



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

ELECTORAL AREA PLANNING

Bylaw for First, Second, and Third Reading

Public Comments - Rezoning Application RZ A-01-25 -Electoral Area A (Smithers/Telkwa Rural) - Board Agenda Pages 35-46 **Page 3**

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Public Comments - Rezoning Application RZ A-01-25 - Electoral Area A (Smithers/Telkwa Rural) - Board Agenda Pages 35-46 **Page 5**

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Bylaw for Third Reading

Public Hearing Report - Rezoning Application RZ F-02-25 - Electoral Area F (Vanderhoof Rural) - Board Agenda Pages 47-87 **Page 6**

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DEVELOPMENT SERVICES

Telecommunications Referral

Public Comment - Palling Resident - BC Hydro Telecommunications Towers - Board Agenda Pages 229-250 **Page 8**

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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

From: Sean & Kristy [REDACTED] >
Sent: July 7, 2025 9:51 AM
To: RDBN Planning <planning@rdbn.bc.ca>
Subject: RDBN File No. RZ A-01-25

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To whom it may concern,

This letter is in response to the correspondence received concerning the rezoning of our neighbors adjacent property.

We are the residents of Lot 8 in the Mountain Gateway Estate Strata and are proxy for the property owners, Karin & Rodney Bachman.

The rezoning and development on the adjacent property was of a surprise and is of concern. We would be directly impacted by any building, increased residency, increased traffic, and expanded agricultural use. The impacts would not only be on us directly but to the strata as a whole.

We purchased and built our home in the strata community because of the added space, privacy, quiet, nature and serenity of "rural" living. This was the promise made by our neighbor, and developer of the Mountain Gateway Estates Strata Community, that is now looking to rezone. When we built the lots were heavily treed and our neighbors were largely blocked from view and we were living in a lovely forest environment. This is no longer the case as we have a direct view of Lot 7 after our neighbor cleared the land for the horses to roam on.

Some points of concern:

What exactly are the home and agricultural plans for the property?

Where on the property will the development be in relation to Lot 8?

What impacts will there be on ours, and other strata residents, with regards to traffic, noise pollution, light pollution, loss of views, unwanted views, agricultural odours, waste, and all that comes with this type of use/industry? As a note, we are both highly allergic to horses and grasses...increase in exposure to either of these would be detrimental to our well being and health.

Part of the strata development was our neighbors' future access to strata owned and maintained utilities...this doesn't, in our view, extend to addition of another residence and commercial/agricultural use.

As neighbors, and having been the developer of the strata community, the request to rezone the adjacent property shouldn't have been a surprise to the strata and its residents.

We are all in favour of autonomy in use of one's private space....and the full enjoyment of one's home....unless it impedes or negatively impacts others.

Sincerely,

Sean Jang & Kristy Bachman



8-3000 Dahlie Road

Brant & Tenley Dahlie

2535 Dahlie Road Smithers BC V0J 2N4



July 8, 2025

To: Regional District of Bulkley Nechako

Planning Department

Re: proposed Bylaw Amendment - RDBN file # RZA-01-25

We are direct neighbours to the property requesting this change to zoning to allow a second residence to be built.

We have no problem with the addition of one more family in the area - this is adjacent to the strata known as "Gateway Estates" where already 9 new lots were developed over the past decade. One more residence will hardly make a difference, now that the density has increased so dramatically.

The one issue we do have with the lot in question is that their water currently is supplied by a spring that is on our property, the same spring that we use.

This facility was originally installed back in the fifties as the Dahlie family occupied both our property and the one that now encompasses the strata plus the Bradley lot. At that time it made sense to access the existing spring that had proved flow since the early 'thirties for the original Dahlie homestead, which we now occupy.

Our concern has been growing recently regarding the security of that supply. Our own cement reservoir is separate from the one for the Bradley home. There is a basic culvert with a wooden top sunk in below the spring, with an old pipe buried all the way to the Bradley residence. The current condition inside the culvert is that it is overgrown, and we envision that it may soon be choked out completely. When their system fails and requires an upgrade, we are NOT willing to have things dug up, disturbed and replaced on our property.

