



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA
Thursday, August 14, 2025**

ELECTORAL AREA PLANNING

**Report of the Public Hearing for Bylaw No. 2075 - Electoral Area G
(Houston/Granisle Rural) (Board agenda - page 108)**

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DEVELOPMENT SERVICES

**Jason Llewellyn, Director of Planning and Development - Non-
Adhering Residential Use Application No. 1282 - Electoral Area A
(Smithers/Telkwa Rural)**

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Recommendation

ADMINISTRATION REPORTS

**Nellie Davis, Manager of Strategic Initiatives and Rural Services -
Letter of Support – Village of Granisle's Climate Adaptation Risk
Joint Planning Initiative Application to FCM**

Recommendation

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ADJOURNMENT

REGIONAL DISTRICT OF BULKLEY-NECHAKO
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 2075

Report of the Public Hearing held at 7:00 pm, Tuesday, July 29, 2025 by Zoom video/conference call regarding "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2075, 2025".

ATTENDANCE:

Members of the Public:

Glenn Kelly, President, Topley Volunteer Fire Protection Society (applicant), 21628 Topley Post Office Road

RDBN Directors:

Chris Newell, Public Hearing Chair, Director, Electoral Area G (Houston/Granisle Rural)

Linda McGuire, Director, Village of Granisle

RDBN Staff:

Danielle Patterson, Senior Planner

Chloe Taylor, Planning Summer Student (Co-op) (Recording Secretary)

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

CALL TO ORDER: The meeting was called to order by Chair Newell at 7:00 pm.

BUSINESS:

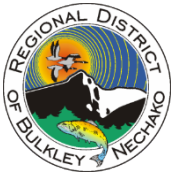
Chair Newell	Provided an overview of Bylaw No. 2075 and the Public Hearing process. Chair Newell stated that the Public Hearing package is available on the Regional District's website and the chat section in Zoom.
Chair Newell	Asked the applicant, Glenn Kelly, if they would like to speak.
Glen Kelly	Introduced themselves as the Assistant Chief and President of the Topley Fire Protection Society. G. Kelly gave a background on the Society and the history of application.
Chair Newell	Asked Linda McGuire if they would like to speak.
Linda McGuire	Stated that the Village of Granisle has no objections and is very supportive of the application.
Chair Newell	Asked Glenn Kelly if they would like to speak again.
Glen Kelly	Stated the application is to the benefit of the entire community as the Topley Fire Department has outgrown its current location. G. Kelly stated this firehall benefits Granisle too.

Chair Newell	Asked if there were any comments on Bylaw No. 2075 a first time. No response received.
Chair Newell	Asked if there were any comments on Bylaw No. 2075 a second time. No response received.
Chair Newell	Asked for any comments on Bylaw No. 2075 a third and final time. No response received.
Chair Newell	Adjourned the Public Hearing at 7:07 pm.

Chris Newell, Chairperson



Chloe Taylor, Recording Secretary



Regional District of Bulkley-Nechako Board of Directors Supplementary

To: Chair and Board
From: Jason Llewellyn, Director of Planning and Development
Date: August 14, 2025
Subject: **Non-Adhering Residential Use Application No. 1282 - Electoral Area A (Smithers/Telkwa Rural)**

RECOMMENDATION: (all/directors/majority)

That the Board authorize the submission of Agricultural Land Reserve Non-Adhering Residential Use Application No. 1282 to the Agricultural Land Commission.

DISCUSSION

Little Valley Farms is a large farming operation (alfalfa, oats, cattle) on multiple parcels. The farm homeplace is located at 6195 Highway 16 West. This property contained 3 dwellings which were previously built with RDBN and ALC approval. One of the dwellings burnt down earlier this year and the property owner wants to rebuild a 185 m² (1990 ft²) dwelling in the same location. The new dwelling will have a smaller footprint than the building it replaces. Staff confirmed with the ALC that the replacement dwelling cannot be constructed without ALC approval.

