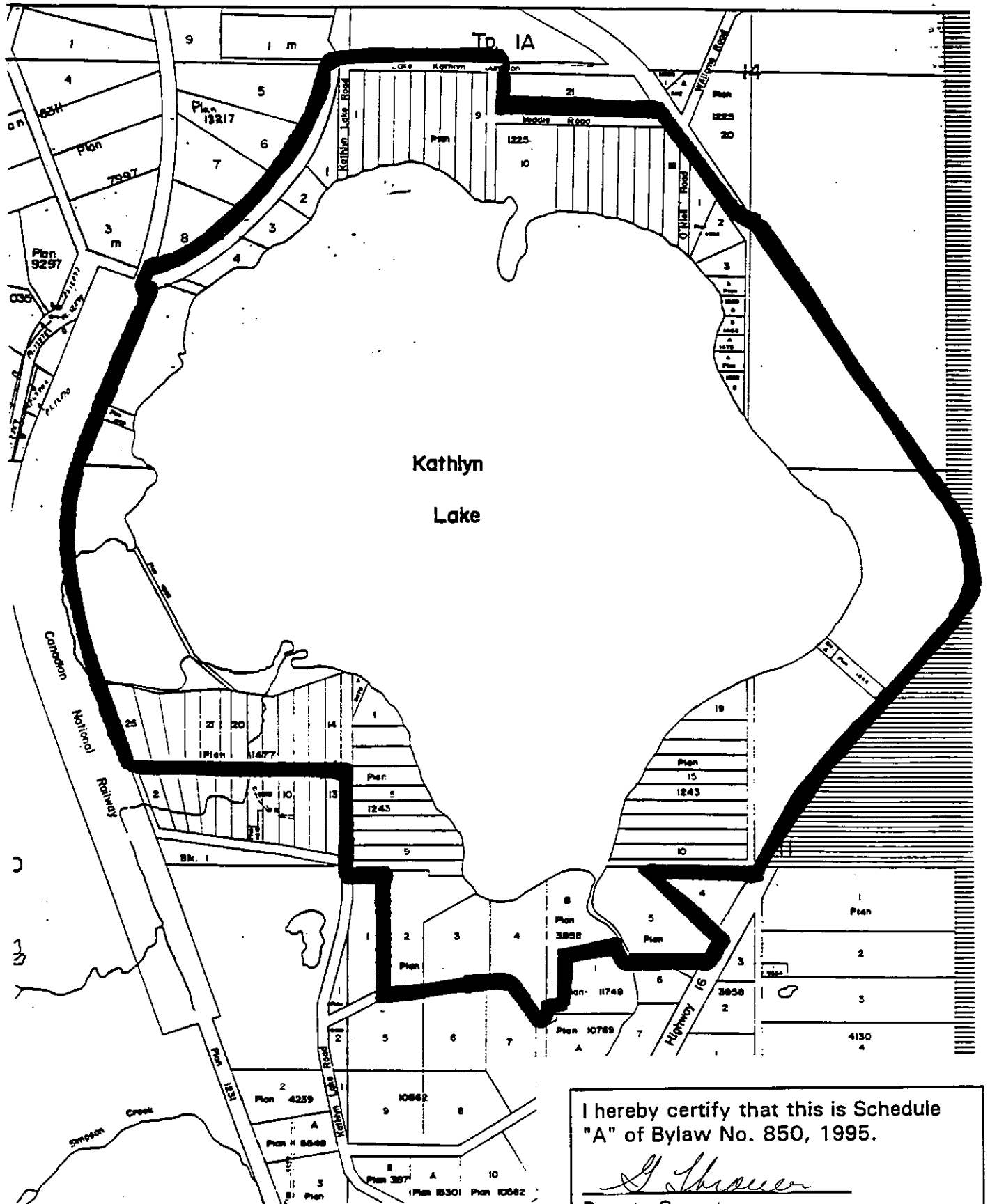
RECONSIDERED AND FINALLY ADOPTED this 20th day of July, 1995

FILED With The Inspector Of Municipalities this 24 day of July, 1995


 Chairperson


 Deputy Secretary

SCHEDULE "A" TO BYLAW No. 850, 1995
Glacier Gulch Water Diversion Local Service Area



I hereby certify that this is Schedule "A" of Bylaw No. 850, 1995.

G. Thayer

Deputy Secretary

Province of British Columbia



No.

Statutory Approval

Under the provisions of section 795(1)(a)

of the _____ *Municipal Act*

I hereby approve Bylaw No. _____ *850*

of _____ *the Regional District*
of Bulkley-Nechako _____ *, a copy*

of which is attached hereto.

Dated this 19th *day*
of July , 197^r

Deputy Inspector of Municipalities



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Finance
Date: July 10, 2025
Subject: **Funding Agreement with Lakes District Fair Association**

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

That the Board enter into the Funding Agreement with Lakes District Fair Association.

BACKGROUND

The Board approved moving forward with a funding agreement with the Lakes District Fair Association to support the Society with \$10,500 per year at the May 8th Committee Meeting.

The Funding comes from the Lakes District Arts and Culture service that receives its requisition from the Village of Burns Lake, Electoral Area B, and Electoral Area E.

Multi-year funding under this service requires that the applicant enter into a funding agreement with the Regional District.

ATTACHMENTS:

Funding Agreement

STRATEGIC PLAN ALIGNMENT: N/A

LOCAL SERVICE AREA CONTRACT

THIS AGREEMENT dated for reference this ___ day of _____, 20__.

BETWEEN:

THE REGIONAL DISTRICT OF BULKLEY-NECHAKO

37 Third Avenue, PO Box 820

Burns Lake, BC V0J 1E0

(the "**RDBN**")

PARTY OF THE FIRST PART

AND:

Lakes District Fair Association

3680 Wildwood Drive

Burns Lake, BC V0J 1E1

(the "**Recipient**")

PARTY OF THE SECOND PART

WHEREAS:

- A. The RDBN is a Regional District duly incorporated by Letters Patent under the *Local Government Act*, RSBC 2015, c. 1 and has the power under section 263(1)(c) of that Act to provide assistance for the purpose of benefiting the community or any aspect of the community;
- B. The Recipient is a non-profit Society duly incorporated in the Province of British Columbia in accordance with the *Societies Act*, SBC 2015, c. 18;
- C. The Recipient has submitted an application to the RDBN for a grant of assistance;
- D. The RDBN has approved the application and has authorized the grant of assistance to the Recipient as outlined in Section 3.0 of this Agreement (the "**Funds**"); and
- E. The Recipient has agreed to accept the Funds on the terms and conditions set out herein.