The subject property has access to water - in fact Dahlie Creek runs right through, and the alluvial fan they sit on has plenty of underground water flow. There should be no problem for them to establish a water supply on their own property; and we request that this be included as a requirement for the re-zoning to be approved.

Regards,



Brant & Tenley Dahlie

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 2077**

Report of the Public Hearing held at 7:00 pm, Thursday, July 3, 2025 by Zoom video/conference call regarding "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2077, 2025".

ATTENDANCE:

Members of the Public:

None

Public Hearing Chair:

Shirley Moon, Director, Electoral Area F (Vanderhoof Rural)

RDBN Staff:

Cameron Kral, Planner (Recording Secretary)

Chloe Taylor, Planning Summer Student

Other:

Alex Kulchar, Alternate Director, Electoral Area F (Vanderhoof Rural)

CORRESPONDENCE: No written submissions to this Public Hearing were received.

CALL TO ORDER: The meeting was called to order by Chair Moon at 7:01 pm.

BUSINESS:

Cameron Kral	Provided an overview of Bylaw No. 2077 and the Public Hearing process. Cameron Kral stated that the Public Hearing package is available on the Regional District's website and the chat section in Zoom.
Chair Moon	Asked if there were any comments on Bylaw No. 2077 a first time. No response received.
Chair Moon	Asked if there were any comments on Bylaw No. 2077 a second time. No response received.
Chair Moon	Asked for any comments on Bylaw No. 2077 a third and final time. No response received.
Chair Moon	Adjourned the Public Hearing at 7:17 pm.



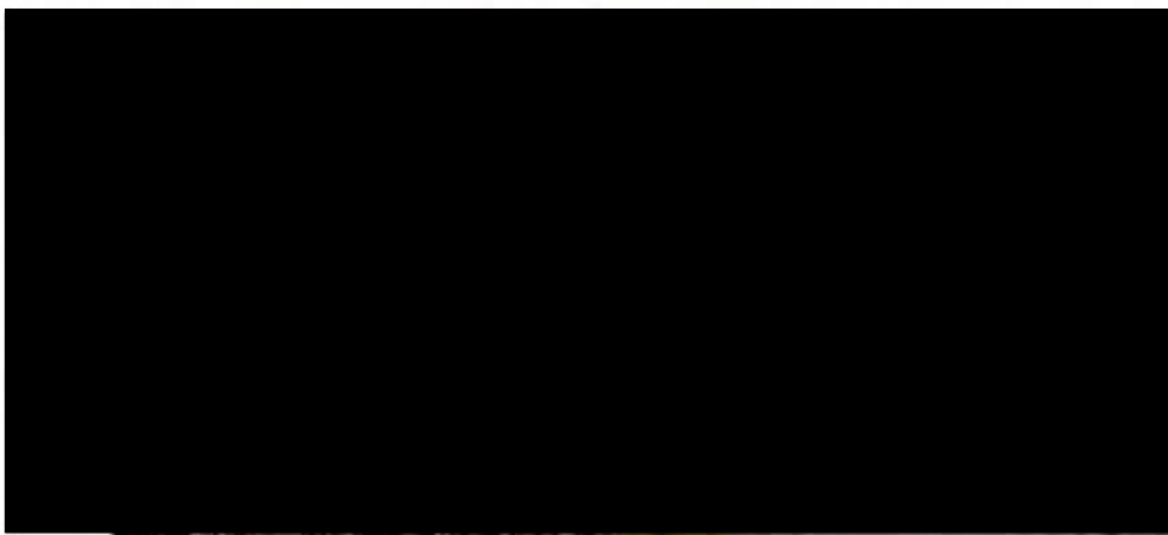
Shirley Moon, Chairperson



Cameron Kral, Recording Secretary

To Debra Lamash:

I have reviewed the package sent to me by BC Hydro regarding the installation of a telecommunications tower at the Palling Capacitor station located approximately one kilometre northeast of Highway 16 on Palling Road East. I have had the opportunity to discuss the upcoming tower installation with BC Hydro and I have no concerns about this installation.



Chris Paulson

09 JUL 2025
Date