The applicant states that the new dwelling is required for farming, and that it is important that the house be rebuilt this year. Therefore, the applicant has requested that the ALC approval process be completed as soon as possible. The ALC has indicated that, given the situation, the ALC's Chief Executive Officer (CEO) may consider approving this application using the authority granted under section 27 of the *Agricultural Land Commission Act*.

To facilitate the CEO's consideration of the application staff are recommending that the application be forwarded to the ALC without RDBN review or recommendation. The ALC application and ALC resolution regarding CEO delegated authority are attached.

ATTACHMENTS:

ALC Application

ALC Resolution #1184N/2025

STRATEGIC PLAN ALIGNMENT:

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



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 105363
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Name: Fawcett et al.
Local/First Nation Government: Regional District of Bulkley-Nechako

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description THE NORTH 1/2 OF SECTION 2 TOWNSHIP 12 RANGE 5 COAST DISTRICT EXCEPT:
PLAN BCP41309
Approx. Map Area 124.6ha
PID 009-875-140
Purchase Date Jan 1, 1946
Farm Classification Yes
Civic Address 6195 Highway 16 west
Certificate Of Title Homeplace State of Title Certificate.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
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[REDACTED]				
[REDACTED]				



2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

Little Valley Farms owns just over 6300 acres and rents just over 3000 acres. I have attached a list of land descriptions and PID numbers in attachments. Little Valley Farms is a multi-generational family operation that currently has the second, third and four generation farming together. The farm has a 600 head cow herd, we sell a large volume of large square bales and background about 450 head of calves each year.

3. Primary Contact

Type

Third-Party Agent

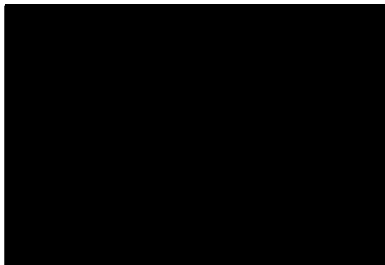
First Name

Last Name

Organization (If Applicable)

Phone

Email



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

I have attached a list of the farm parcels. Alfalfa hay is grown on dry land as well as 950 acres is Irrigated Hay land . We grow about 500 acres of oats a

parcel(s).	year that we bale as green feed. We have a cow herd of 600 head. We sell 150-200 head of calves in the fall and background the rest to be sold in the spring.
Describe all agricultural improvements made to the parcel(s).	3000 acres is in productive hay production. 950 acres under pivot irrigation (system developed 2024). Pastures are developed with fencing for rotational grazing. 1500 head feedlot facility is also a part of the operation. Currently feedlot is just being used to background our own calves but could at any time return to operation.
Describe all other uses that currently take place on the parcel(s).	Agriculture.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Hay Production and Pasture
East	Agricultural / Farm	Hay production and Pasture
South	Agricultural / Farm	Hay production and pasture
West	Agricultural / Farm	Hay production and pasture

6. Proposal

Is your proposal for a principal residence with a total floor area greater than 500 m²?	No
Is your proposal to retain an existing residence while building a new residence?	No
Is your proposal for an additional residence?	Yes
Is your proposal for temporary foreign worker housing?	No
Do you need to import any fill to	No

construct or conduct the proposed non-adhering residential use?

What is the purpose of the proposal?

To replace my daughter Denise and her husband Wayne's house. They had a house fire on Feb 1st destroying their home. They built their original house and moved in 2007. Both them and their children actively farm with us. The original house was approved by RDBN and ALC. The new house will be built in the exact same location. The new house will have a smaller footprint than the original house. Currently on the property is Kenneth and Carolyn house, Darlene and Phil (also Kenneth and Carolyn Daughter) have a mobile home. This proposal is to replace Denise's house that was destroyed by fire.

Is your proposal necessary for farm use? If so, please explain.