NOW THIS AGREEMENT WITNESSES that in consideration of the Funds, the terms, and conditions hereinafter contained, the sufficiency and receipt of which is hereby acknowledged, the parties covenant and agree each with the other as follows:

1.0 TERM

1.1 The term of this Agreement shall be for a period of five (5) years commencing on **August 1, 2025**, and ending on **July 31, 2030** (the “**Term**”) unless otherwise terminated as provided herein.

2.0 RECIPIENT’S OBLIGATIONS

2.1 The Recipient must do the following:

- (a) use the Funds solely and exclusively for the project, event, or service identified in Schedule “A” of this Agreement (the “**Services**”);
- (b) ensure the **Services** are undertaken in accordance with all statutory and other legal requirements that may apply;
- (c) maintain proper financial records and supporting documentation respecting the Recipient’s use of the Funds;
- (d) permit the RDBN, its officers, employees, and its auditors, on reasonable notice, to inspect and take copies of the records referred to in subsection 2.1 (c);
- (e) repay to the RDBN upon written demand any of the Funds not expended by the Recipient in the year in which they are received, if the Recipient possesses more than one year’s operating reserves based on its most recent financial statements; and
- (f) seek written approval by the RDBN of any changes to the **Services** or use of the Funds prior to the changes being made during the **Term**.

2.2 If the Recipient makes changes to the **Services** or the use of the Funds without the prior approval of the RDBN pursuant to subsection 2.1(f), the RDBN may, in its sole discretion, withdraw the Funds and immediately terminate the Agreement.

3.0 RDBN’S OBLIGATIONS

3.1 In consideration for providing the **Services**, the RDBN shall pay to the Recipient during the first year of this Agreement a total of **\$10,500** (the “**base amount**”) **annually** on or about August 1, until the end of the **Term**.

3.2 The base amount in Section 3.1 will be increased annually in January of each calendar year by an amount equal to Statistics Canada’s published Consumer

Price Index for British Columbia (by geography, all-items, monthly, not seasonally adjusted) for the previous year.

- 3.3 The payment of Funds is subject to the RDBN being satisfied that the Recipient will use the Funds only for the provision of Services as set out in this Agreement and all requirements established herein.
- 3.4 The payment of Funds is subject to the limitations of Bylaw No. 1831.
- 3.5 No assurance is made to the Recipient that future contributions will be approved by the RDBN Board beyond the Term of this Agreement.
- 3.6 No provision of this Agreement shall be construed as creating a partnership or joint venture relationship, or a principal-agent relationship between the RDBN and the Recipient in relation to the Services, or otherwise. The Recipient does not undertake the Services as a contractor on behalf of the RDBN. Nothing in this Agreement, and no actions taken by the RDBN in implementing or enforcing this Agreement, shall:
 - (a) make the RDBN responsible in any way for the management, supervision, operation, or delivery of the Services;
 - (b) give rise to any liability on the part of the RDBN, whether to the Recipient or to any other person, for any losses, damages, costs, or liabilities arising from or related to the Services;
 - (c) be interpreted as giving rise to a duty of care on the part of the RDBN to the Recipient, or to any other person, to investigate or verify whether the Services are being undertaken in accordance with the requirements of this Agreement, or in accordance with any statutory or legal requirements that may apply.

4.0 REPORTING

- 4.1 The Recipient shall present an annual report to the RDBN on or before **June 30** of the year following the year in which the Funds were received. The annual report shall include, at a minimum:
 - (a) a summary of operating results showing revenues and expenditures to December 31 of the preceding year; and
 - (b) a brief narrative summarizing the goals, objectives, and results achieved for the year, including the benefits received by the community through the Services, and any challenges, program cancellations, and significant issues addressed; and
 - (c) financial statements prepared by an accountant with the following items

verified: beginning and ending bank statements, all accruals and prepaid amounts, and all funds restricted by another level of government; and

- (d) evidence showing that the Society is in good standing with the Province of BC and the Government of Canada.
- (e) A report outlining the number of people attending the fall fair for each day the fair is open with evidence providing the reporting.

4.2 The Recipient shall provide a copy of its annual *Societies Act* filing with RDBN within 30 days of the Recipient's annual filing deadline.

5.0 TAXES

5.1 It is the Recipient's responsibility to determine if it must be registered for GST and/or PST purposes. The amount of funding provided in this Agreement includes any GST and/or PST which may be payable by the RDBN. Any liability for GST and/or PST required in respect of this Agreement will be the responsibility of the Recipient.

6.0 INSURANCE

6.1 The Society agrees to obtain Commercial General Liability insurance coverage naming the Regional District as an Additional Named Insured in the amount of \$5,000,000 with respect to third-party liability claims arising from the provision of the Services when the Recipient is operating within the scope of this agreement. The Recipient agrees to carry its own statutory worker's compensation insurance and automobile liability insurance (owned and non-owned), if appropriate.

7.0 INDEMNITY

7.1 The Recipient shall indemnify and save harmless the RDBN, its employees, agents, officers, directors, and authorized representatives, and each of them, from and against all losses, claims, liabilities, damages, actions, causes of action, costs, legal fees, fees, fines, charges, and expenses, of any kind that the RDBN may sustain, incur, suffer, be threatened by, be required to pay or be put to at any time, by reason of or arising from acts, errors or omissions in relation to the provision of Services under this Agreement, including breaches of any term of this Agreement, negligent acts or breaches of law, contract or trust, committed by the Recipient or its employees, agents, officers or directors in relation to their use of the Funds.

7.2 This section 6.1 shall survive the expiry or sooner termination of this Agreement.

8.0 DIRECTORS

8.1 At all times, while this Agreement is in force, a representative of the RDBN nominated by the RDBN board either a RDBN staff member or elected official shall

be entitled to attend as an observer all regular meetings of the Recipient's Board of Directors.

9.0 TERMINATION

9.1 The RDBN may terminate this Agreement with thirty days (30) written notice to the Recipient should the Recipient, in the sole discretion of the RDBN,

- (a) fail to perform any of its obligations or covenants hereunder,
- (b) use the Funds for a purpose other than the provision of the Services, or in a manner contrary to the Services, or
- (c) violate any provision of this Agreement,

and such failure, use, or violation continue beyond thirty (30) days from delivery by the RDBN to the Recipient of written notice specifying the failure, use, or violation and requiring remedy thereof.