This residence is necessary to continue the family farm. Kenneth and Carolyn Fawcett are both 79 years old. They do currently still actively farm but in order to keep an operation this size going the involvement of the children and grandchildren is needed. The Homeplace which is the term we use to describe this piece of property was where Kenneth Fawcett was born and raised. This piece of property has been passed from one generation to another and the family is working together to ensure the farm continues for generations to come. The homeplace is where we calve the cows and is central to all farm activities. The majority of the farming, haying and looking after the cattle is all done by family. Denise works full time on the farm and has from a very young girl. The houses are strategic located to care for the livestock and also limit the amount of acres used for residential purposes to maximize the farmland potential.

Will the proposed residence(s) be clustered with existing residential structures? Please explain.

Yes the houses, barn, cattle facilities are clustered. The purpose of this is to minimize the amount of land that is used for residential purposes and maximize farm use of property.

Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain.

The house is within 60 m setback to Highway 16 west.

Where on the parcel will the proposal be situated and is there an agricultural rationale for the

The house will be rebuilt in the exact same location. It is strategic located within in the home yard that was established 79 years ago. The family has been farming for three generations in this location. The fourth generation is now becoming active in the farming activities. Continuation of the family

proposed location?	farm is paramount to us.	
Describe any infrastructure required to support the proposed residence(s) and the approximate area (m²) required for that infrastructure	The driveway and yard will stay the same as the original house that was burned. The septic field will stay in the same location but will need upgraded to meet current standards.	
Proposal Map / Site Plan	drawn map .pdf	
Detailed Building Plans	Dowswell Cooper Falls Plan.pdf	
Existing Residence	Total Floor Area	Description
#1	232m ²	Kenneth and Carolyn house. Founders of Little Valley Farms
#2	100m ²	Darlene (daughter of Ken and Carolyn) this is a mobile residence. Darlene is active member of the family farm and assists in caring for Kenneth and Carolyn.
Proposed Residence	Total Floor Area	Description
#1	185m ²	New residence to replace house that burned will be a smaller rancher style house on a basement

7. Optional Documents

Type	Description	File Name
Other files that are related	Photo of Homeplace	Arial photo of Homeplace.jpg
Other files that are related	PID numbers and land descriptions	PID numbers for ALC Application.xlsx



PROVINCIAL AGRICULTURAL LAND COMMISSION

Resolution #118N/2025

Previous Resolutions: 116N/2024; 104N/2023; 099N/2022; 083N/2021; 082N/2021; 077N/2020; 067N/2019; 059N/2019; 058N/2019; 057N/2019; 046N/2017; 016N/2011; 008N/2011; 003N/2009

CHIEF EXECUTIVE OFFICER DELEGATED AUTHORITY

Under [Section 27 of the Agricultural Land Commission Act](#) the ALC, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use with respect to specified regions of British Columbia. If the CEO considers that the application does not meet the criteria specified, or for any other reason does not wish to approve the application, the application must be referred by the Chair to the applicable regional panel for a decision. An approval of an application by the CEO is a decision of the ALC for the purposes of the *ALC Act*.

The Chief Executive Officer Delegated Authority Criteria are:

1. Subdivision, non-farm use, non-adhering residential use, and soil or fill use applications that fulfill a requirement of the Commission contained in a previous decision made by resolution.
2. Subdivision, non-farm use, non-adhering residential use, and soil or fill use applications that are consistent with a specific planning decision of the Commission made by resolution (e.g.: Peace River- Fort St. John Comprehensive Development Plan).

Clarification: This criterion for decision-making does not include general comments or endorsement of the Commission regarding Official Community Plans, Zoning Bylaws or their respective amendments.

3. Non-farm use and non-adhering residential use applications made necessary by minor deviations from the permitted uses identified in the ALR Use Regulation.
4. Non-farm use applications made pursuant to section 22 of the ALR General Regulation, except for those relating to recreational trails.