9.2 The RDBN may terminate this Agreement immediately without notice to the Recipient should the Recipient:

- (a) make an assignment for the benefit of its creditors, be declared bankrupt, or otherwise acknowledge its insolvency;
- (b) dissolve or commence dissolution proceedings;
- (c) amalgamate with another society or person;
- (d) change its purpose as set out in its Constitution; or
- (e) cease, for any reason, to be current in its obligations under the *Societies Act* or fails to maintain the Society in good standing.

9.3 The Recipient may terminate this Agreement upon giving ninety (90) days written notice to RDBN should the Recipient, for any reason, be unable to meet its obligations with respect to the expenditure of the Funds as set forth in this Agreement.

9.4 Upon termination of this Agreement, the RDBN may immediately terminate payment of the Funds before the next instalment, if applicable. The Recipient will provide a full accounting of all portions of the Funds spent and return to the RDBN the unused portion of the Funds.

9.5 The Recipient or RDBN may terminate this Agreement for any reason upon giving one hundred and eighty (180) days written notice.

10.0 COMPLAINTS

- 10.1 The RDBN and the Recipient agree to forward to each other, in a timely manner, any complaint either organization receives relating to the Recipient's alleged failure to provide Service.
- 10.2 If the RDBN and/or Recipient receives five (5) or more different complaints relating to the Recipient's alleged failure to provide the Services during the Term of this Agreement, the RDBN shall, within thirty (30) days of receiving the fifth complaint, provide written notice to the Recipient detailing:
- (a) the Services or portion(s) thereof that the complainant states the Recipient failed to provide; and
 - (b) the date(s) the Services were allegedly not provided.
- 10.3 Upon receiving notice under section 10.1, the Recipient shall have thirty (30) days to provide a written response to the RDBN about the complaints.
- 10.4 If, in consideration of the Recipient's response pursuant to section 10.3, the RDBN determines the complaints are well-founded, the Recipient shall take reasonable steps to address the complaints, which may include:
- (a) identification and notification of the parties that are the subject of the complaints;
 - (b) provision of written warning to the relevant parties; and
 - (c) disciplinary action.
- 10.5 If five (5) or more complaints under section 10.1 are determined to be well-founded, the RDBN may, at its absolute and unfettered discretion:
- (a) reduce or terminate payment of the Funds; and
 - (b) require, on written demand, that the Recipient immediately repay in full to the RDBN the unused portion of the Funds received in that calendar year; and
 - (c) consider such complaints when determining the amount and provision of future Funds to the Recipient.

11.0 DISPUTE RESOLUTION

- 11.1 The parties agree that both during and after the performance of their responsibilities under this Agreement, each of them shall:
- (a) make bona fide efforts to resolve any disputes arising between them by

- 7 -

amicable negotiations; and

- (b) provide frank, candid, and timely disclosure of all relevant facts, information, and documents to facilitate those negotiations.

11.2 If a dispute between the parties cannot be settled within sixty (60) days, the parties will refer the matter to the arbitration of a single arbitrator mutually agreed to by the parties. If the parties cannot agree on an arbitrator, the dispute shall be referred to and finally resolved by arbitration pursuant to the *Commercial Arbitration Act* (B.C.). The cost of arbitration shall be borne equally by the parties.

12.0 NON-DEROGATION

12.1 Nothing contained or implied in this Agreement shall prejudice or affect the rights and powers of the RDBN in the exercise of its functions under any public or private statutes, bylaws, orders, and regulations, all of which may be fully and effectively exercised as if this Agreement had not been executed and delivered by the parties, and the interpretation of this Agreement shall be subject to and consistent with statutory restrictions imposed on the RDBN under the *Local Government Act* and *Community Charter*.

13.0 NOTICE

13.1 Any notice required to be given under this Agreement shall be in writing and shall be sent to the relevant Party at the relevant address, facsimile number, or e-mail address set out below. Any such Notice may be delivered, including by commercial courier, or sent by registered mail, facsimile transmission, or electronic mail.

13.2 For the purpose of providing notice, the Contact Information for the Parties is as follows:

	RDBN	RECIPIENT
NAME	Regional District of Bulkley-Nechako	Lakes District Fair Association
ADDRESS	37 Third Avenue, PO Box 820 Burns Lake, BC V0J 1E0 Attention: Corporate Officer	3680 Wildwood Drive Burns Lake, BC V0J 1E1 Attention: President
FAX	(250) 692-3195	
E-MAIL ADDRESS	info@rdbn.bc.ca	

13.3 Subject to sections 13.4 to 13.7, notice shall be deemed to have been given or made at the following times:

- (a) if delivered, on the date the notice is delivered;
- (b) if sent by registered mail, seventy-two (72) hours following the date the

notice is mailed;

(c) if sent by facsimile transmission, on the date the notice is sent by facsimile transmission; or

(d) if sent by electronic mail, on the date the notice is sent by electronic mail.

13.4 If notice is delivered, sent by facsimile transmission, or sent by electronic mail after 4:00 p.m., or if the date of deemed receipt of notice falls upon a day that is not a Business Day, then notice shall be deemed to have been given or made on the next Business Day following.

13.5 Any notice sent by electronic mail must show the e-mail address of the sender, the name or e-mail address of the recipient, and the date and time of transmission, must be fully accessible by the recipient, and unless receipt is acknowledged, must be followed within twenty-four (24) hours by a true copy of such notice, including all addressing and transmission details, delivered, or sent by facsimile transmission.

13.6 Any notice given by facsimile transmission will only be deemed to be received by the recipient if the sender's facsimile machine generates written confirmation indicating that the facsimile transmission was sent.

13.7 If normal mail service, facsimile, or electronic mail is interrupted by strike, slow down, force majeure, or other cause beyond the control of the parties, then notice sent by the impaired means of communication shall not be deemed to be received until actually received, and the Party sending such notice shall utilize any other such services which have not been so interrupted or shall personally deliver such notice in order to ensure prompt receipt thereof.

13.8 Each Party shall provide notice to the other Party of any change of address, facsimile number, or e-mail address of such Party within a reasonable time of such change.

14.0 TIME

14.1 Time is of the essence in this Agreement.

15.0 BINDING EFFECT

15.1 In consideration of receiving the Funds, the Recipient agrees to be bound by the terms and conditions of this Agreement, and if the Recipient represents a group or organization, the Recipient agrees to inform all responsible persons associated with the group or organization of the terms and conditions of this Agreement.

16.0 WAIVER

- 16.1 The waiver by a Party of any failure on the part of the other Party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

17.0 FORCE MAJEURE

If and to the extent that a Party's performance of any of its obligations pursuant to this Agreement is prevented, hindered or delayed directly or indirectly by fire, flood, earthquake, elements of nature or acts of God, acts of war, terrorism, riots, civil disorders, rebellions or revolutions, or any other similar cause beyond the reasonable control of such Party (each a "Force Majeure Event"), and such non-performance, hindrance or delay could not have been prevented by reasonable precautions, then the non-performing, hindered or delayed Party shall be excused for such non-performance, hindrance or delay, as applicable, of those obligations affected (the affected "Services") by the Force Majeure Event for as long as the Force Majeure Event continues and, except as otherwise provided in this Section, such Party continues to use its commercially reasonable efforts to recommence performance whenever and to whatever extent possible without delay, including through the use of alternate sources, workaround plans or other means. The Party whose performance is prevented, hindered, or delayed by a Force Majeure Event shall promptly notify the other Party of the occurrence of the Force Majeure Event and describe in reasonable detail the nature of the Force Majeure Event. During the Force Majeure Event affecting the Recipient, the RDBN shall continue to pay the base amount to the Recipient for the Services.

18.0 ENTIRE AGREEMENT

- 18.1 This Agreement constitutes the entire agreement between the Parties with respect to the matters herein, and no representations, warranties, or conditions, express or implied, have been made other than those expressed.

19.0 LAW APPLICABLE

- 19.1 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

20.0 AMENDMENTS

- 20.1 This Agreement may not be modified or amended except by the written agreement of the parties.

21.0 COUNTERPART

- 21.1 This Agreement may be executed in counterpart with the same effect as if both parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one

and the same Agreement.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

REGIONAL DISTRICT OF BULKLEY-NECHAKO by its authorized signatories)
)

Mark Parker, Chair)
)

Curtis Helgesen, CAO)
)

LAKES DISTRICT FAIR ASSOCIATION)
by its authorized signatories)
)

President)
)

Treasurer)
)

SCHEDULE "A"

Services

Definitions

1. The following definitions apply in this Schedule "A":
 - a. **"Agreement"** means this Service Agreement;
 - b. **"Hazards"** means anything that presents a risk of personal injury or property damage to users and persons at or within the Premises;
 - c. **"Premises"** means the land and improvements located at the Fall Fair Grounds, 1555 Clearview Drive, Burns Lake;
 - d. **"Term"** means the term of this Agreement as established under section 1.0 of this Agreement.

Description of Services:

1. As a condition of this Agreement, the Lakes District Fair Association shall, to the best possible degree,
 - a. Hold an annual fair held over a period of at least three calendar days (usually Friday, Saturday and Sunday) celebrating agriculture and local heritage
2. The Recipient will render the Services to the RDBN with that degree of care, skill and diligence normally provided by the hosts of similar festivals and fairs elsewhere in British Columbia.
3. The Recipient will ensure that all its employees, licensees, contractors, and volunteers are appropriately trained and familiar with all rules, regulations, and bylaws applicable to the Premises, and are thoroughly familiar with and able to implement all emergency procedures as required under this Agreement. The Recipient will also ensure that its employees, licensees, contractors, and volunteers abide by the terms of this Agreement. The Recipient will ensure that its employees are qualified and, if applicable, have the certifications required by provincial or federal statute. Further, the Recipient will ensure that its licensees and contractors are registered with WorkSafeBC, and hold the required trade certifications for the project for which they are contracted.

Cooperation

1. The Recipient shall, from time to time, communicate with the RDBN and the owners of land adjacent to the Premises with respect to matters of mutual interest or benefit, including:

- a. public access issues;
- b. nuisance and vandalism;
- c. security; and
- d. emergency preparedness.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: John Illes, CFO
Date: July 10, 2025
Subject: **Disposal of Surplus Skid Steers**

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

That the Board approve the disposal of four surplus skid steers from the Environmental Services skid steer fleet.

BACKGROUND

Environmental Services has four surplus skid steers in their current fleet. These assets were declared surplus by the department after the procurement and arrival of two new skid steers earlier this year. Staff are looking for Board approval to dispose of the older units as per our Asset Disposal Policy.

Two (2) Operational Skid Steers – In working condition ready to use
 2019 Bobcat S650 hours: 6146.50
 2017 Bobcat S650 hours: 7340.70

Two (2) Parts Skid Steers – Non-operational units, suitable for parts
 2016 Bobcat S650
 2018 Bobcat S650

The units will be advertised for sale on our website and in the local newspapers within the Regional District.

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: John Illes, CFO
Date: July 10, 2025
Subject: **Updates to the Regional District's Procurement Policy**

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

That the revised Procurement Policy be Approved and that previous versions of the procurement policy be repealed.

BACKGROUND

The Board has reviewed the draft procurement policy on May 22 and requested that a definition section be included with respect to the "Buy Local" program. A definition section has now been added. This was the only change requested between the May 22nd version and the version presented for approval today. Previous in the year, the Board requested that staff bring forward recommendations to the purchasing policy that will encourage the purchase of Canadian goods and services.

ATTACHMENTS:

Proposed Policy – changes highlighted in yellow and new change highlighted in blue
Current Policy
Memo from May 22

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

Board Policy

SUBJECT: Procurement Policy
 CATEGORY: Financial
 LAST REVIEW: **DRAFT (Revision)**

1. PURPOSE

The purpose of this policy is to set out the responsibilities and accountability associated with the effective, efficient, and economical acquisition of goods and services.

2. CONTEXT

Bylaw: The Board has delegated the authority to execute contracts and purchase agreements to staff as outlined in Bylaw No. 1926, being the Regional District of Bulkley-Nechako Delegation of Purchasing Authority Bylaw No. 1926, 2020. This bylaw allows for the establishment of a procurement policy and the formal delegation of authority.

Policy: This Policy sets out the financial controls to be put in place to manage risk and further sets out the roles, responsibilities and accountabilities of the delegations set out in the bylaw. The Board by resolution has adopted this policy and has not delegated its alteration or amendment.