Clarification: Applications made under Section 22 of the ALR General Regulation and Section 20(2) of the ALCA are considered to be non-farm use applications. As such,

Section 27 (1)(a) of the ALCA which delegates authority to the CEO to consider non-farm use applications is interpreted to encompass applications made under s. 22 of the ALR General Regulation.

5. *Repealed February 26, 2016*

6. *Repealed February 26, 2016*

7. Subdivision applications for boundary adjustments that are consistent with the intent of section 3 of the ALR General Regulation but cannot be approved by the local approving officer due to the limitations on parcel size and on the number of parcels involved in the proposed boundary line adjustment.

Clarification: This criterion for decision-making does not include permission for the CEO to consider boundary adjustment subdivisions of non-contiguous parcels.

8. Requests for variations or removal of conditions of approval imposed by the Commission by resolution in exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications that are consistent with the intent of the Commission's original decision.

Clarification: Applications made under Section 22 of ALR General Regulation and Section 20(2), of the ALCA are considered to be non-farm use applications. As such, Section 27 (1)(a) of the ALCA which delegates authority to the CEO to consider non-farm use applications is interpreted to encompass applications made under s. 22 of the ALR General Regulation.

9. *Repealed February 26, 2016*

10. *Repealed February 26, 2016*

11. *Repealed February 26, 2016*

12. Subdivision applications that are consistent with the provisions and intent of ALC Policy L-11 Homesite Severance on ALR Lands.

13. *Repealed February 26, 2016*

14. Subdivision, non-farm use, non-adhering residential use and soil or fill use that are not consistent with any of the existing approved criteria (Criteria 1 – 13) but nonetheless are minor in nature and in the opinion of the CEO, the interests of the Commission would be unaffected by an approval of the application.

15. Based on an assessment of the intensity and scale of the farm operation, non-adhering residential use applications for temporary foreign worker housing (TFWH) for workers registered in a federal temporary worker program that comply with the following criteria:

- i. The parcel where the TFWH is to be located is classified as 'farm' under the BC Assessment Act;
- ii. The minimum size of the farm operation* on which TFWH can be located is 4 hectares;
- iii. The maximum number of workers per application request* is limited to no more than:
 - a. 130 workers for greenhouse, mushroom, tree fruit and berry/vegetable production
 - b. 40 workers for all other commodities
- iv. The workers are housed in a temporary accommodation structure designed to be moved from one place to another;
- v. Siting and placement of the TFWH minimizes the residential impacts on agricultural land taking into consideration topography, agricultural capability, access, and encourages the clustering of residential structures;
- vi. The registration of a restrictive covenant stating that the TFWH will only be used by temporary foreign workers and that the owner will remove the TFWH and restore the land to agricultural use if the TFWH is vacant for two consecutive years; and
- vii. The receipt of a financial security sufficient to remove the TFWH provided to the ALC upon approval of the non-adhering residential use.

**Clarification: Farm operation means an area of land used for a farm operation consisting of one or more contiguous or non-contiguous lots, that may be owned, rented or leased, which forms and is managed as a single farm.*

16. Non-farm use applications to place temporary classrooms, commonly referred to as portables, and or to expand grass playing fields if placed or constructed on an existing school site operated as a school by the local School District.

17. Non-Adhering Residential Use applications for building a new principal residence while occupying an existing residence that complies with the following criteria:

- i. At the time of the application there is only one residence on the parcel;
- ii. Siting** of the new principal residence has a maximum 60 metre setback from the front lot line to the rear or opposite side of the total residential

- footprint, with the total residential footprint being a maximum of 2,000 m². Lots narrower than 33 metres are exempted from the 60 metre maximum setback (for the total residential footprint) from the front lot line; however, the footprint must fill the front of the lot to a maximum of 2,000 m²; and,
- iii. Receipt/confirmation of the following within 60 days of the date of a decision to approve is issued:
 - a. registration of a restrictive covenant requiring the removal of the original residence; and,
 - b. a financial security sufficient to ensure removal of the original residence within 60 days of completion of the new principal residence.