Procedures: This policy enables procedures that are approved jointly by the Chief Administrative Officer and the Chief Financial Officer that describes the steps that must be undertaken by staff to maintain financial control, protect Regional District assets and manage risk.

3. POLICY STATEMENT

It is the policy of the RDBN to acquire goods and services through a public process whenever practical that results in supply arrangements that offer best value with consideration towards total cost, quality, expertise, as well as environmental and social sustainability.

To ensure the need for a clear and transparent separation of political and administrative functions, the Board has established this policy.

4. THE ROLE OF THE BOARD

For greater clarity, all purchases of supplies, goods and services, including items or projects of a capital nature are approved by the Board in the Financial Plan approval process and the adoption of the annual Five-Year Financial Plan.

To remove any potential or perceived appearance of political influence or bias, the Board recognizes the need to be removed from the procurement processes except where the Board is presented with a recommendation to approve a purchase or contract award in accordance with this policy.

When recommending a purchase or contract award, staff shall provide the Board with the ranking of each compliant response, the number of responses received, the value of the award, and a description of the procurement process.

5. EXEMPTIONS

All exemptions that exist in the New West Trade Partnership Agreement, Canadian Free Trade Agreement, The Canada-European Union Comprehensive Economic and Trade Agreement or their successors shall apply to this policy.

6. EMERGENCIES

Any unforeseen circumstance that requires immediate action as designated by an Emergency Operations Centre Director in a *state of local emergency* is not bound by this policy so much as practicable for the protection of life and property.

7. BUY LOCAL PROGRAM

Where procurement is less than \$75,000 for goods or services, or less than \$200,000 for construction, staff are encouraged to select BC-based or local suppliers for such work, always with a view to obtain "best value" on purchases for the RDBN.

Staff may include up to 20% of the total points awarded for an RFP or similar

process for the provision of local employment, for local service (in the case of machinery or vehicles), security of confidentiality, business continuity, confidence in continued pricing (for items that may be continuously sourced), and for the sourcing of local products.

8. FINANCIAL CONTROL MEASURES

A. RECEIVING OF GOODS AND SERVICES

- a. A Regional District employee shall confirm the quality, quantity and receipt of all goods and services.
- b. This employee shall confirm that the goods and services received are those that have been ordered.

B. AUTHORIZING THE PAYMENT FOR GOODS AND SERVICES

- a. A Regional District employee shall authorize the payment of goods and services before payment is made.
- b. The employee to authorize payment must not be the same employee that receives the goods or services as in Section 7. a above.
- c. The employee to authorize payment must have a sufficient commitment authority threshold as listed in Section 8 below.

~~C. REQUISITIONS AND PURCHASE ORDERS REQUIRED~~

- ~~a. A procedure will be developed to detail the utilization of requisitions and purchase orders.~~
- ~~b. Purchase orders must be utilized for all purchases above \$10,000.~~
- ~~c. For this section a purchase is considered the sum of the cost of one or more like items to be purchased, or the cost of the sum of all supplies, services, or goods for an identified project.~~
- ~~d. Purchase orders must be approved by an employee with the appropriate authority threshold before an employee enters into an agreement to purchase a good or service.~~

9. COMMITMENT AUTHORITY THRESHOLDS

- a. In this section an officer of the Regional District refers to an officer appointed by the Board under Section 233 of the **Local Government Act**.
- b. All Regional District employees - \$250
- c. All Regional District employees with prior permission from an

- officer for specific purchases - \$2,500
- d. Notwithstanding (b) and (c) above, any officer has an authority threshold of \$50,000.
 - e. Notwithstanding (b) to (d) above, the Chief Administrative Officer has an authority threshold of \$100,000.
 - f. Notwithstanding (b) to (e) above, any two Officers may authorize payroll; any payment or portion of a payment on a contract or project that was previously approved by the Board; and any payment or portion of a payment for an agreement for the purchase of goods and/or services previously approved by the Board.
 - g. All commitments that exceed \$100,000 not listed in (f) above shall be approved by the Board

10. SUBDELEGATION OF AUTHORITY

- a. Only the Chief Administrative Officer may subdelegate their threshold of authority. The delegation must be in writing by name and to the maximum of:
 - i. \$50,000 to any senior manager,
 - ii. \$25,000 to any manager,
 - iii. \$10,000 to any supervisor, or
 - iv. \$2,500 to any employee.

11. BOARD REVIEW

- a. The Chair, Vice Chair, or an appointed cheque signer shall review all payments made by Regional District staff and indicate the review by signing Regional District cheques, signing printed copies of electronic fund transfer batches, and/or printed copies of cheque and payment summaries.

12. PROCUREMENT THRESHOLDS AND METHODS

- a. Categories of Procurement:
 - i. For all goods ~~under \$5,000~~ and services under \$10,000 no formal public competitive process is required.
 - ii. For goods ~~from \$5,000 to \$25,000~~ or services from \$10,000 to \$25,000 three quotes or estimates (including those from online published sources) are required.
 - iii. For purchases from \$25,000 to \$75,000 three formal written quotes are required.

- iv. For all purchases over \$75,000 a full public competitive process is required.
- b. Notwithstanding (a) above, with the approval of the Chief Administrative Officer, a direct award for procurement is an option for:
 - i. All goods and services less than \$25,000
 - ii. All professional services less than \$50,000
 - iii. All construction contracts less than \$75,000

If the purposes is to support the local economy, decrease pollution or carbon emissions, is required for the sake of expediency, or other factor determined by the Chief Administrative Officer.

For clarity, the purchase of construction supplies is considered a general good, the hiring of construction equipment (and operator) is considered a general service.

13. Definitions

- A. A *Canadian Supplier* is defined as a supplier, manufacturer, or distributor that conducts its activities on a permanent basis in Canada. The business either has its headquarters or principal place of business in Canada, has at least 70% of its employees in Canada, or is a Canadian Business Subsidiary.
- B. A *Canadian good* is defined as a product that, if exported outside of Canada, qualifies as a good of Canada according to the appropriate rules of origin.
- C. A *Canadian service* is a service provided by a natural person based in Canada. If a single service is provided by multiple natural persons, it will be considered Canadian if at least 70% of the total tender price is contributed by individuals based in Canada. Similarly, if a requirement consists of multiple services and is certified on an aggregate basis, it will be considered Canadian if 70% of the total tender price comes from natural persons based in Canada.
- D. A *Local supplier, good, or service* is a *Canadian Supplier, good, or service* that generally operates or is produced within the Regional District of Bulkley-Nechako
- E. A *BC supplier, good, or service* is a *Canadian Supplier, good, or service* that generally operates or is produced within the Province of British Columbia.



Regional District of Bulkley-Nechako Board Policy

SUBJECT: Procurement Policy
 CATEGORY: Financial Services
 LAST REVIEW: January 26, 2023

1. PURPOSE

The purpose of this policy is to set out the responsibilities and accountability associated with the effective, efficient, and economical acquisition of goods and services.

2. CONTEXT

Bylaw: The Board has delegated the authority to execute contracts and purchase agreements to staff as outlined in Bylaw No. 1926, being the Regional District of Bulkley-Nechako Delegation of Purchasing Authority Bylaw No. 1926, 2020. This bylaw allows for the establishment of a procurement policy and the formal delegation of authority.

Policy: This Policy sets out the financial controls to be put in place to manage risk and further sets out the roles, responsibilities and accountabilities of the delegations set out in the bylaw. The Board by resolution has adopted this policy and has not delegated its alteration or amendment.

Procedures: This policy enables procedures that are approved jointly by the Chief Administrative Officer and the Chief Financial Officer that describes the steps that must be undertaken by staff to maintain financial control, protect Regional District assets and manage risk.

3. POLICY STATEMENT

It is the policy of the RDBN to acquire goods and services through a public process whenever practical that results in supply arrangements that offer best value with consideration towards total cost, quality, expertise, as well as environmental and social sustainability.

To ensure the need for a clear and transparent separation of political and administrative functions, the Board has established this policy.

4. THE ROLE OF THE BOARD

For greater clarity, all purchases of supplies, goods and services including items or projects of a capital nature are approved by the Board in the Financial Plan approval process and the adoption of the annual Five-Year Financial Plan.

To remove any potential or perceived appearance of political influence or bias, the Board recognizes the need to be removed from the procurement processes except where the Board is presented with a recommendation to approve a purchase or contract award in accordance with this policy.

When recommending a purchase or contract award, staff shall provide the Board with the ranking of each compliant response, the number of responses received, the value of the award, and a description of the procurement process.

5. EXEMPTIONS

All exemptions that exist in the New West Trade Partnership Agreement, Canadian Free Trade Agreement, The Canada-European Union Comprehensive Economic and Trade Agreement or their successors shall apply to this policy.

6. EMERGENCIES

Any unforeseen circumstance that requires immediate action as designated by an Emergency Operations Centre Director in a *state of local emergency* is not bound by this policy so much as practicable for the protection of life and property.

7. FINANCIAL CONTROL MEASURES

A. RECEIVING OF GOODS AND SERVICES

- a. A Regional District employee shall confirm the quality, quantity and receipt of all goods and services.
- b. This employee shall confirm that the goods and services received are those that have been ordered.

B. AUTHORIZING THE PAYMENT FOR GOODS AND SERVICES

- a. A Regional District employee shall authorize the payment of goods and services before payment is made.
- b. The employee to authorize payment must not be the same employee that receives the goods or services as in Section 7. a above.
- c. The employee to authorize payment must have a sufficient commitment authority threshold as listed in Section 8 below.

C. REQUISITIONS AND PURCHASE ORDERS REQUIRED

- a. A procedure will be developed to detail the utilization of requisitions and purchase orders.
- b. Purchase orders must be utilized for all purchases above \$10,000.
- c. For this section a purchase is considered the sum of the cost of one or more like items to be purchased, or the cost of the sum of all supplies, services, or goods for an identified project.
- d. Purchase orders must be approved by an employee with the appropriate authority threshold before an employee enters into an agreement to purchase a good or service.

8. COMMITMENT AUTHORITY THRESHOLDS

- a. In this section an officer of the Regional District refers to an officer appointed by the Board under Section 233 of the **Local Government Act**.
- b. All Regional District employees - \$250
- c. All Regional District employees with prior permission from an officer for specific purchases - \$2,500
- d. Notwithstanding (b) and (c) above, any officer has an authority threshold of \$50,000.
- e. Notwithstanding (b) to (d) above, the Chief Administrative Officer has an authority threshold of \$100,000.
- f. Notwithstanding (b) to (e) above, any two Officers may authorize payroll; any payment or portion of a payment on a contract or project that was previously approved by the Board; and any payment or portion of a payment for an agreement for the purchase of goods and/or services previously approved by the Board.
- g. All commitments that exceed \$100,000 not listed in (f) above shall be approved by the Board

9. SUBDELEGATION OF AUTHORITY

- a. Only the Chief Administrative Officer may subdelegate their threshold of authority. The delegation must be in writing by name and to the maximum of:
 - i. \$50,000 to any senior manager,
 - ii. \$25,000 to any manager,
 - iii. \$10,000 to any supervisor, or
 - iv. \$2,500 to any employee.

10. BOARD REVIEW

- a. The Chair, Vice Chair, or an appointed cheque signer shall review all payments made by Regional District staff and indicate the review by signing Regional District cheques, signing printed copies of electronic fund transfer batches, and/or printed copies of cheque and payment summaries.

11. PROCUREMENT THRESHOLDS AND METHODS

- a. A procedure will be developed to determine the most appropriate procurement methods.
 - i. For all goods under \$5,000 and services under \$10,000 no formal public competitive process is required.
 - ii. For goods from \$5,000 to \$25,000 or services from \$10,000 to \$25,000 three quotes or estimates (including those from online published sources) are required.
 - iii. For purchases from \$25,000 to \$75,000 three formal written quotes are required.
 - iv. For all purchases over \$75,000 a full public competitive process is required.

- b. Notwithstanding (a) above, with the approval of the Chief Administrative Officer, a direct award for procurement is an option for:
 - i. All goods and services less than \$25,000
 - ii. All professional services less than \$50,000
 - iii. All construction contracts less than \$75,000If the purposes is to support the local economy, decrease pollution or carbon emissions, is required for the sake of expediency, or other factor determined by the Chief Administrative Officer.

- c. For clarity, the purchase of construction supplies is considered a general good, the hiring of construction equipment (and operator) is considered a general service.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: John Illes, Chief Financial Officer
Chesley Fields, Asset Management and Procurement Clerk

Date: May 22, 2025

Subject: **Purchasing Policy Revision**

RECOMMENDATION: (all/directors/majority)

Discussion.

BACKGROUND:

The Board has requested that staff bring forward recommendations to the purchasing policy that will encourage the purchase of Canadian goods and services.