****** The following exceptional circumstances may also be considered with respect to the siting of the new principal residence:

- a. Clustering with Existing Residential Structures: The clustering of the new principal residence with other existing non-agricultural uses on the parcel to limit the fragmentation of ALR land and avoid the restriction of agricultural activities.
- b. Commodity-Specific Needs: The strategic placement of the new principal residence to benefit or optimize the agricultural operation (e.g. monitoring of livestock on a large parcel).
- c. Topographic Features: Siting of the new principal residence as appropriate to reduce the use of potentially productive farming land for residential purposes (e.g. sited on a non-farmable area of the parcel).

18. Non-Farm Use Applications for filming in the Agricultural Land Reserve that comply with the following criteria:

- i. The filming is conducted on agricultural land that is classified as a farm under the Assessment Act.
- ii. The receipt of documentation (i.e. a plan) that the filming will avoid all soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction). Any equipment which is brought on site will be clean from seed or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage.
- iii. The receipt of a site plan that indicates that any support activity and vehicles (catering, first aid, cast trailers, wardrobe etc.) will not interfere with the productivity of land (i.e., use of driveways, parking lots).
- iv. No permanent infrastructure is constructed. Any set builds will either be temporary or facades on existing infrastructure.
- v. The applicant ensures the location contract includes a clause indicating the site will be returned to the same or better condition

after production has wrapped, and that production is aware of the NFU permit criteria.

- vi. The duration of filming will not extend past 60 days, excluding prep and wrap days in one calendar year.
- vii. The receipt of a security in the amount of \$10,000 per parcel provided to the ALC upon approval of the Non-Farm Use.



Regional District of Bulkley-Nechako Board of Directors Supplementary

To: Chair and Board

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

Date: August 14, 2025

Subject: **Letter of Support – Village of Granisle’s Climate Adaptation Risk Joint Planning Initiative Application to FCM**

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

That the Board approve the attached Letter of Support for the Village of Granisle’s application to FCM for a Climate Adaptation Risk Joint Planning Initiative.

BACKGROUND

The Village of Granisle, in collaboration with Lake Babine Nation and the Community Energy Association, are applying to FCM for a Joint Planning Initiative for Climate Adaptation Risk.

Please see the attached Letter of Support for more details.

ATTACHMENTS:

Draft Letter of Support

STRATEGIC PLAN ALIGNMENT:

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



August 14, 2025

Mayor Linda McGuire
Village of Granisle
PO Box 128
Granisle, BC V0J 1W0

Dear Mayor McGuire:

Letter of Support for Village of Granisle's Application to FCM for the Climate Risk Adaptation Joint Planning Initiative

The RDBN Board is pleased to provide this letter of support for the Village of Granisle's application for the Climate Risk and Adaptation Joint Planning Initiative, undertaken in collaboration with Lake Babine Nation and the Community Energy Association (CEA).

This initiative represents an important opportunity to build climate resilience at the local and regional level through collaborative planning that integrates community needs, Indigenous knowledge, and emergency preparedness best practices.

As a strategic regional partner, the RDBN will:

- Contribute relevant emergency planning data and regional risk assessments.
- Seek alignment with broader climate adaptation and emergency management strategies in Electoral Areas.
- Encourage consistency with regional policies and priorities, including hazard risk reduction and resilience building efforts.
- Support coordination among partners and across jurisdictions to help facilitate an effective and efficient planning process.

We appreciate the Village of Granisle, Lake Babine Nation, and the CEA's commitment to leadership in this collaborative process, and we are committed to supporting the success of the project. The Regional District recognizes the value of coordinated planning and sees this project as an opportunity to enhance regional preparedness, strengthen intergovernmental collaboration, and build long-term climate resilience and encourage your support of this funding request.

Sincerely,

Mark Parker
Chair