Local Governments in BC have considerable procurement flexibility as long as the cost of items (construction or service contract) are below the thresholds of federally recognized trade agreements. For example, under the most restrictive agreement, the **New West Partnership Trade Agreement**, local governments have full discretion for procurement of all those goods and services with a total cost less than \$75,000 and all construction costs less than \$200,000. However, this flexibility must be balanced with obtaining the best value for money for taxpayers.

Under the current **Canada-United States-Mexico Free Trade Agreement**, the local government can restrict Goods and Service less than \$237,700 to Canadian Companies. Similarly, local governments can restrict construction contracts to those with a value less than \$8.8 million to Canadian Companies.

It is important to note that the costs of goods (or services) include any shipping, import taxes, non-recoverable taxes, and tariffs that may be included in the delivery of the goods to the Regional District.

CANADIAN GOODS AND SERVICE

Defining exactly what is a Canadian good or service can be difficult. Staff are proposing that in this context the definition of Canadian is:

A Canadian Supplier is defined as a supplier, manufacturer, or distributor that conducts its activities on a permanent basis in Canada. The business either has its headquarters or principal place of business in Canada, has at least 70% of its employees in Canada, or is a Canadian Business Subsidiary.

A Canadian good is defined as a product that, if exported outside of Canada, qualifies as a good of Canada according to the appropriate rules of origin.

A Canadian service is a service provided by a natural person based in Canada. If a single service is provided by multiple natural persons, it will be considered Canadian if at least 70% of the total tender price is contributed by individuals based in Canada. Similarly, if a requirement consists of multiple services and is certified on an aggregate basis, it will be considered Canadian if 70% of the total tender price comes from natural persons based in Canada.

These definitions are listed in the **Canadian Free Trade Agreement** (that governs inter-provincial trade).

In addition to the above definition, staff are proposing that a Canadian good is a good created predominately in Canada but may have some of its components imported from another country. Where this is the case, the majority of components by value, must be produced in Canada.

This additional definition attempts to remove those goods that may be “drop shipped” and then relabelled, or that are imported into Canada and then slightly altered (such as logos being printed onto imported T-shirts) being classified as Canadian goods.

GENERAL UPDATES TO THE POLICY

The sections dealing with requisitions and purchase orders are proposed to be removed. As part of the procurement process for the Regional District standardized contracts are being utilized in place of purchase orders.

The procurement limit for goods before a formal public competitive process is required is being proposed to be increased to \$10,000. Staff will still be expected to fully research all purchases to get the best price and value. Obtaining formal standardized quotes for items (or multiple items with a total value) between \$5,000 and \$10,000 is becoming more difficult; however, it is now much easier to obtain prices for goods and services in this range through online sources. This change will mean that both goods and services have a threshold value of \$10,000.

ATTACHMENTS:

Proposed Policy – changes highlighted in yellow

Current Policy

UBCM – Advice to Municipalities



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Blackwell, Regional Fire Chief
Date: July 10, 2025
Subject: **Fire Engine Purchase**

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

That the Board approve the purchase of two stock fire engines from Fort Garry Trucks for delivery to Cluculz Lake and Topley Volunteer Fire Departments at a base purchase price of \$594,900 each (plus additional taxes) plus optional features that will not exceed the total budget of \$650,000 for each unit.

BACKGROUND

The Regional District issued a Request for Proposal on June 2, 2025, for two new fire engines; one for Topley Volunteer Fire Department and one for Cluculz Lake Volunteer. These will be purchased to replace the aging apparatus at each department.

The replacement of Topley's apparatus was slated for 2027, and 2029 for Cluculz Lake but due to the rising costs of fire fighting equipment and the potential for even higher prices due to the current tariffs, it was decided to make the purchases now. Both apparatuses will be purchased through RBA funding.

At the May 22, 2025 meeting, the Board passed a resolution giving direction for staff to move forward with a request for proposal for 2 firetrucks with an estimated cost of \$650,000 each (See attached Board report). The closing date for the RFP was June 30, 2025.

There were 3 submissions through BC Bid. The vendors were Fort Garry Fire Trucks, Commercial Emergency Equipment, and Rocky Mountain Phoenix. Staff have reviewed the submissions, and the weighted breakdown of the specifications is in the table below.

Quotation Evaluation Criteria	Maximum Points	Commercial Emergency Equipment	Rocky Mountain Phoenix	Fort Garry Fire Trucks
Cost		\$729,944	\$662,169	\$594,900
Tax (PST)		\$51,096	\$46,351	\$41,643
Specifications	30	30.00	30.00	30.00
Delivery Date	25	23.80	22.50	25.00
Quote Quality	5	5.00	1.30	5.00
Price	40	32.60	36.20	40.00
Total Points	100	91.40	90.00	100.00

Table 1.0 Scoring Grid

Fort Garry Fire Trucks will have four trucks available for purchase from July to December 2025 on a first come first served basis. Commercial Emergency Equipment will have two trucks available for purchase in October 2025 on a first come first served basis and Rocky Mountain Phoenix has an 18 month build time.

Some optional features were submitted by the vendors for staff to consider. Staff will ensure any options considered will not increase the purchase over the allotted budget of \$650,000 including PST.

Staff recommend to the Board to purchase both trucks from Fort Garry Fire Trucks based off the scoring of all the RFPs submitted. Anticipated delivery is Fall 2025.

ATTACHMENTS:

May 22, 2025 – Posting of two Fire Truck RFP's Board Report

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: John Illes, Chief Financial Officer
Chelsey Fields, Asset Management and Procurement Clerk
Jason Blackwell, Regional Fire Chief

Date: May 22, 2025

Subject: **Posting of two Fire Truck RFP's**

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

That the Regional District move forward with posting a Request for Proposal for two firetrucks (one for Cluculz Lake and one for Topley Regional Fire Departments).

BACKGROUND:

Currently the approved five-year financial plan has the purchase of a fire truck for Topley Fire Department in 2027 and for Cluculz Lake Fire Department in 2028. The funding for these two fire trucks is currently proposed to be from the Northwest Revenue Sharing Agreement (RBA). Staff are seeking approval to post an RFP for these two fire apparatuses.

In order to lock in a purchase price before tariffs may take effect and to guarantee delivery on or before these years, it is prudent to move forward with earlier procurement. An initial estimate of cost including unrecoverable taxes is \$650,000 each which is approximately \$100,000 less than the \$750,000 amount which is the current budget in 2027 and 2028.

The current fleet for both Topley and Cluculz Lake are as follows:

Topley	Cluculz Lake
2006 International Fire Engine	1997 Freightliner Fire Engine
1986 Ford Fire Engine	2025 Water Tender (June 2025 delivery)
2007 International Water Tender	

Discussion has taken place with the two fire departments about the appropriate design of the fire trucks. They will be a standard four door, five seat chassis with a rated pump with foam capabilities and a water tank with a minimum capacity of 800 imperial gallons.

If the recommendation is approved, staff will bring back a memo with a purchase recommendation summarizing the results from the RFP process. Depending upon delivery dates, a budget amendment may be required.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Nellie Davis, Manager of Strategic Initiatives and Rural Services
Date: July 10, 2025
Subject: **FCM Report 'The Future of Rural Canada'**

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

Receive.

BACKGROUND

In May 2025, the Federation of Canadian Municipalities launched The Future of Rural Canada report. The report includes five priority topics: Digital connectivity, Infrastructure and transportation, Housing and homelessness, Community safety, Climate change adaptation and mitigation.

Each priority section includes sections on Context, State of Affairs, and Summary and Recommendations.

[The Future of Rural Report can be read online here.](#)

STRATEGIC PLAN ALIGNMENT:

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



June 25, 2025

Mark Parker, Chair
 Regional District of Bulkley-Nechako
 37 Third Avenue
 PO Box 820
 Burns Lake, BC
 V0J 1E0

Dear Chair Parker,

In follow-up to Minister Farnworth's letter on February 14th, 2025, I am writing to you today to share details on our forthcoming project at the intersection of Highway 16 and Highway 27.

This summer, the Ministry will begin work on an intersection improvement project that will see the intersection of Highway 16 and Highway 27 become fully signalized. In addition to the implementation of signalization, the project will implement a speed reduction approaching the intersection and improve commercial vehicle turning movements at both the intersection and the inspection station.

Work will commence in July with relocation, fencing and preparation work with final paving and electrical work being completed in the following summer. During stages of construction on or adjacent to the highway, traffic will be reduced to single lane alternating and remain fully open during the long weekends, Sundays and shut down season.

If you have any specific questions regarding the signalization project, please don't hesitate to contact me at shaun.holahan@gov.bc.ca or 250-565-4410. Should any concerns arise during construction, please contact our Project Manager, Dave Shibata at DShibata@binnie.com or 250-819-5750.

Thank you again for taking the time to write to the Ministry of Transportation & Transit.

Regards,

Shaun Holahan

Shaun Holahan

District Manager

Ministry of Transportation & Infrastructure – Fort George District

CC:

Dave Shibata, Senior Project Manager, Binnie

Cailey Donohoe, A/Manager of Rehabilitation & Maintenance, MOTT

Grant Erickson, District Operations Manager, Fort George District, MOTT



June 23, 2025

Chair Mark Parker
Regional District of Bulkley-Nechako
Box 820
Burns Lake, BC V0J 1E0

RECEIVED

JUN 30 2025

**REGIONAL DISTRICT OF
BULKLEY-NECHAKO**

Dear Chair Parker:

Re: 2025 NCLGA Resolution(s)

UBCM is in receipt of the attached resolution(s) endorsed by your Board. Your resolution(s) received endorsement at the 2025 NCLGA Spring Convention, either by the membership, or if referred to the NCLGA Executive for their consideration.

As such, the resolution(s) will be included in UBCM Resolutions Book for the 2025 UBCM Convention in September.

Please contact Jamee Justason, Resolutions and Policy Analyst, if you have any questions about this process, email: jjustason@ubcm.ca.

Sincerely,

A handwritten signature in black ink that reads "Mandewo". The signature is written in a cursive style with a horizontal line through the middle of the letters.

Councillor Trish Mandewo
UBCM President

Enclosure

Essential Service Levels of Inland Ferries**Bulkley-Nechako RD**

Whereas inland ferries provide historically critical infrastructure to the communities served, equivalent to roads, highways and bridges;

And whereas inland ferry services are essential services whose costs are funded by a portion of the taxes on sales of gasoline and diesel:

Therefore be it resolved that UBCM advocate to the provincial government that all inland ferries are entitled to the same legal status as roads, highways and bridges, that all remain toll-free, and that the regular schedule of each inland ferry (whether on-demand or set schedule) be deemed the minimum necessary to protect the health, safety and welfare of the communities served.

Convention Decision:

Biodiverse Climate Resilient Ecosystems**Bulkley-Nechako RD,
Fraser-Fort George RD**

Whereas community based ecological knowledge, combined with scientific data and understanding is the best way to plan for climate adaptation;

And whereas future forest and water management must protect and restore ecosystem services to ensure a resilient and biodiverse landscape:

Therefore be it that UBCM request that the provincial government establish and empower collaborative landscape level planning tables with the goal to restore biodiverse climate resilient ecosystems.

Convention Decision:

Natural Resource Royalty Sharing with Watershed Associations**Bulkley-Nechako RD,
Fraser-Fort George RD**

Whereas recent legislation supporting watershed governance, and the 2024 NDP-Green Party Accord recognize the importance of local knowledge around water management;

And whereas well established multi-interest watershed health organizations are working throughout BC to restore watershed ecosystems from past excessive resource exploitation, and future proof them to adapt to climate impacts:

Therefore be it resolved that UBCM request the provincial government share a portion of natural resource royalty income to provide financial support to local watershed governance organizations.

Convention Decision:

Twinning of Highway 16**Fort St. James, Bulkley-
Nechako RD**

Whereas Highway 16 serves as a critical transportation corridor for Northern British Columbia, facilitating the movement of goods, services, and residents across the region;

And whereas traffic volumes on Highway 16 have significantly increased due to the expansion of the Port of Prince Rupert, major infrastructure projects such as LNG and transmission line construction, and increased industrial and commercial activities;

And whereas the existing highway infrastructure presents safety concerns, particularly in areas of high traffic congestion and adverse weather conditions, leading to increased risks for motorists, with limited opportunities for safe passing along significant stretches of the highway, further exacerbating traffic congestion and safety risks:

Therefore be it resolved that UBCM urge the provincial government to undertake a feasibility study and develop a long-term plan for the twinning of Highway 16 to enhance safety, improve transportation efficiency, and support tourism and economic growth in the region.

Convention Decision: