



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
AGENDA  
Thursday, February 26, 2026**

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**CALL TO ORDER**

**First Nations Acknowledgement**

**AGENDA & SUPPLEMENTARY AGENDA**

**February 26, 2026**

Approve

**MINUTES**

**Board Meeting Minutes - January 29, 2026**

Page 6-28

Approve

**Committee Meeting Minutes - February 12, 2026**

Page 29-38

Receive

**Rural Services Committee Meeting Minutes - February 12, 2026**

Page 39-44

Receive

**DELEGATIONS**

**North Central Local Government Association (NCLGA)**

Gladys Atrill, President

Terry Roberts, Executive Director

Re: NCLGA Activities and Membership Benefits

## **PLANNING AND DEVELOPMENT**

### **Building Inspection**

**Jason Berlin, Senior Building Inspector - Section 57 Notice on Title A-02-26 - 6380 Dawsons Lane - Electoral Area A (Smithers/Telkwa Rural)** Page 45-58

Call for comments from the gallery  
Recommendation

**Steve Davis, Building Inspector - Section 57 Notice on Title, 1820 Peterson Rd, Electoral Area B (Burns Lake Rural)** Page 59-68

Call for comments from the gallery  
Recommendation

**Steve Davis, Building Inspector - Section 57 Notice on Title, 2280 Meier Road - Electoral Area F (Vanderhoof Rural)** Page 69-79

Call for comments from the gallery  
Recommendation

**Steve Davis, Building Inspector - Section 57 Notice on Title A-01-06 - Highway 16 - Electoral Area A (Smithers/Telkwa Rural)** Page 80-89

Call for comments from the gallery  
Recommendation

### **Bylaw for Adoption**

**Cameron Kral, Planner - Rezoning Application RZ C-01-25 - Adoption for Rezoning Bylaw No. 2101,2026 - Electoral Area C (Fort St. James Rural)** Page 90-92

Recommendation

### **ALR Applications**

**Cameron Kral, Planner - ALR Subdivision Application No. 1287 - Electoral Area A (Smithers/Telkwa Rural)** Page 93-103

Recommendation

**Other**

**Amy Wainwright, Deputy Director of Planning and Development Services - Rezoning Application RZ A-02-25 - Additional Information - Electoral Area A (Smithers/Telkwa Rural)** Page 104-107

Receive

**Jason Llewellyn, Director of Planning and Development Services - Direct Action Enforcement Policy** Page 108-116

Recommendation

**Jason Llewellyn, Director of Planning and Development Services Unsightly Premises Amendment Bylaw – All Electoral Areas (except Electoral Area E (Francois/Ootsa Lake Rural)** Page 117-120

Board Motion

**APC Meeting Minutes - Electoral Area A (Smithers/Telkwa Rural) - February 9, 2026** Page 121

Receive

**PARKS AND TRAILS**

**Jason Llewellyn, Director of Planning and Development Services - Parkland Dedication at Alpine Way - Electoral Area A (Smithers Telkwa Rural)** Page 122-128

Recommendation

**ENVIRONMENTAL SERVICES**

**Alex Eriksen, Director of Environmental Services - Pre-Approval - Purchase of a Covered Cargo Trailer** Page 129-130

Recommendation

**Alex Eriksen, Director of Environmental Services - Pre-Approval - Purchase of a Gooseneck Equipment Trailer** Page 131-132

Recommendation

## **ADMINISTRATION BYLAWS**

### **Bylaw for First and Second Reading**

**John Illes, Chief Financial Officer - Five-Year Financial Plan Bylaw for 1st and 2nd Reading** Page 133-225  
Recommendation

### **Bylaw for First, Second, Third Reading**

**Cheryl Anderson, Director of Corporate Services - RDBN Solid Waste Management Facility Regulation and User Fee Bylaw No.2090, 2026 - 1st, 2nd, and 3rd Reading** Page 226-251  
Recommendation

### **Bylaw for Adoption**

**Cheryl Anderson, Director of Corporate Services - Fort Fraser Sewer Service Establishment Bylaw No. 2086, 2025** Page 252-256  
Recommendation

**Cheryl Anderson, Director of Corporate Services - Refuse Disposal Service Amendment Bylaw No. 2089, 2026** Page 257-259  
Recommendation

## **ADMINISTRATION REPORTS**

**Wendy Wainwright, Deputy Director of Corporate Services - Committee Meeting Recommendations - February 12, 2026** Page 260-261  
Recommendation

**Cheryl Anderson, Director of Corporate Services - North Central Local Government Association (NCLGA) Resolutions 2026** Page 262-276  
Direction

**ADMINISTRATION CORRESPONDENCE****Ministry of Indigenous Relations and Reconciliation - Response -  
Health and Restoration of the Nechako River**

Page 277-278

Receive

**SUPPLEMENTARY AGENDA****VERBAL REPORTS AND COMMITTEE CHAIR REPORTS****RECEIPT OF VERBAL REPORTS****NEW BUSINESS****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, January 29, 2026**

Directors Present: Chair Mark Parker  
 Shane Brienen - left at 11:09 a.m., returned at 11:11 a.m.  
 Leroy Dekens - left at 10:47 a.m., returned at 10:54 a.m.  
 Martin Elphee  
 Judy Greenaway  
 Clint Lambert  
 Linda McGuire  
 Shirley Moon  
 Kevin Moutray  
 Chris Newell - left at 11:11 a.m., returned at 11:13 a.m.  
 Michael Riis-Christianson  
 Stoney Stoltenberg  
 Sarrah Storey  
 Henry Wiebe  
 Alternate Director Frank Wray

Director Absent: Gladys Atrill, Town of Smithers

Staff: Curtis Helgesen, Chief Administrative Officer  
 Cheryl Anderson, Director of Corporate Services  
 Jason Llewellyn, Director of Planning and Development Services - arrived at 10:47 a.m., left 11:00 a.m., returned at 12:47 p.m., left at 1:42 p.m.  
 Wendy Wainwright, Deputy Director of Corporate Services  
 Scott Zayac, Director of Protective Services - left at 11:01 a.m., returned at 11:08 a.m., left at 11:34 a.m., returned at 1:02 p.m., left at 2:12 p.m.  
 Amy Wainwright, Deputy Director of Planning and Development Services - arrived at 10:47 a.m., left 11:00 a.m., returned at 12:47 p.m., left at 1:42 p.m.  
 Megan D'Arcy, Regional Agriculture Coordinator - left at 11:00 a.m., returned at 1:15 p.m., left at 1:30 p.m.  
 Nellie Davis, Manager of Strategic Initiatives and Rural Services - left at 10:38 a.m., returned at 10:41 a.m., left

at 11:34 a.m., returned at 12:47 p.m., left at 1:42 p.m.

Other: David Keough, Assessor, Residential & Farms, North Central, BC Assessment. - via Zoom 11:10 a.m.  
Bruce Naka, Owner/Operator, Sound Water Advise, - Via Zoom - arrived at 10:34 a.m., left at 11:34 a.m.  
Ione Smith, Director, Upland Agricultural Consulting Ltd. - via Zoom arrived at 10:33 a.m., left at 11:34 a.m.

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**CALL TO ORDER**

Chair Parker called the meeting to order at 10:31 a.m.

**First Nations Acknowledgement**

**AGENDA & SUPPLEMENTARY AGENDA**

**January 29, 2026**

**2026-BM-242**

Moved by Director Stoltenberg

Seconded by Director Greenaway

That the Agenda for January 29, 2026 be approved and that the Supplementary Agenda be dealt with at this meeting.

CARRIED UNANIMOUSLY

**MINUTES**

**Committee of the Whole Minutes - January 15, 2026**

**2026-BM-244**

Moved by Director Brien

Seconded by Director Elphee

That the Committee of the Whole Meeting Minutes of January 15, 2026 be received.

CARRIED UNANIMOUSLY

**Rural Services Committee Meeting Minutes - January 15, 2026****2026-BM-245**

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

That the Rural Services Committee Meeting Minutes of January 15, 2026 be received.

CARRIED UNANIMOUSLY

**DELEGATIONS****BC ASSESSMENT - via Zoom**

David Keough, Assessor Residential & Farms, North Central

Re: Update

Chair Parker welcomed David Keough, Assessor, Residential & Farms, North Central, BC Assessment.

Mr. Keough provided a PowerPoint Presentation.

- Service Commitment
- History of BC Assessment
- Commitment to British Columbian's
- Product
- How Value Different Properties
- How Properties are Classified
- Factors Affecting Market Value
- Land Use and Market Value
- How Exemptions are Applied
- 2026 Assessment Roll Provincial Highlights
- What's happening with community values?
- 2026 Completed Roll - Regional District of Bulkley-Nechako
  - Distribution of Value
- Impact of changes in assessed value on taxes
- Assessment Cycle Key Dates
- Appeal Process
- Completed Roll Acceptance: 2021 to 2025 Rolls
- Change Completed to Revised Roll: 2021 to 2025
- Collaborating to achieve....
- Taxing Authority information sharing

- Additional Resources.

The following was discussed:

- Challenges in rural areas where there are not many house sales and value increases can be significant
  - Contacting BC Assessment and providing comparables and on the ground information
  - BC Assessment bases its assessment on sales and when sales are low they also look into the previous years to get an understanding of the market
- Village of Granisle meeting with BC Assessment at UBCM
  - Appealing business assessments
    - Municipality can appeal an assessment of a business property within its boundaries
    - BC Assessment encourages local governments to reach out prior to moving forward with an appeal process
- Property tax stability for homeowners
  - BC Assessment's provincial mandate
  - Challenges in rural areas when there are few sales
  - Property owners' best source to provide information
- BC Assessment Appeal Process
- Sawmill closures in the region
  - Adjustment in taxation
    - BC Assessment governed by regulation
    - Section 20 of the *Assessment Act*
    - Permanent closure needs to be submitted by October 21st
    - BC Assessment staff review and receive a decrease to 90% depreciation of improvement values and private business owners do not receive the same consideration
  - Community and third-party stakeholder impacts resulting from the sawmill closure
    - Small businesses are connected to the operations of sawmills
    - BC Assessment considers markets and what takes place when a sawmill closes
- Residential property tax assessments.

Chair Parker thanked Mr. Keough for attending the meeting.

## **UPLAND AGRICULTURAL CONSULTING AND SOUND WATER ADVISE CONSULTING - Via Zoom**

Ione Smith, MSc, Pag, Director

Re: RDBN Community Irrigation System Report 2025

Chair Parker welcomed Ione Smith, Upland Agricultural Consulting and Bruce Naka, Sound Water Advise.

Ms. Smith Provided a PowerPoint Presentation

### RDBN Community Irrigation System Report 2025

- Project Process and Timeline
- Project Goals
- Geographic Context
- Key Context
- Engagement
- Key Irrigation Design Considerations
- Key Legislation Considerations
- Community Irrigation System Governance Options
- Community Irrigation System Organizational Considerations
- Project Deliverables.

The following was discussed:

- Document name change in relation to the scope of work of the Request for Proposal
  - Regional reservoir out of scope of the project
  - Looked at user guides from farmers
- Director Moon requested a follow-up meeting with Chair Parker, and staff to discuss details further
- Premier's Task Force recommendations reviewed in relation to the document
  - Call for water storage outlined in the appendix of the document
  - In speaking with the province it was indicated that there is no interest in public improvement districts for irrigation
- Comparing projects in Alberta and Saskatchewan
  - Investment from the Province of Saskatchewan for projects in collaboration with farmers, local government and the Province

- Jurisdictional scan out of scope of project
- Development of water storage facilities
  - need for public/private partnerships
- An example of hypothetical approach
  - Utilize information outlined in the document and fact sheet to move forward with individual community irrigation systems
  - Use to develop what may be needed and consideration for future growth
- Water storage was considered and is challenging due to sourcing
  - Benefits of reservoirs if access to water is from freshet
  - Can provide a backup source of water
  - Several variables need to be considered.

Chair Parker thanked Ms. Smith and Mr. Naka for attending the meeting.

## **PLANNING AND DEVELOPMENT**

### **Bylaw for First, Second and Third Reading**

#### **Cameron Kral, Planner - Rezoning Application RZ C-01-25 First, Second and Third Reading for Rezoning Bylaw No. 2101, 2026**

##### **2026-BM-246**

Moved by Director Dekens

Seconded by Director Greenaway

That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2101, 2026 be given first, second and third readings this 29th day of January, 2026.

CARRIED UNANIMOUSLY

### **ALR Application**

#### **Danielle Patterson, Senior Planner - ALR Non-Farm Use (Removal of Soil) Application No. 1277 – Electoral Area A (Smithers/Telkwa Rural)**

##### **2026-BM-247**

Moved by Director Stoltenberg

Seconded by Alternate Director Wray

That Agricultural Land Reserve Non-Farm Use Application No. 1286 be recommended to the Agricultural Land Commission for approval. Further, that the ALC ensure appropriate reclamation of the site post-event.

CARRIED UNANIMOUSLY

### **Bylaw Enforcement**

#### **Jason Llewellyn, Director of Planning and Development Services - Direct Action Enforcement Policy**

##### **2026-BM-248**

Moved by Director Riis-Christianson

Seconded by Director McGuire

That the Board defer Direct Action Enforcement Policy to the February 12, 2026 Committee of the Whole Meeting for consideration.

CARRIED UNANIMOUSLY

### **Municipal Referral**

#### **Amy Wainwright, Deputy Director of Planning and Development Services - District of Vanderhoof OCP Update Referral**

##### **2026-BM-249**

Moved by Alternate Director Wray

Seconded by Director Stoltenberg

That staff inform the District of Vanderhoof that the Regional District of Bulkley-Nechako has no concerns with the proposed update to the District of Vanderhoof Official Community Plan (OCP).

CARRIED UNANIMOUSLY

### **Energy Referral**

#### **Danielle Patterson, Senior Planner - Coastal GasLink Update on Phase 2 BC Energy Regulator Ancillary Site Permitting – Electoral Area E**

**(Francois/Ootsa Lake), Electoral Area F(Vanderhoof Rural), and Electoral Area G (Houston/Granisle Rural)**

##### **2026-BM-250**

Moved by Director Brienens

Seconded by Director Lambert

1. That Coastal GasLink be informed that RDBN land use approval is required for a number of the ancillary sites proposed as part of their Phase 2 expansion project,

and that the application process should be initiated as soon as possible.

2. And that Coastal GasLink be requested to provide additional information regarding the use and operation of the six temporary ancillary sites for the Board's consideration as soon as possible.

CARRIED UNANIMOUSLY

### **Land Referral**

#### **Rowan Nagel, Planning/GIS Technician - Crown Land Application Referral Nos. 7410390 and 7410391 – Electoral Area F (Vanderhoof Rural)**

##### **2026-BM-251**

Moved by Director Moon

Seconded by Director Moutray

That the comment sheet be provided to the Province as the Regional District's comments on Crown Land Application Nos. 7410390 and 7410391.

CARRIED UNANIMOUSLY

#### **Rowan Nagel, Planning/GIS Technician - Crown Land Application Referral No. 7410387 - Electoral Area F (Vanderhoof Rural)**

##### **2026-BM-252**

Moved by Director Moon

Seconded by Director Moutray

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Application No. 7410387.

CARRIED UNANIMOUSLY

### **Other**

#### **Amy Wainwright, Deputy Director of Planning and Development Services - Pump and Haul Bylaw Repeal Process**

##### **2026-BM-253**

Moved by Director Stoltenberg

Seconded by Director Storey

That staff continue with the process to repeal "Pump and Haul Local Service Establishment Bylaw No. 1095, 1998" and "Pump and Haul Sewage Disposal Regulation

Bylaw 1101, 1999", and remove the covenants from the titles of the impacted properties.

CARRIED UNANIMOUSLY

**Jason Llewellyn, Director of Planning and Development Services- Unsightly Premises Bylaw Amendment**

**2026-BM-254**

Moved by Director Newell

Seconded by Director McGuire

That the Board consider the request from the Director for Electoral Area G to amend Unsightly Premises Bylaw No. 1649, 2012.

Opposed: Director Elphee

Director Moutray

Director Storey

Alternate Director Wray

CARRIED

Discussion took place regarding the pros and cons of amending the Unsightly Premises Bylaw No. 1649, 2012.

**2026-BM-255**

Moved by Director Newell

Seconded by Director Lambert

That the Board direct staff to bring forward a Bylaw amending Unsightly Premises Bylaw No. 1649, 2012 to increase the allowance for automobile wrecks and derelict motor vehicles on parcels 2 ha and larger.

Opposed: Director Elphee

Director Moutray

Director Storey

Alternate Director Wray

CARRIED

**Amy Wainwright, Deputy Director of Planning and Development Services - Regional Housing Initiative Update**

**2026-BM-256**

Moved by Director Moon

Seconded by Director Stoltenberg

That the Board receive the Deputy Director of Planning and Development Services' Regional Housing Initiative Update memorandum.

CARRIED UNANIMOUSLY

**Jason Llewellyn, Director of Planning and Development Services - CGL  
SEEMP Final Report and Lessons Learned**

**2026-BM-257**

Moved by Director Storey

Seconded by Director McGuire

That the Board receive the Director of Planning and Development Services' CGL SEEMP Final Report and Lessons Learned memorandum.

CARRIED UNANIMOUSLY

**2026-BM-258**

Moved by Director Riis-Christianson

Seconded by Alternate Director Wray

That the Board send a letter to the BC Energy Regulator and Minister of Energy and Climate Solutions outlining concerns identified in the Director of Planning and Development Services' January 29, 2026 CGL SEEMP Final report and Lessons Learned memorandum.

CARRIED UNANIMOUSLY

**Jason Llewellyn, Director of Planning and Development Services - Lawyers  
Ranch Project Environmental Assessment Process**

**2026-BM-259**

Moved by Director Stoltenberg

Seconded by Director Greenaway

That the Board direct staff to participate as a member of the Technical Advisory Committee for the Lawyers Ranch Project Environmental Assessment process as an observer, and report back to the Board as appropriate.

CARRIED UNANIMOUSLY

**Electoral Area A (Smithers/Telkwa Rural) APC Meeting Minutes - January 5,  
2026**

**2026-BM-260**

Moved by Director Stoltenberg

Thursday, January 29, 2026

11 of 23

Seconded by Alternate Director Wray  
That the Board receive the Electoral Area A (Smithers/Telkwa Rural) APC Meeting Minutes for January 5, 2026.

CARRIED UNANIMOUSLY

**Electoral Area C (Fort St. James Rural) APC Meeting Minutes - January 13, 2026**

**2026-BM-261**

Moved by Director Greenaway

Seconded by Director Elphee

That the Board receive the Electoral Area C (Fort St. James Rural) APC Meeting Minutes for January 13, 2026.

CARRIED UNANIMOUSLY

**PARKS AND TRAILS**

**Jason Llewellyn, Director of Planning and Development Services - Parks and Trails Work Plan and Recreation Grant Funding for 2026**

**2026-BM-262**

Moved by Director Lambert

Seconded by Director McGuire

That the Board receive the Parks and Trails Work Plan for 2026, and approve the following recommendations from the Recreation Contribution Service Advisory Committees:

1. That the Committee (for Electoral Area A and the Town of Smithers) recommend that the tax for their recreation contribution service be at a level to maintain \$50,000 in unallocated recreation funds after all the existing funding commitments have been met.
2. That the Committee (for Electoral Areas B, E and the Village of Burns Lake) recommend that the tax for their recreation contribution service be at a level to maintain \$60,000 in unallocated recreation funds after all the existing funding commitments have been met.
3. That the Committee (for Electoral Area C and the District of Fort St. James) recommend that the tax for their recreation contribution service be at a level to maintain \$50,000 in unallocated recreation funds after all the existing funding commitments have been met.
4. That the Committee (for Electoral Area G, the District of Houston, and the

Village of Granisle) recommend that the tax for their recreation contribution service be at a level to maintain \$30,000 in unallocated recreation funds after all the existing funding commitments have been met.

CARRIED UNANIMOUSLY

**Maria Sandberg, Planning and Parks Coordinator - Parks and Trails Signage Strategy**

**2026-BM-263**

Moved by Director Stoltenberg

Seconded by Director Dekens

That the Board approve the RDBN Parks and Trails Signage Strategy.

CARRIED UNANIMOUSLY

**ADMINISTRATION BYLAW**

**Bylaw for First, Second and Third Reading**

**Cheryl Anderson, Director of Corporate Services - Refuse Disposal Service Amendment Bylaw No. 2089, 2026**

**2026-BM-264**

Moved by Director Storey

Seconded by Alternate Director Wray

That Refuse Disposal Service Amendment Bylaw No. 2089, 2026 be given first, second and third reading this 29<sup>th</sup> day of January, 2026.

CARRIED UNANIMOUSLY

**Bylaw for Adoption**

**Cheryl Anderson, Director of Corporate Services - Vanderhoof Rural Fire Protection Local Service Establishment Amendment Bylaw No. 2099, 2025 - Adoption**

**2026-BM-265**

Moved by Director Moon

Seconded by Director Moutray

That Vanderhoof Rural Fire Protection Service Establishment Amendment Bylaw No. 2099, 2025 be adopted this 29<sup>th</sup> day of January 2026.

CARRIED UNANIMOUSLY

**ADMINISTRATION REPORTS**

**Wendy Wainwright, Deputy Director of Corporate Services - Committee Meeting Recommendations - January 15, 2026**

**2026-BM-266**

Moved by Director Newell

Seconded by Director Stoltenberg

That the Board approve Recommendations 1 and 2 as written.

CARRIED UNANIMOUSLY

**Cheryl Anderson, Director of Corporate Services - Bulkley-Nechako Regional Business Forum - May 26, 2026 - Fraser Lake, BC**

**2026-BM-267**

Moved by Director Moon

Seconded by Director Storey

That the Board authorize attendance of Rural Directors wishing to attend the Bulkley-Nechako Regional Business Forum on May 26, 2026 in Fraser Lake, BC.

CARRIED UNANIMOUSLY

**Cheryl Anderson, Director of Corporate Services - Minerals North - May 6-8, 2026 - Smithers, BC**

**2026-BM-268**

Moved by Director Newell

Seconded by Director Greenaway

That the Board authorize attendance of Rural Directors wishing to attend Minerals North from May 6-8, 2026 in Smithers, B.C.

CARRIED UNANIMOUSLY

**Cheryl Anderson, Director of Corporate Services - North Central Local Government Association (NCLGA) Resolutions**

**2026-BM-269**

Moved by Director Stoltenberg

Seconded by Director Dekens

That the Board receive the Director of Corporate Services' North Central Local Government Association (NCLGA) Resolutions memorandum.

CARRIED UNANIMOUSLY

Drafting resolutions regarding the following topics was discussed:

- Property tax consideration for sawmill closures
- Property tax stability for residents and landowners.

**Cheryl Anderson, Director of Corporate Services - North Central Local Government Association AGM and Convention - May 20-22, 2026 - Prince George, BC**

**2026-BM-270**

Moved by Director Dekens

Seconded by Director Stoltenberg

That the Board authorize attendance of Rural Directors wishing to attend the NCLGA AGM and Convention May 20-22, 2026 in Prince George, BC.

CARRIED UNANIMOUSLY

**Nellie Davis, Manager of Strategic Initiatives and Rural Services - Area E (Francois/Ootsa Lake Rural) Grant in Aid for Grassy Plains School Parent Advisory Council School Lunch Program**

Director Lambert left at 12:58 p.m. due to a familial conflict of interest regarding Area E (Francois/Ootsa Lake Rural) Grant in Aid for Grassy Plains School Parent Advisory Council School Lunch Program.

**2026-BM-271**

Moved by Director Newell

Seconded by Director Stoltenberg

That, based on the RDBN's Grant in Aid policy which lists 'annual operational expenses of an organization' as ineligible, the Board decline the Grassy Plains School Parent Advisory Council's request for Grant in Aid to support the 2025/26 School Lunch Program.

Opposed: Director McGuire

CARRIED UNANIMOUSLY

Director Lambert returned at 1:02 p.m.

**Nellie Davis, Manager of Strategic Initiatives and Rural Services -Village of Burns Lake - Scope Change for Tom Forsyth Arena Energy Project**

**2026-BM-272**

Moved by Director Riis-Christianson

Seconded by Director Wiebe

That the Board approve the scope change provided by the Village of Burns Lake for the Community Works Funded Energy System project from a Solar Panel project to a Heat Reclaim project at the Tom Forsyth Arena.

CARRIED UNANIMOUSLY

**John Illes, Chief Financial Officer - 2026 Budget Introduction**

**2026-BM-273**

Moved by Director Stoltenberg

Seconded by Director Lambert

1. That the Board receive the Chief Financial Officer's 2026 Budget Introduction.
2. That the Board authorize the \$113,909 withdrawal from capital reserves for the 911 Tower Projects that happened in 2025.

CARRIED UNANIMOUSLY

**John Illes, Chief Financial Officer - Budget Introduction to Minor Services**

**2026-BM-274**

Moved by Director Storey

Seconded by Director Wiebe

1. That the capital projects for the Bulkley Valley Pool Service proceed before the approval of the final budget.
2. That the Building Inspection budget be included in the 2026 Financial Plan.

CARRIED UNANIMOUSLY

**John Illes, Chief Financial Officer - Consumer Price Index 2025**

**2026-BM-275**

Moved by Director Storey

Seconded by Director Wiebe

That the Board receive the Chief Financial Officer's Consumer Price Index 2025 memorandum.

CARRIED UNANIMOUSLY

**Megan D'Arcy, Regional Agriculture Coordinator - RDBN Food & Agriculture Plan - Implementation Update**

**2026-BM-276**

Moved by Director Stoltenberg

Seconded by Director Storey

That the Board receive the Regional Agriculture Coordinator's RDBN Food & Agriculture Plan - Implementation Update memorandum.

CARRIED UNANIMOUSLY

**Megan D'Arcy, Regional Agriculture Coordinator - Premier's Task Force on Agriculture & Food Economy Update**

**2026-BM-277**

Moved by Director Moon

Seconded by Director Stoltenberg

That the Board receive the Regional Agriculture Coordinator's Premier Task Force on Agriculture & Food Economy Update memorandum.

CARRIED UNANIMOUSLY

**2026-BM-278**

Moved by Director McGuire

Seconded by Director Lambert

That the Board write a letter requesting north central representation on the Premier's Task force on Agriculture & Food Economy moving forward; and further, that the letter highlight key issues in the region.

CARRIED UNANIMOUSLY

**Cheryl Anderson, Director of Corporate Services - Q4 Quarterly Reports**

**2026-BM-279**

Moved by Director Storey

Seconded by Director Elphee

That the Board receive the Director of Corporate Services' Q4 Quarterly Reports memorandum.

CARRIED UNANIMOUSLY

**Wendy Wainwright, Deputy Director of Corporate Services - Items to be brought forward to the public agenda from Special (In-Camera) Meeting**

**2026-BM-280**

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

That the Board receive the Deputy Director of Corporate Services' Items to be brought forward to the public agenda from Special (In-Camera) Meeting memorandum.

CARRIED UNANIMOUSLY

**Nellie Davis, Manager of Strategic Initiatives and Rural Services -Census Community Supporter Campaign**

**2026-BM-281**

Moved by Director Storey

Seconded by Director Elphee

That the Board receive the Manager of Strategic Initiatives and Rural Services' Census Community Supporter Campaign memorandum.

CARRIED UNANIMOUSLY

**Scott Zayac, Director of Protective Services- Public Alerting System - Voyent Alert!**

**2026-BM-282**

Moved by Director Storey

Seconded by Director Stoltenberg

That the Board receive the Director of Protective Services' Public Alerting System - Voyent Alert! memorandum.

CARRIED UNANIMOUSLY

**ADMINISTRATION CORRESPONDENCE**

**Office of the Premier - Invitation Virtual Town Hall on Forestry Supports**

**2026-BM-283**

Moved by Director Greenaway

Seconded by Director Wiebe

That the Board receive the Administration Correspondence from the Office of the Premier regarding an Invitation for Virtual Town Hall on Forestry Supports.

CARRIED UNANIMOUSLY

**Capstone Infrastructure - BC Hydro 2025 Call for Power – Update on Proposed Wolverine Wind Project**

**2026-BM-284**

Moved by Director Storey

Seconded by Director Moon

That the Board receive the Administration Correspondence from Capstone Infrastructure regarding BC Hydro 2025 Call for Power - Update on Proposed Wolverine Wind Project.

CARRIED UNANIMOUSLY

**SUPPLEMENTARY AGENDA**

**\* PLANNING AND DEVELOPMENT**

- \* Danielle Patterson, Senior Planner Referral from Regional District of Fraser-Fort George for the Draft Official Community Plan for Electoral Area A (Salmon River-Lakes)**

**2026-BM-285**

Moved by Director Lambert

Seconded by Alternate Director Wray

That staff inform the Regional District of Fraser-Fort George that the Regional District of Bulkley-Nechako has no concerns with the Draft Official Community Plan for Electoral Area A (Salmon River-Lakes).

CARRIED UNANIMOUSLY

**\* ADMINISTRATION REPORTS**

- \* Nellie Davis, Manager of Strategic Initiatives and Rural Services - Labour Market Research Plans Project**

**2026-BM-286**

Moved by Director Riis-Christianson

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Seconded by Director Stoltenberg

1) That the RDBN provide a letter of support for member municipalities applying to the Labour Market Research Plans program administered by Northern Development Initiative Trust.

2) That the RDBN consider collaborating with communities planning applications to the Labour Market Research Plan program through financial contributions to project budgets where the community plans to include the surrounding rural area in the project scope.

CARRIED UNANIMOUSLY

\* **John Illes, Chief Financial Officer - Rural Fire Department Updates - Finance**  
**2026-BM-287**

Moved by Director Wiebe

Seconded by Director Dekens

That the Board receive the Chief Financial Officer's Rural Fire Department Budgets Update memorandum.

CARRIED UNANIMOUSLY

**VERBAL REPORTS AND COMMITTEE CHAIR REPORTS**

Village of Granisle - Director McGuire

- New BC Ambulance Unit Chief
- Seniors Housing Open House
- BC Natural Resource Forum January 20-22, 2026 in Prince George
  - Attended virtually
  - Provided feedback regarding
    - Release of registration information while Directors were at UBCM in 2025 and providing elected officials an opportunity to register prior to it being open to industry
    - Including agriculture and food security sectors
- New CAO started January 5, 2026
- Do not consume water advisory still in effect
  - Parts have arrived and technicians will be arriving from Ontario to repair the system
  - Purely H<sub>2</sub>O from Burns Lake has been delivering drinking water to the municipality to provide to each home and Houston Home Hardware has provided a pump for each home for the portable water containers

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- Utilizing RBA funding.

#### Village of Burns Lake - Director Wiebe

- Attended BC Natural Resources Forum
  - Discussed with Mayor Yu, City of a Modular Home facility in Prince George

#### Village of Telkwa - Director Dekens

- Attended BC Natural Resource Forum
  - Discussed the long breaks
- Attended a Town Hall meeting in Smithers
  - Director Dekens sat on the panel along with Sharon Hartwell, Bulkley Valley-Stikine MLA, Director Stoltenberg, Mayor Atrill, Opposition Interim Leader Trevor Halford, and RCMP Staff Sergeant Ryan Law
- First house is being built in the new subdivision Blissful Grove.

#### District of Fort St. James - Director Greenaway

- Caledonia Classic Sled Dog Races to take place January 30 to February 1, 2026
- Fort St. James Snowmobile Club Poker scheduled for February 7, 2026.

#### Electoral Area G (Houston Rural) - Director Newell

- Attended the BC Natural Resources Forum
  - Mining/exploration in Electoral Area G (Houston/Topley Rural).

#### Town of Smithers - Alternate Director Wray

- Director Atrill attended the BC Natural Resources Forum
- Town of Smithers Council authorized a \$3 million Borrowing Bylaw for the future improvements for the interior renovation of the new public library.

#### Electoral Area F (Vanderhoof Rural) - Director Moon

- Update on cattle prices

Thursday, January 29, 2026

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- Bred heifers \$7000-7100
- Challenges for younger farmers to expand.

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

- Attended BC Natural Resources Forum
- Attended Town Hall in Smithers
- Currently no ice jams on the Bulkley River.

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

- Attended BC Natural Resources Forum
  - Encouraged by mining projects and the province expediting the process
  - Forestry not the focus this year
  - Minister meetings were good
- Continue to work with the Village of Burns Lake and Electoral Area E on the recruitment of medical professionals
  - Very good work being completed for tangible results in the future.

#### District of Vanderhoof - Director Moutray

- Attended the BC Natural Resources Forum
  - A number of meetings and good value
  - Suggested local government and the resource sessions
  - January 22nd was the official Centennial Birthday for the District of Vanderhoof
  - Canfor removed 291 000 m<sup>3</sup> from Supply Block D in the Stuart Nechako Resource District
    - 4850 logging truck loads
    - When companies leave a community the fibre should be left in that community.

#### District of Fort St. James - Director Elphee

- New Economic Development Officer started January 5, 2026
- Fort St. James Men's Shed is now operational
  - Sales three afternoons a week
  - Mental health support

- Fort St. James arena remodeling 99% complete
  - Expressed a gratitude for the donation to the community for dry land training equipment.

#### Village of Fraser Lake - Director Storey

- Attended BC Natural Resources Forum
  - Attended a number of Minister meetings
    - Community Resiliency Investment Fund for Fuel Treatments
      - Have to conduct an archaeological study and geotechnical study at the base of Mouse Mountain for a tree thinning and spacing project
      - Challenges regarding the criteria for the program
    - Minister of Mining and Critical Minerals to discuss future of Endako Mine
    - Discussed RBA with federal and provincial government representatives
    - Minister of Forests Ravi Parmar to discuss forestry issues
    - Minister of Housing Ravi Kahlon to discuss housing strategy regarding camps
    - Met with BC Parks regarding Francois Lake Park and the burnt wood
    - BC Hydro announced its donation of \$10,000 for the 2026 Business Forum
  - Congratulated Chair Parker being elected as Chair of Northern Development Initiative Trust Prince George RAC
  - Family Day Chili Cook Off Event in Fraser Lake for February 16, 2026.

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

- Attended BC Natural Resources Forum
  - Recognized CAO Helgesen for coordinating the Minister and BC Hydro meetings and the collaboration of the RDBN, its member municipalities, and First Nations
  - Recognized the unity and strength from a unified voice
- Working on Wind Farms in the region and the call for power
  - Staff have created a map that includes all the industrial projects in the region
- Discussions with local private landowners that are logging their land in the ALR and the impact of the *European Union Deforestation Act* and the work of the provincial and federal government regarding the issue.

### **RECEIPT OF VERBAL REPORTS**

**2026-BM-288**

Thursday, January 29, 2026

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Moved by Director McGuire  
Seconded by Director Wiebe  
That the Board receive the various Directors' verbal reports.

CARRIED UNANIMOUSLY

**IN-CAMERA MOTION**

**2026-BM-289**

Moved by Director Storey  
Seconded by Alternate Director Wray  
That this meeting be closed to the public pursuant to Section 90(1)(c), 90(1)(e) and 90(1)(h) of the *Community Charter* for the Board to deal with matters relating to:

- Labour Relations
- Land Acquisition
- Compliance.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

**2026-BM-290**

Moved by Director Lambert  
Seconded by Director Stoltenberg  
That the meeting be adjourned at 2:13 p.m.

CARRIED UNANIMOUSLY

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Mark Parker, Chair

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Wendy Wainwright, Deputy Director of Corporate Services



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**COMMITTEE OF THE WHOLE MEETING**  
**MINUTES**

**Thursday, February 12, 2026**

- Directors Present: Chair Mark Parker  
 Gladys Atrill  
 Shane Brienen  
 Leroy Dekens  
 Martin Elphee  
 Judy Greenaway  
 Clint Lambert  
 Linda McGuire  
 Shirley Moon  
 Kevin Moutray  
 Chris Newell - left at 11:53 a.m., returned at 12:03 p.m.  
 Michael Riis-Christianson  
 Stoney Stoltenberg  
 Sarrah Storey  
 Henry Wiebe
- Staff: Curtis Helgesen, Chief Administrative Officer  
 Cheryl Anderson, Director of Corporate Services  
 - left at 10:52 a.m., returned at 10:55 a.m.  
 John Illes, Chief Financial Officer  
 Sarah Brand, Recycling Coordinator - left at 10:50 a.m.  
 Trina Bysouth, Protective Services Clerk - left at 10:50 a.m.  
 Alex Eriksen, Director of Environmental Services  
 - arrived at 10:55 a.m.  
 Cameron Hart, Community Development Coordinator - left at 10:50 a.m.  
 Kaia Nitchie, First Nations Liaison - left at 10:50 a.m.  
 Maria Sandberg, Parks and Recreation Coordinator - left at 10:50 a.m.  
 Danielle Sapach, Administration Clerk - left at 10:50 a.m.  
 Wendy Wainwright, Deputy Director of Corporate Services

Thursday, February 12, 2026

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Christopher Walker, Emergency Services  
Manager- left at 10:50 a.m.

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\* **CALL TO ORDER**

Chair Parker called the meeting to order at 10:45 a.m.

**First Nations Acknowledgement**

\* **Recognition of Tumbler Ridge**

Chair Parker, the Board and staff recognized the February 10, 2026 tragedy in Tumbler Ridge with a moment of silence.

**AGENDA & SUPPLEMENTARY AGENDA**

**February 12, 2026**

**2026-COWM-058**

Moved by Director Stoltenberg

Seconded by Director Storey

That the Committee of the Whole Agenda for February 12, 2026 be approved.

CARRIED UNANIMOUSLY

**MINUTES**

**Committee of the Whole Meeting Minutes - January 15, 2026**

**2026-COWM-059**

Moved by Director Greenaway

Seconded by Director Dekens

That the Committee of the Whole Meeting Minutes for January 15, 2026 be approved.

CARRIED UNANIMOUSLY

**PLANNING AND DEVELOPMENT**

**Jason Llewellyn, Director of Planning and Development Services - Direct**

Thursday, February 12, 2026

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## **Action Enforcement Policy**

Jason Llewellyn, Director of Planning and Development Services provided a PowerPoint Presentation.

### Direct Action Enforcement Policy

- Definition
- *Local Government Act*
- RDBN Enforcement Options
- Examples
- Why a Board Policy?

Discussion took place regarding:

- A property in Electoral Area C (Fort St. James Rural) that is a challenge
- Policy provides direction to staff regarding steps to be followed to ensure
  - Procedural fairness
  - Compliance with legislation
  - Consistent and predictable direct action enforcement process
  - Reduces the liability for RDBN taxpayers
- Compliance and ticketing
  - Each approach is independent of one another
  - Issuing of a ticket and cost recovery
  - Direct approach for hazardous waste, unsightly premises
  - Court Order
    - Courts determine cost recovery
- Need for programs similar to the Home Action Response Teams (Hart) in Vancouver that provides a coordinated community response for those impacted by hoarding
- The Policy is mostly a complaint driven process except for situations involving hazardous or unsightly premises
- Challenging for some property owners to pay for cleanup action if added to property taxes
- Electoral Area E where the Unsightly Premises Bylaw doesn't exist if a situation is unsafe the Board may direct staff to address the issue
- Legislation and legal considerations regarding liability and notification to involved parties
- Rights of property owners
- Variables staff take into account and bringing forward to the Board to determine

Thursday, February 12, 2026

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action

- Staff to bring forward the Policy at the February 26, 2026 Board Meeting.

## **ENVIRONMENTAL SERVICES**

### **Alex Eriksen, Director of Environmental Services - DRAFT Solid Waste Management Facility and User Fee Bylaw No. 2090**

#### **2026-COWM-060**

Moved by Director Dekens

Seconded by Director Stoltenberg

That the Committee receive the Director of Environmental Services' Draft Solid Waste Management Facility and User Fee Bylaw No. 2090 memorandum.

CARRIED UNANIMOUSLY

The following was discussed:

- Definition of contaminated soil and Industrial limits
- Outside material
  - Benefit to landfill operations
- Contaminated Soil
  - Ambient soil containing arsenic
  - The landfill is unable to accept the material when arsenic levels are above industrial levels
  - Town of Smithers ambient soil arsenic levels
    - Some soils are being taken to Regional District of Kitimat-Stikine
  - Hazardous waste site for B.C. is located in Fort St. John
- Fee structure and cost recovery
- Currently no fees for residential waste disposal
- De-watered lagoon sludge
  - Village of Granisle
- Costs of Environmental Services borne by all RDBN taxpayers
- Staff to bring forward Bylaw No. 2090 at the February 26, 2026 Board Meeting.

## **ADMINISTRATION REPORTS**

### **John Illes, Chief Financial Officer - Updated Budget for Major Services**

#### **2026-COWM-061**

Thursday, February 12, 2026

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Moved by Director Stoltenberg  
Seconded by Director Storey  
That the Committee receive the Chief Financial Officer's Updated Budget for Major Services memorandum.

CARRIED UNANIMOUSLY

The Committee discussed the following:

- Directors Remuneration
- Minister and Deputy Minister Meeting budget
  - Remove at Board's discretion
- Expenditures: Operations - Landfilling Sites
- Special Projects (612801)
- Agriculture Expenses
  - Budget including staff
  - Grant funding
- Transfers from reserves of \$535,000
  - New capital items
  - Identifying areas to allocate the budget
- Environmental Services
  - Cost of maintenance and site maintenance
  - Staff CPI wage increase in accordance with the Collective Agreement
- General Government
  - Public relations
- Consider increasing the weed control budget
- Impact of sawmill closures in the region on respective municipal budgets
- Bringing forward a budget with a 1.7% increase
- Self-insure and risk management
  - Increasing insurance deductibles
- Lowering taxation
  - Service levels
  - Value of services.

**Lunch at 12:07 p.m.**

**Reconvened at 12:47 p.m.**

CAO Helgesen provided an overview:

Thursday, February 12, 2026

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- Environmental Services
  - Cost of equipment
- Benefits of RBA funding
- Balancing taxation and responsibility to constituents
- Hospital district taxation
- Board consideration of taxation for the region.

CFO Illes noted the cost reduction in general government with a 1% decrease in taxation. CFO Illes spoke about the Impacts to the Residential Tax Payers table in the report.

Staff will bring forward a 2026 Budget for major services to an increase equal to inflation, 1.7% and explore the possibility of removing Minister and Deputy Minister Meeting budget line item.

**2026-COWM-062**

Moved by Director Riis-Christianson

Seconded by Director Newell

That staff bring back the 2026 budget for major services to an increase equal to inflation of 1.7% and explore the possibility of removing the Minister and Deputy Minister line item and other potential areas for reductions.

Opposed: Director Greenaway

CARRIED

**John Illes, Chief Financial Officer - 2026 Draft Capital Budget****2026-COWM-063**

Moved by Director Stoltenberg

Seconded by Director Dekens

That the Committee receive the Chief Financial Officer's 2026 Draft Capital Budget memorandum.

CARRIED UNANIMOUSLY

Discussion took place regarding:

- RBA funding expenditure over the 5-year period
  - Prudent management
  - Unspent RBA funds

Thursday, February 12, 2026

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- Allocating funding for Command Vehicles to the 2027-2028 budget
  - Additional discussion required with the Rural Fire Chiefs
  - Command truck accessories and equipment
- Main building improvements
- Northern Capital Planning Grant (NCPG) can be utilized for land purchases
- Environmental Services Projects
  - Trailer Roof Structure
  - 2 Skidsteers
  - New Dump Truck
  - New Gate
  - Signs
  - Fall protection WSBC
- Utilizing NCPG funding for Administration items.

**John Illes, Chief Financial Officer - Northern Capital and Planning Grant (NCPG) Update**

**2026-COWM-064**

Moved by Director Stoltenberg

Seconded by Director Storey

That the Committee recommend that the Board support the final utilization of the Northern Capital and Planning Grant as proposed in the summary, and to include these amounts in the 2026 five-year financial plan as outlined.

And that the Committee recommend that the Board request permission from the Province to transfer any unused reserve funds as of December 31, 2026 to the Environmental Services reserve to be utilized against 2026 capital purchases.

CARRIED UNANIMOUSLY

**John Illes, Chief Financial Officer - Growing Community Fund Update**

**2026-COWM-065**

Moved by Director Stoltenberg

Seconded by Director Elphee

That the Committee recommend that the Board support the final utilization of the Growing Community Funds as proposed in the summary, and to include these amounts in the 2026 five-year financial plan as outlined.

CARRIED UNANIMOUSLY

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**John Illes, Chief Financial Officer - Northwest Revenue Sharing (RBA) Update****2026-COWM-066**

Moved by Director Storey

Seconded by Director Wiebe

That the Committee receive the Chief Financial Officer's Northwest Revenue Sharing (RBA) Update memorandum.

CARRIED UNANIMOUSLY

The following was noted:

- Environmental Services budget and the need for grant funding
  - Sustainability considerations
- Long-term Development Plan for Northwest Revenue Sharing (RBA) funding
  - Housing
    - First Nations engagement/partnership
  - Asset management funding
    - Asset management job position
  - Rural funding
  - Parks and Recreation
    - No funding allocated
    - Utilizing NCPG funding and Growing Communities funds for 2026 and 2027
  - Childcare Facilities
    - Provincial direction.

**Megan D'Arcy, Regional Agriculture Coordinator - European Union Deforestation Regulation****2026-COWM-067**

Moved by Director Storey

Seconded by Director Wiebe

That the Committee receive the Regional Agriculture Coordinator's European Union Deforestation Regulation memorandum.

CARRIED UNANIMOUSLY

Discussion took place regarding:

- ALR land designated for agriculture

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- Trees inhibiting the use of agriculture lands
- Chair Parker spoke with Deputy Minister Michelle Koski, Minister of Agriculture regarding the issue
- Takes effect at the end of 2026 but is currently being implemented
- Impacts and challenges of the *European Union Deforestation Regulation in B.C.*

**Megan D'Arcy, Regional Agriculture Coordinator - Growing Opportunities Podcast, Series 3**

**2026-COWM-068**

Moved by Director Storey

Seconded by Director Lambert

That the Committee receive the Regional Agriculture Coordinator's Growing Opportunities Podcast, Series 3 memorandum.

CARRIED UNANIMOUSLY

**ADMINISTRATION CORRESPONDENCE**

**Recommendations from the Premier's Taskforce on Agriculture and Food Economy**

**2026-COWM-069**

Moved by Director Lambert

Seconded by Director Riis-Christianson

That the Committee receive the Administration Correspondence regarding Recommendation from the Premier's Taskforce on Agriculture and Food Economy.

CARRIED UNANIMOUSLY

**IN-CAMERA MOTION**

**2026-COWM-070**

Moved by Director Brienens

Seconded by Director Stoltenberg

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

- Labour Relations
- Strategic Plan.

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CARRIED UNANIMOUSLY

**ADJOURNMENT**

**2026-COWM-071**

Moved by Director Lambert

Seconded by Director Dekens

That the meeting be adjourned at 1:37 p.m.

CARRIED UNANIMOUSLY

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Mark Parker, Chair

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Wendy Wainwright, Deputy Director of Corporate Services



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
RURAL SERVICES COMMITTEE MEETING  
MINUTES  
Thursday, February 12, 2026**

Directors Present: Chair Michael Riis-Christianson  
Judy Greenaway  
Clint Lambert  
Shirley Moon  
Chris Newell  
Mark Parker  
Stoney Stoltenberg

Staff: Curtis Helgesen, Chief Administrative Officer  
Cheryl Anderson, Director of Corporate Services  
John Illes, Chief Financial Officer  
Nellie Davis, Manager of Strategic Initiatives and Rural Services - arrived at 2:27 p.m., left at 3:01 p.m.  
Jason Llewellyn, Director of Planning and Development Services - left at 2:30 p.m.  
Amy Wainwright, Deputy Director of Planning and Development Services- left at 2:30 p.m.  
Wendy Wainwright, Deputy Director of Corporate Services

Others: Martin Elphee, District of Fort St. James  
Linda McGuire, Village of Granisle - left at 3:10 p.m.  
Kevin Moutray, District of Vanderhoof - left at 3:06 p.m.  
Sarrah Storey, Village of Fraser Lake - left at 2:33 p.m.

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**CALL TO ORDER**

Chair Riis-Christianson called the meeting to order at 2:24 p.m.

Thursday, February 12, 2026

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## **AGENDA**

**February 12, 2026**

**2026-RSC-025**

Moved by Director Stoltenberg

Seconded by Director Moon

That the Rural Services Committee Meeting Agenda for February 12, 2026 be received.

CARRIED UNANIMOUSLY

## **MINUTES**

**Rural Services Committee Meeting Minutes - January 15, 2026**

**2026-RSC-026**

Moved by Director Greenaway

Seconded by Director Newell

That the Rural Services Committee Meeting Minutes for January 15, 2026 be received

CARRIED UNANIMOUSLY

## **PLANNING AND DEVELOPMENT**

### **Referrals**

**Cameron Kral, Planner - Recreation Referral No. REC272988 - Electoral Area A (Smithers/Telkwa Rural)**

**2026-RSC-027**

Moved by Director Stoltenberg

Seconded by Director Newell

That the comment sheet be provided to Recreation Sites and Trails BC as the RDBN's response to recreation referral No. REC272988.

CARRIED UNANIMOUSLY

**Danielle Patterson, Senior Planner - Crown Land Referral Application No. 410395 - Electoral Area C (Fort St. James Rural)**

**2026-RSC-028**

Moved by Director Greenaway

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Seconded by Director Moon

That the comment sheet be provided to the Province as the Regional District's comments on Crown Land Application No. 410395 for a Section 16 Withdrawal of Disposition.

CARRIED UNANIMOUSLY

## **REPORTS**

### **Nellie Davis, Manager of Strategic Initiatives and Rural Services - Economic Development Service Grants for Labour Market Research Plan Applications**

#### **2026-RSC-029**

Moved by Director Parker

Seconded by Director Newell

That the Committee recommend that the Board approve a grant of \$10,000 for Electoral Areas B (Burns Lake Rural), D (Fraser Lake Rural), F(Vanderhoof Rural) and G (Houston/Topley Rural) from Northern Capital Planning Grant (NCPG) to the Village of Burns Lake for the Village's application to the Labour Market Research Plan program facilitated by NDIT.

CARRIED UNANIMOUSLY

### **Nellie Davis, Manager of Strategic Initiatives and Rural Services - Community Hall Engagement Update**

#### **2026-RSC-030**

Moved by Director Greenaway

Seconded by Director Stoltenberg

That the Committee receive the Manager of Strategic Initiatives and Rural Services' Community Hall Engagement Update memorandum.

CARRIED UNANIMOUSLY

### **Nellie Davis, Manager of Strategic Initiatives and Rural Services Healthcare Recruitment and Retention Efforts**

#### **2026-RSC-031**

Moved by Director Parker

Seconded by Director Stoltenberg

That the Committee receive the Manager of Strategic Initiatives and Rural Services' Healthcare Recruitment and Retention Efforts memorandum.

Thursday, February 12, 2026

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CARRIED UNANIMOUSLY

Discussion took place regarding:

- Report is an overview of some of the initiatives underway
- Canada's Healthcare Infusion endeavor
  - Passionate community members that have started the endeavor
- Various approaches to in-house initiatives
- Burns Lake, Electoral Areas B (Burns Lake Rural) and E (Francois/Ootsa Lake Rural) Recruitment and Retention Committee
- Scope creep
  - Traditionally federal and provincial mandate
  - Local governments stepping into the breach
- Errol Winters, Executive Director, Northern Interior Rural Family Practice attended the Burns Lake Medical Professionals Recruitment and Retention Committee and spoke of provincial downloading
- Loss of anesthesiologist in Vanderhoof in June 2026
  - Services levels will be at risk with a reduction of anesthesiologists
- Working together and supporting a regional hub model for medical professionals
  - Regional approach
  - Forming a healthcare committee that includes all members of the Stuart-Nechako Regional Hospital District to formulate a 5-year plan going forward
  - Hospital District mandate to fund capital projects
- District of Kitimat February 6, 2026 Report to the Kitimat Health Group regarding Kitimat Healthcare Professionals Retention & Recruitment - Health Recruitment and Retention Incentive Package
  - Challenges of communities offering additional incentives
  - Incentive amounts
  - Industrial pressures on healthcare in the community
- Northern Health incentives to medical practitioners
- Fort St. James Medical Professionals Recruitment and Retention Committee
  - Coordinator Position
    - Received applications
  - Challenges due to structure of Committee
  - Committee is investigating not for profit status
- Access to medical equipment assists in recruitment and retention of physicians and other medical professionals
- Inviting Errol Winters, Executive Director, Northern Interior Rural Division of Family Practice.

Thursday, February 12, 2026

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**2026-RSC-032**

Moved by Director Greenaway

Seconded by Director Stoltenberg

That the Committee recommend that the Board invite Errol Winter, Executive Director, Northern Interior Rural Division of Family Practice to attend a future meeting to discuss recruitment and retention in healthcare.

CARRIED UNANIMOUSLY

**Nellie Davis, Manager of Strategic Initiatives and Rural Services - Passive Infrastructure Update****2026-RSC-033**

Moved by Director Stoltenberg

Seconded by Director Greenaway

That the Committee receive the Manager of Strategic Initiatives and Rural Services' Passive Infrastructure Update memorandum.

CARRIED UNANIMOUSLY

**Nellie Davis, Manager of Strategic Initiatives and Rural Services - Rural Directors Survey Update****2026-RSC-034**

Moved by Director Stoltenberg

Seconded by Director Lambert

That the Committee receive the Manager of Strategic Initiatives and Rural Services' Rural Directors Survey Update memorandum.

CARRIED UNANIMOUSLY

Rural Services Committee future discussion items were discussed:

- Rural culture and lifestyle
  - Pressures
  - Exploring ways to champion and guard the culture and lifestyle
  - Similar for farming and ranching
    - Increased regulation and requirements impede the ability to encourage and protect the lifestyle.

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**NEW BUSINESS**

Agriculture Coordinator Update

- Interviews in progress.

**ADJOURNMENT**

**2026-RSC-035**

Moved by Director Newell

Seconded by Director Lambert

That the meeting be adjourned at 3:12 p.m.

CARRIED UNANIMOUSLY

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Michael Riis-Christianson, Chair

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Wendy Wainwright, Deputy Director of Corporate Services



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Jason Berlin, Senior Building Inspector

**Date:** February 26, 2026

**Subject:** **Section 57 Notice on Title NOT A-02-26 - 6380 Dawsons Lane - Electoral Area A (Smithers/Telkwa Rural)**

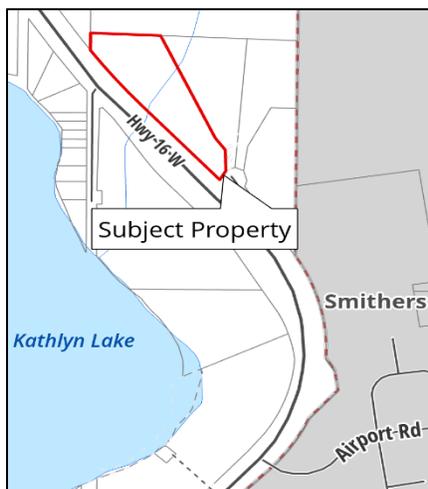
**RECOMMENDATION:** **(all/directors/majority)**

1. That the Board receive any input provided by the property owners.
2. That the Corporate Officer be directed to file a Notice in the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* relating to land legally described as Lot A, Section 14, Township 1A, Range 5, Coast District, Plan EPP78056 (6380 Dawsons Lane).

### EXECUTIVE SUMMARY

A building at 6380 Dawsons Lane was installed without a building permit or inspections required pursuant to "RDBN Building Bylaw No. 1634, 2012". It is not clear whether the use of the building complies with the RDBN's Zoning Bylaw.

The Building Inspector recommends that a Notice be placed on Title of the subject property in accordance with Section 57 of the *Community Charter*. This Notice serves to advise interested parties, including potential buyers, of the situation.



## **BACKGROUND**

A building has been placed on the property without a building permit. No building permit application has been received.

## **HISTORY**

The following is a chronology of events leading to the recommendation for a Section 57 Notice on Title. Copies of emails, letters and other related correspondence are available upon request from the Planning and Development Services Department.

### **November 19, 2024**

A Building Inspector visited the property and spoke to the property owner. The Building Inspector explained that a building permit was required for the building.



### **June 11, 2025**

A Building Inspector phoned the property owner and left a voicemail noting the need for a building permit and advising that the RDBN may move forward with enforcement action if a complete application is not received.

### **June 16, 2025**

A Building Inspector placed a Stop Work Order on the building and provided a copy of a letter explaining the stop work order to the person occupying the building. The Stop Work Order letter was also sent via registered mail to the property owners. One of the mailed letters was returned to the RDBN as acceptance was refused.

**June 17, 2025**

The RDBN received an email complaint from one of the property owners complaining that the Building Inspector's actions amount to intimidation and misconduct.

**June 19, 2025**

The Director of Planning and Development Services investigated the complaint and responded by email to the property owner that the Building Inspector's communications and actions appeared to be in accordance with standard procedure given the situation. The Director of Planning and Development Services asked if the property owner had any specific details regarding an action which may have caused concern. The email also confirmed that a building permit was required for the building.

**June 23, 2025**

Having received no response to his June 19<sup>th</sup> email the Director of Planning and Development Services sent a follow up email asking if the property owner was able to provide further details. No response was received.

**November 17, 2025**

A Planning Department staff person hand delivered a letter to the property along with a building permit application. The letter requested completion of the building permit application and noted the potential for enforcement action if a complete application is not received.

**December 12, 2025**

The Director of Planning and Development Services sent an email to a property owner advising that the process to register a notice on title pursuant to Section 57 of the Community Charter may be initiated if the required Building Permit application is not received.

**January 21, 2026**

Notice (attached) was hand delivered to property and sent to the property owners informing them that the Board would be considering the Building Inspector's recommendation for a notice on title, and that they or a representative may provide representations to the RDBN Board in writing, in person, or electronically at the Regional District Board meeting concerning the matter. This notice was sent by registered mail and by email. One of the mailed letters was returned to the RDBN as acceptance was refused.

## **SECTION 57 REQUIREMENTS**

Section 57 of the Community Charter authorizes the RDBN to file a Notice on Title of a property when the Building Inspector discovers bylaw contraventions that relate to the building or safety of a structure. To place a Notice on Title the following must occur:

The Building Inspector must provide a recommendation in writing to the Corporate Officer that the Regional District Board consider a resolution directing the Corporate Officer to file a notice in the land title office stating that a resolution relating to the non-compliance of the property to the BC Building Code and the Regional District's Building Bylaw has been made, and further information about it may be inspected at the Regional District offices. This report serves as the written recommendation from the Building Inspector to the Corporate Officer.

The Corporate Officer must give notice to the registered owner of the land to which the recommendation relates that the Board will be considering a recommendation that notice be placed on title pursuant to Section 57 of the Community Charter, and subsequently place the matter before the Regional District Board for consideration. This notice has been given to the property owner by the Planning Department on behalf of the Corporate Officer.

Once the Regional District Board has provided the Building Inspector and the owner with an opportunity to be heard, the Board may confirm the recommendations of the Building Inspector by the recommended resolution directing the Corporate Officer to file a notice in the land title office. The RDBN must then ensure that public records relating to the resolution and the reason for the resolution are available for public view.

If the property owner completes the building permit process, or removes the unpermitted building from the property, the Notice on Title can be removed from Title.

## **ENFORCEMENT ACTION**

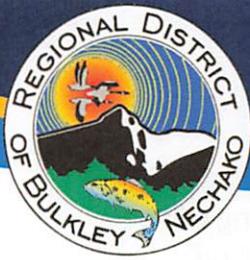
The Regional District Board may direct staff to undertake enforcement action, including the initiation of action to have the building removed.

## **ATTACHMENTS:**

January 21, 2026 Notices

## **STRATEGIC PLAN ALIGNMENT:**

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



January 21, 2026

Sarah Hagen  
6380 Dawsons Lane  
Smithers, BC V0J 2N2

Dear Property Owner:

**Section 57 Community Charter Notice  
Contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw  
No. 1634, 2012.**

NOTICE IS HEREBY GIVEN that the Board of the Regional District of Bulkley-Nechako will, at its Regular Meeting, tentatively beginning at 10:30 am, on February 26, 2026 in the Board Chambers at the Regional District Offices, at 37 3<sup>rd</sup> Avenue, Burns Lake, BC, consider a request from the Building Inspector to register a notice on the title of Lot A, Section 14, Township 1A, Range 5, Coast District, Plan EPP78056 (6380 Dawsons Lane) concerning alleged contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw No. 1634, 2012, namely that a building has been relocated to 6380 Dawsons Lane without the required building permit.

As the registered property owner you have the opportunity to provide comment to the RDBN Board for their consideration at the February 26, 2026 Board meeting regarding the proposed notice on title. You may make verbal comment at the meeting in person or by Zoom. Please contact Cheryl Anderson or Wendy Wainwright at 1-800-320-3339 or (250) 692-3195 prior to the end of the day on February 25, 2026, to make arrangements to provide input at the meeting. You may also provide written comment to the Board by mail or email to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). Written comment must be received by the Regional District office by 12:00 pm, February 25, 2026.

After hearing the representations of the Building Inspector and the owner, if any, the Regional District Board may pass a resolution directing the Corporate Officer to file a Notice of the Resolution in the Land Title Office indicating that further information concerning the matter may be inspected by interested parties at the RDBN Office.

A copy of section 57 of the *Community Charter* is enclosed. A copy of the Building Inspector's Report to be considered by the Board at their February 26, 2026 meeting will be available on February 20<sup>th</sup>, 2026 for review in the Board Meeting Agenda which will be posted on the RDBN's web site at:

<https://www.rdbn.bc.ca/departments/administration/regional-board-committee-meetings>.

The report may also be sent to you by email on request to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). You may also obtain the report from the Office of the undersigned, at 37 3<sup>rd</sup> Avenue, Burns Lake, BC, during normal business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday, except statutory holidays.

Please do not hesitate to give me a call at your convenience if you have any questions.

Sincerely,

A black rectangular redaction box covering the signature of Jason Llewellyn.

Jason Llewellyn  
Director of Planning

# Community Charter

## [SBC 2003] CHAPTER 26

### Part 3 — Additional Powers and Limits on Powers

#### Division 1 — Partnering and Other Agreements

#### **Note against land title that building regulations contravened**

**57** (1) A building inspector may recommend to the council that it consider a resolution under subsection (3) if, during the course of carrying out duties, the building inspector

(a) observes a condition, with respect to land or a building or other structure, that the inspector considers

(i) results from the contravention of, or is in contravention of,

(A) a municipal bylaw,

(B) a Provincial building regulation, or

(C) any other enactment

that relates to the construction or safety of buildings or other structures, and

(ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or

(b) discovers that

(i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (i), and

(ii) the permit was not obtained or the inspection not satisfactorily completed.

(2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must

(a) give notice to the registered owner of the land to which the recommendation relates, and

(b) after notice under paragraph (a), place the matter before the council.

(3) After providing the building inspector and the owner an opportunity to be heard, the council may confirm the recommendations of the building inspector and pass a resolution directing the corporate officer to file a notice in the land title office stating that

(a) a resolution relating to that land has been made under this section, and

(b) further information about it may be inspected at the municipal hall.

(4) The corporate officer must ensure that all records are available for the purpose of subsection (3) (b).

(5) If the registrar of land titles receives a notice under subsection (3) and payment of the prescribed fee, the registrar must make a note of the filing against the title to the land that is affected by the notice.

(6) The note of a filing of a notice under this section is extinguished when a new title to the land is issued as a result of the deposit of a plan of subdivision or a strata plan.

(7) In the event of any omission, mistake or misfeasance by the registrar or an employee of the registrar in relation to the making of a note of the filing under subsection (5), or a cancellation under section 58, after the notice is received by the land title office,

(a) the registrar is not liable and neither the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,

(a.1) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the [Land Title Act](#), and

(b) the assurance fund or the minister charged with the administration of the [Land Title Act](#) as a nominal defendant is not liable under Part 20 of the [Land Title Act](#).

(8) Neither the building inspector nor the municipality is liable for damage of any kind for the doing of anything, or the failure to do anything, under this section or section 58 that would have, but for this subsection, constituted a breach of duty to any person.

(9) The authority under this section is in addition to any other action that a building inspector is authorized to take in respect of a matter referred to in subsection (1).

### **Cancellation of note against land title**

**58** (1) On receiving a report from a building inspector that the condition that gave rise to the filing of the notice under section 57 (3) has been rectified, the corporate officer must file a cancellation notice and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.

- (2) An owner of land with respect to which a notice has been filed under section 57 (3), may apply to the council for a resolution that the note be cancelled.
- (3) After hearing an applicant under subsection (2), the council may pass a resolution directing the corporate officer to file a cancellation notice.
- (4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
- (5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.
- (6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.



January 21, 2026

Mark Hagen & Alinna Hagen  
7041 Yelich Rd  
Smithers, BC V0J 2N2

Dear Property Owner:

**Section 57 Community Charter Notice  
Contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw  
No. 1634, 2012.**

NOTICE IS HEREBY GIVEN that the Board of the Regional District of Bulkley-Nechako will, at its Regular Meeting, tentatively beginning at 10:30 am, on February 26, 2026 in the Board Chambers at the Regional District Offices, at 37 3<sup>rd</sup> Avenue, Burns Lake, BC, consider a request from the Building Inspector to register a notice on the title of Lot A, Section 14, Township 1A, Range 5, Coast District, Plan EPP78056 (6380 Dawsons Lane) concerning alleged contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw No. 1634, 2012, namely that a building has been relocated to 6380 Dawsons Lane without the required building permit.

As the registered property owner you have the opportunity to provide comment to the RDBN Board for their consideration at the February 26, 2026 Board meeting regarding the proposed notice on title. You may make verbal comment at the meeting in person or by Zoom. Please contact Cheryl Anderson or Wendy Wainwright at 1-800-320-3339 or (250) 692-3195 prior to the end of the day on February 25, 2026, to make arrangements to provide input at the meeting. You may also provide written comment to the Board by mail or email to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). Written comment must be received by the Regional District office by 12:00 pm, February 25, 2026.

After hearing the representations of the Building Inspector and the owner, if any, the Regional District Board may pass a resolution directing the Corporate Officer to file a Notice of the Resolution in the Land Title Office indicating that further information concerning the matter may be inspected by interested parties at the RDBN Office.

A copy of section 57 of the *Community Charter* is enclosed. A copy of the Building Inspector's Report to be considered by the Board at their February 26, 2026 meeting will be available on February 20<sup>th</sup>, 2026 for review in the Board Meeting Agenda which will be posted on the RDBN's web site at:

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Please do not hesitate to give me a call at your convenience if you have any questions.

Sincerely,



Jason Llewellyn  
Director of Planning

# Community Charter

## [SBC 2003] CHAPTER 26

### Part 3 — Additional Powers and Limits on Powers

#### Division 1 — Partnering and Other Agreements

#### **Note against land title that building regulations contravened**

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(a) observes a condition, with respect to land or a building or other structure, that the inspector considers

(i) results from the contravention of, or is in contravention of,

(A) a municipal bylaw,

(B) a Provincial building regulation, or

(C) any other enactment

that relates to the construction or safety of buildings or other structures, and

(ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or

(b) discovers that

(i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (i), and

(ii) the permit was not obtained or the inspection not satisfactorily completed.

(2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must

(a) give notice to the registered owner of the land to which the recommendation relates, and

(b) after notice under paragraph (a), place the matter before the council.

(3) After providing the building inspector and the owner an opportunity to be heard, the council may confirm the recommendations of the building inspector and pass a resolution directing the corporate officer to file a notice in the land title office stating that

(a) a resolution relating to that land has been made under this section, and

(b) further information about it may be inspected at the municipal hall.

(4) The corporate officer must ensure that all records are available for the purpose of subsection (3) (b).

(5) If the registrar of land titles receives a notice under subsection (3) and payment of the prescribed fee, the registrar must make a note of the filing against the title to the land that is affected by the notice.

(6) The note of a filing of a notice under this section is extinguished when a new title to the land is issued as a result of the deposit of a plan of subdivision or a strata plan.

(7) In the event of any omission, mistake or misfeasance by the registrar or an employee of the registrar in relation to the making of a note of the filing under subsection (5), or a cancellation under section 58, after the notice is received by the land title office,

(a) the registrar is not liable and neither the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,

(a.1) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the [Land Title Act](#), and

(b) the assurance fund or the minister charged with the administration of the [Land Title Act](#) as a nominal defendant is not liable under Part 20 of the [Land Title Act](#).

(8) Neither the building inspector nor the municipality is liable for damage of any kind for the doing of anything, or the failure to do anything, under this section or section 58 that would have, but for this subsection, constituted a breach of duty to any person.

(9) The authority under this section is in addition to any other action that a building inspector is authorized to take in respect of a matter referred to in subsection (1).

### **Cancellation of note against land title**

**58** (1) On receiving a report from a building inspector that the condition that gave rise to the filing of the notice under section 57 (3) has been rectified, the corporate officer must file a cancellation notice and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.

- (2) An owner of land with respect to which a notice has been filed under section 57 (3), may apply to the council for a resolution that the note be cancelled.
- (3) After hearing an applicant under subsection (2), the council may pass a resolution directing the corporate officer to file a cancellation notice.
- (4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
- (5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.
- (6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Steve Davis, Building Inspector

**Date:** February 26, 2026

**Subject:** **Section 57 Notice on Title, 1820 Peterson Rd, Electoral Area B (Burns Lake Rural)**

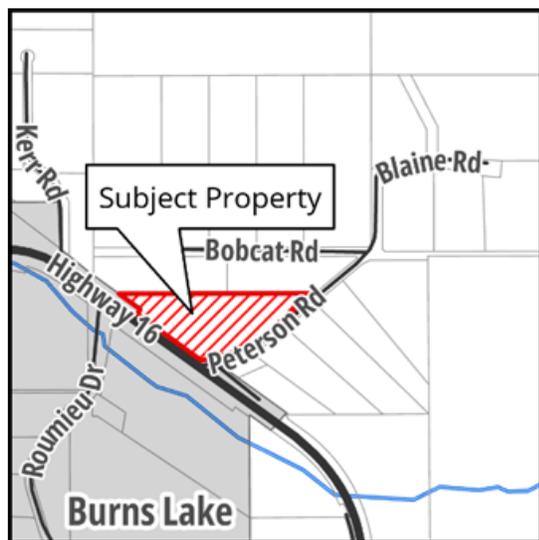
**RECOMMENDATION:** **(all/directors/majority)**

1. That the Board receive any input provided by the property owners.
2. That the Corporate Officer be directed to file a Notice in the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* relating to land legally described as District Lot 4175, Range 5, Coast District, Except Plans 3332 5153 8142 8303 10041 and 4623 (1820 Peterson Road).

### EXECUTIVE SUMMARY

Two storage buildings at 1820 Peterson Road were built without building permits or inspections required pursuant to "RDBN Building Bylaw No. 1634, 2012".

The Building Inspector recommends that a Notice be placed on Title of the subject property in accordance with Section 57 of the Community Charter. This Notice serves to advise interested parties, including potential buyers, of the situation.



## BACKGROUND

The property owner has erected two storage buildings without building permits. An incomplete building permit application was received, and the application process has not been completed to date. In addition, the buildings are being used for purposes that contravene the RDBN's zoning bylaw. Therefore, a building permit cannot be issued until the land use issue is resolved.



## HISTORY

The following is a chronology of events leading to the recommendation for a Section 57 notice on title.

**October 20, 2020**

As part of an enforcement action to deal with a large number of derelict motor vehicles on the property, staff visited the property and observed that 2 buildings had been erected on the property without the benefit of the required building permits. One of the buildings had failed due to the snow load.

**November 21, 2020**

A letter was mailed to the property owner from the Bylaw Enforcement Officer outlining the requirement for building permits for the buildings. The letter also mentioned that commercial storage of vehicle parts was not an allowed use of the property as per RDBN Zoning Bylaw 1800, 2020.

**January 6, 2021**

The property owner submitted an incomplete building permit application; however, no drawings or other information regarding the structures was provided.

**January 7, 2021**

The Building Inspector had a telephone conversation with the property owner about the incomplete application and sent an email noting the missing items.

**March 22 - April 5, 2021**

Various emails were exchanged with the property owner regarding the outstanding information necessary to complete the building permit application. Some items were provided; however, the most important information such as engineered building plans remain outstanding.

**June 27, 2022**

The property owner informed the RDBN that the building would not be used for storage of vehicle parts and that the buildings may be removed. A site visit confirmed that the vehicle parts had been removed from the buildings.

**January 17 - 18, 2024**

The expired building permit from 2021 triggered the Building Inspectors to undertake a site visit to determine if the buildings had been removed. The buildings remained and were again being used for vehicle parts storage.

An email was sent to the property owner requesting a new building permit application for the unpermitted buildings, and that the property use be brought into compliance with the RDBN

Zoning Bylaw. The property owner indicated that he thought he had resolved the issue. He further indicated by phone that the buildings would be removed.

#### **October 9, 2024**

After a site visit to the property, the Building Inspector sent an email to the property owner asking if the buildings were going to be removed. The property owner replied by email that they were bringing shipping containers onto the property soon and the buildings would come down.

#### **October 24, 2024**

The Building Inspector conducted a site visit to the property and confirmed that the storage buildings were still in place.

#### **December 24, 2024**

The property owner applied for a temporary use permit (TUP) to allow the temporary storage of automobile parts. The application was silent on whether the buildings would be legalized as part of the TUP process or removed. The application remains on hold due to a lack of response to a number of questions.

#### **January 9, 2026**

During a site visit to the property, the Director of Planning confirmed that the storage buildings were still in place, and were being used for storage to vehicle parts, contrary to RDBN Zoning requirements.

#### **January 21, 2026**

Notice was sent to the property owners informing them that the Board would be considering the Building Inspector's recommendation for a notice on title, and that they or a representative may provide representations to the RDBN Board in person, in writing or electronically at the Regional District Board meeting concerning the matter. This notice was sent by registered mail to the address provided in the completed application.

### **SECTION 57 REQUIREMENTS**

Section 57 of the Community Charter authorizes the RDBN to file a Notice on Title of a property when the Building Inspector discovers bylaw contraventions that relate to the building or safety of a structure. To place a Notice on Title the following must occur:

The Building Inspector must provide a recommendation in writing to the Corporate Officer that the Regional District Board consider a resolution directing the Corporate Officer to file a notice in the land title office stating that a resolution relating to the non-compliance of the property to the BC Building Code and the Regional District's Building Bylaw has been made, and further information about it may be inspected at the Regional District offices. This report serves as the written recommendation from the Building Inspector to the Corporate Officer.

The Corporate Officer must give notice to the registered owner of the land to which the recommendation relates that the Board will be considering a recommendation that notice be placed on title pursuant to Section 57 of the Community Charter, and subsequently place the matter before the Regional District Board for consideration. This notice has been given to the property owner by the Planning Department on behalf of the Corporate Officer.

Once the Regional District Board has provided the Building Inspector and the owner with an opportunity to be heard, the Board may confirm the recommendations of the Building Inspector by the recommended resolution directing the Corporate Officer to file a notice in the land title office. The RDBN must then ensure that public records relating to the resolution and the reason for the resolution are available for public view.

If the property owner completes the building permit process, or removes the unpermitted building from the property, the Notice on Title can be removed from Title.

#### **ENFORCEMENT ACTION**

The Regional District Board may direct staff to undertake enforcement action, including the initiation of action to have the building removed.

#### **ATTACHMENTS:**

January 21, 2026, Notice

#### **STRATEGIC PLAN ALIGNMENT:**

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



January 21, 2026

Cory Goertzen  
1810 Peterson Rd  
Burns Lake, BC V0J 1E3

Dear Property Owner:

**Section 57 Community Charter Notice  
Contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw  
No. 1634, 2012.**

NOTICE IS HEREBY GIVEN that the Board of the Regional District of Bulkley-Nechako will, at its Regular Meeting, tentatively beginning at 10:30 am, on February 26, 2026 in the Board Chambers at the Regional District Offices, at 37 3<sup>rd</sup> Avenue, Burns Lake, BC, consider a request from the Building Inspector to register a notice on the title of District Lot 4175, Range 5, Coast District, Except Plans 3332 5153 8142 8303 10041 and 4623 (1820 Peterson Road) concerning alleged contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw No. 1634, 2012, namely that buildings have been constructed at 1820 Peterson Road without the required building permits.

As the registered property owner you have the opportunity to provide comment to the RDBN Board for their consideration at the February 26, 2026, Board meeting regarding the proposed notice on title. You may make verbal comment at the meeting in person or by Zoom. Please contact Cheryl Anderson or Wendy Wainwright at 1-800-320-3339 or (250) 692-3195 prior to the end of the day on February 25, 2026, to make arrangements to provide input at the meeting. You may also provide written comment to the board by mail or email to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). Written comment must be received by the Regional District office by 12:00 pm, February 25, 2026.

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Please do not hesitate to give me a call at your convenience if you have any questions.

Sincerely, 



Jason Llewellyn  
Director of Planning

# Community Charter

## [SBC 2003] CHAPTER 26

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#### Division 1 — Partnering and Other Agreements

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### **Cancellation of note against land title**

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- (4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
- (5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.
- (6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Steve Davis, Building Inspector

**Date:** February 26, 2026

**Subject:** **Section 57 Notice on Title, 2280 Meier Road - Electoral Area F (Vanderhoof Rural)**

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

1. That the Board receive any input provided by the property owners.
2. That the Corporate Officer be directed to file a Notice in the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* relating to land legally described as Lot 1, District Lot 1423, Cariboo District, Plan BCP34928 (2280 Meier Road)

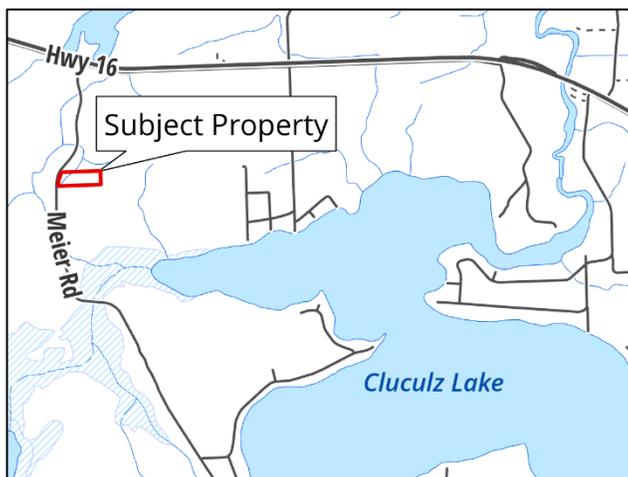
### EXECUTIVE SUMMARY

A dwelling at 2280 Meier Road was built without a building permit or inspections required pursuant to "RDBN Building Bylaw No. 1634, 2012".

The Building Inspector recommends that a Notice be placed on Title of the subject property in accordance with Section 57 of the Community Charter. This Notice serves to advise interested parties, including potential buyers, of the situation.

### BACKGROUND

The property owners have constructed a dwelling without a building permit. Despite discussions with the property owners, no building permit applications have been received.



## **HISTORY**

The following is a chronology of events leading to the recommendation for a Section 57 Notice on Title. Copies of emails, letters and other related correspondence are available upon request from the Planning Department.

### **December 11, 2023**

The Building Inspector became aware of a dwelling constructed on the property without a building permit or inspections. One of the property owners was there during the site visit and noted that they had built the home elsewhere and transported it to the property. The Building Inspector explained the requirement for a building permit and asked for an application to be submitted.



### **December 11, 2023**

An email was sent to the property owners with a copy of the building permit application package and outlined some of the other requirements to complete the application.

### **December 11, 2023**

An email was received back from the property owner saying that they would be in touch and asking that no more site visits be conducted without explicit consent.

### **December 12, 2023**

In an email, the Building Inspector let the property owner know that a Stop Work notice would need to be posted on the building and suggesting a future date to do that. The property owner

responded with a question as to why this would be necessary as the home was already completed. They did not want anyone going on their property. The property owner then called the Building Inspector to discuss the requirement for a building permit and said they would attempt to submit an application.

### **October 3, 2024**

A copy of the Stop Work Notice and a letter explaining it was affixed to the locked gate of the property. The Building Inspector emailed a copy of the Stop Work Notice to the property owners and asked for a completed building permit application.

### **December 10, 2024**

A letter was sent by registered mail to the property owners requesting a completed building permit application. The property owner contacted the Building Inspector by phone to say that they would be submitting an application.

### **November 3, 2025**

The Building Inspector sent an email to the property owners requesting a completed application and noted that the next step if an application was not received would be a Section 57 Notice on Title.

### **January 21, 2026**

Notice (attached) was sent to the property owners informing them that the Board would be considering the Building Inspector's recommendation for a notice on title, and that they or a representative may provide representations to the RDBN Board in writing, in person, or electronically at the Regional District Board meeting concerning the matter. This notice was sent by registered mail and by email.

### **January 30, 2026**

The property owner called the Senior Building Inspector to explain that they were working on their building permit application. The Inspector noted that the Section 57 staff report could potentially be taken off the Board agenda should a complete building permit application be received by February 26, 2026, and that the notice on title could be removed from title should a building Permit process be completed.

### **February 2, 2026**

The property owner called the Senior Building Inspector and then followed with an email (attached) asking for more time to get the paperwork submitted. He suggested that he wanted an extension until July or August. He did not submit an application or any of the required documentation.

## **SECTION 57 REQUIREMENTS**

Section 57 of the Community Charter authorizes the RDBN to file a Notice on Title of a property when the Building Inspector discovers bylaw contraventions that relate to the building or safety of a structure. To place a Notice on Title the following must occur:

The Building Inspector must provide a recommendation in writing to the Corporate Officer that the Regional District Board consider a resolution directing the Corporate Officer to file a notice in the land title office stating that a resolution relating to the non-compliance of the property to the BC Building Code and the Regional District's Building Bylaw has been made, and further information about it may be inspected at the Regional District offices. This report serves as the written recommendation from the Building Inspector to the Corporate Officer.

The Corporate Officer must give notice to the registered owner of the land to which the recommendation relates that the Board will be considering a recommendation that notice be placed on title pursuant to Section 57 of the Community Charter, and subsequently place the matter before the Regional District Board for consideration. This notice has been given to the property owner by the Planning Department on behalf of the Corporate Officer.

Once the Regional District Board has provided the Building Inspector and the owner with an opportunity to be heard, the Board may confirm the recommendations of the Building Inspector by the recommended resolution directing the Corporate Officer to file a notice in the land title office. The RDBN must then ensure that public records relating to the resolution and the reason for the resolution are available for public view.

If the property owner completes the building permit process, or removes the unpermitted building from the property, the Notice on Title can be removed from Title.

## **ENFORCEMENT ACTION**

The Regional District Board may direct staff to undertake enforcement action, including the initiation of action to have the building removed.

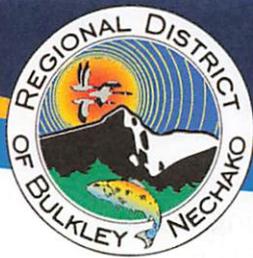
## **ATTACHMENTS:**

January 21, 2026 Notice,

February 2, 2026 Email from Property Owner

## **STRATEGIC PLAN ALIGNMENT:**

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



January 21, 2026

Eugene & Rachelle Unruh  
2280 Meier Road  
Vanderhoof, BC V0J 3A3

Dear Property Owner:

**Section 57 Community Charter Notice  
Contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw  
No. 1634, 2012.**

NOTICE IS HEREBY GIVEN that the Board of the Regional District of Bulkley-Nechako will, at its Regular Meeting, tentatively beginning at 10:30 am, on February 26, 2026 in the Board Chambers at the Regional District Offices, at 37 3<sup>rd</sup> Avenue, Burns Lake, BC, consider a request from the Building Inspector to register a notice on the title of Lot 1, District Lot 1423, Cariboo District, Plan BCP34928 (2280 Meier Road) concerning alleged contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw No. 1634, 2012, namely that a dwelling has been constructed at 2280 Meier Road without the required building permit.

As the registered property owners you have the opportunity to provide comment to the RDBN Board for their consideration at the February 26, 2026, Board meeting regarding the proposed notice on title. You may make verbal comment at the meeting in person or by Zoom. Please contact Cheryl Anderson or Wendy Wainwright at 1-800-320-3339 or (250) 692-3195 prior to the end of the day on February 25, 2026, to make arrangements to provide input at the meeting. You may also provide written comment to the board by mail or email to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). Written comment must be received by the Regional District office by 12:00 pm, February 25, 2026.

After hearing the representations of the Building Inspector and the owners, if any, the Regional District Board may pass a resolution directing the Corporate Officer to file a Notice of the Resolution in the Land Title Office indicating that further information concerning the matter may be inspected by interested parties at the RDBN Office.

A copy of section 57 of the *Community Charter* is enclosed. A copy of the Building Inspector's Report to be considered by the Board at their February 26, 2026 meeting will be available on February 20<sup>th</sup>, 2026 for review in the Board Meeting Agenda which will be posted on the RDBN's web site at:

<https://www.rdbn.bc.ca/departments/administration/regional-board-committee-meetings>.

The report may also be sent to you by email on request to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). You may also obtain the report from the Office of the undersigned, at 37 3<sup>rd</sup> Avenue, Burns Lake, BC, during normal business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday, except statutory holidays.

Please do not hesitate to give me a call at your convenience if you have any questions.

Sincerely,

A black rectangular redaction box covering the signature of Jason Llewellyn.

Jason Llewellyn  
Director of Planning

# Community Charter

## [SBC 2003] CHAPTER 26

### Part 3 — Additional Powers and Limits on Powers

#### Division 1 — Partnering and Other Agreements

#### **Note against land title that building regulations contravened**

**57** (1) A building inspector may recommend to the council that it consider a resolution under subsection (3) if, during the course of carrying out duties, the building inspector

(a) observes a condition, with respect to land or a building or other structure, that the inspector considers

(i) results from the contravention of, or is in contravention of,

(A) a municipal bylaw,

(B) a Provincial building regulation, or

(C) any other enactment

that relates to the construction or safety of buildings or other structures, and

(ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or

(b) discovers that

(i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (i), and

(ii) the permit was not obtained or the inspection not satisfactorily completed.

(2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must

(a) give notice to the registered owner of the land to which the recommendation relates, and

(b) after notice under paragraph (a), place the matter before the council.

(3) After providing the building inspector and the owner an opportunity to be heard, the council may confirm the recommendations of the building inspector and pass a resolution directing the corporate officer to file a notice in the land title office stating that

(a) a resolution relating to that land has been made under this section, and

(b) further information about it may be inspected at the municipal hall.

(4) The corporate officer must ensure that all records are available for the purpose of subsection (3) (b).

(5) If the registrar of land titles receives a notice under subsection (3) and payment of the prescribed fee, the registrar must make a note of the filing against the title to the land that is affected by the notice.

(6) The note of a filing of a notice under this section is extinguished when a new title to the land is issued as a result of the deposit of a plan of subdivision or a strata plan.

(7) In the event of any omission, mistake or misfeasance by the registrar or an employee of the registrar in relation to the making of a note of the filing under subsection (5), or a cancellation under section 58, after the notice is received by the land title office,

(a) the registrar is not liable and neither the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,

(a.1) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the [Land Title Act](#), and

(b) the assurance fund or the minister charged with the administration of the [Land Title Act](#) as a nominal defendant is not liable under Part 20 of the [Land Title Act](#).

(8) Neither the building inspector nor the municipality is liable for damage of any kind for the doing of anything, or the failure to do anything, under this section or section 58 that would have, but for this subsection, constituted a breach of duty to any person.

(9) The authority under this section is in addition to any other action that a building inspector is authorized to take in respect of a matter referred to in subsection (1).

### **Cancellation of note against land title**

**58** (1) On receiving a report from a building inspector that the condition that gave rise to the filing of the notice under section 57 (3) has been rectified, the corporate officer must file a cancellation notice and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.

- (2) An owner of land with respect to which a notice has been filed under section 57 (3), may apply to the council for a resolution that the note be cancelled.
- (3) After hearing an applicant under subsection (2), the council may pass a resolution directing the corporate officer to file a cancellation notice.
- (4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
- (5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.
- (6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.

**From:** [Jason Berlin](#)  
**To:** [Jason Llewellyn](#); [Steve Davis](#); [Michael Leamont](#); [Fiona Richardson](#)  
**Subject:** FW: UNRUH - 2280 MEIER RD  
**Date:** February 2, 2026 3:21:02 PM  
**Attachments:** [CO 25-0031 Cancellation Letter issued on Jan 26, 2026..pdf](#)

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**From:** Unruh's Carpentry Ltd. [REDACTED]  
**Sent:** February 2, 2026 3:18 PM  
**To:** Jason Berlin <jason.berlin@rdbn.bc.ca>  
**Subject:** UNRUH - 2280 MEIER RD

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

Caution: The sender name (Unruh's Carpentry Ltd.) is different from their email address [REDACTED] which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

[Secured by Check Point](#)

Hi Jason,

Attached is a letter from BC Housing. We have been dealing with them for the last year and, after providing them with evidence, they have now cancelled the Compliance Order and approved our house on their end.

We are also working with 2 engineers. One for the septic and one for the structure.

The septic engineer is Sam Ahad from Vanderhoof. His phone number is (604) 657-2506. He is in the process of filing the septic with Northern Health but his wife was very sick and then passed away at the end of December so he is a bit behind. Sam has been trying to help us find a structural engineer for over a year for the Schedule "B" and he has spoken to several but they are all too busy to take on a small job like ours. The structural engineer we are waiting to hear back from is Rob Ravenhorst out of the lower mainland area. I believe he has a engineering consulting business but I don't have his phone number or business name. My wife has only contacted him by Facebook Messenger. I will get you his info as soon as I have it. He is going to look at the drawings of our house and tell us if it can be stamped or not (or any changes we may need to make) for a Schedule "B".

We are going to be out of the country from February 7th-March 2nd and will be unable to attend the meeting in person or online. We are also moving into an apartment in town as soon as we get back from our trip so our house will be vacant.

We would like to ask for an extension to the meeting regarding the Section 57 on our

property so we have more time to get more answers from the engineers. If we could have until July or August we should have answers by then. We plan to either get a Schedule B for the house or, if we can't get it, we will move the house off the property. Either way we are moving overseas in late summer/early fall and will be selling the property and house, whether it be together once approved with a Schedule B or separately.

If you have any questions, please call me at [REDACTED] My phone won't work overseas but we will be checking this e-mail daily. We are hoping to get this cleared up as soon as possible but it seems like everything takes so long to do.

Thanks,

Eugene Unruh



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Steve Davis, Building Inspector

**Date:** February 26, 2026

**Subject:** **Section 57 Notice on Title NOT A-01-26 - 24062 Highway 16 East – Electoral Area A (Smithers/Telkwa Rural)**

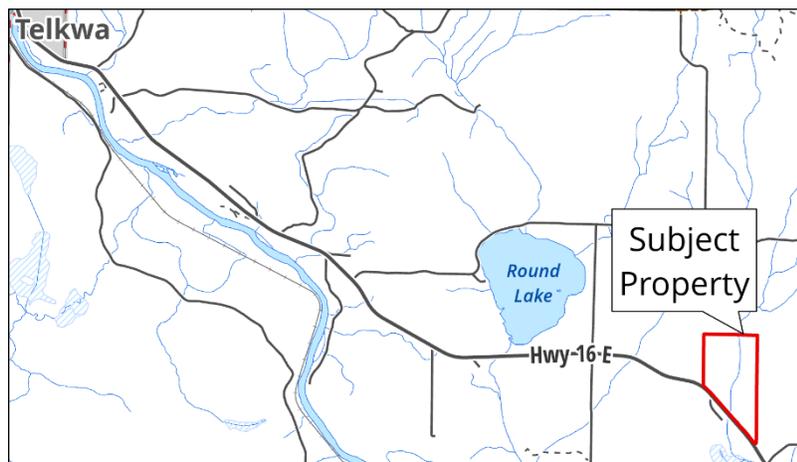
**RECOMMENDATION:** **(all/directors/majority)**

1. That the Board receive any input provided by the property owner.
2. That the Corporate Officer be directed to file a Notice in the Land Title Office stating that a resolution has been made under Section 57 of the Community Charter relating to land legally described as District Lot 752, Range 5, Coast District, Except Plans 6039 7121 and 4758 (24062 Highway 16 East)

### EXECUTIVE SUMMARY

A dwelling at 24062 Highway 16 East was built without a building permit or inspections required pursuant to "RDBN Building Bylaw No. 1634, 2012".

The Building Inspector recommends that a Notice be placed on Title of the subject property in accordance with Section 57 of the Community Charter. This Notice serves to advise interested parties, including potential buyers, of the situation.



## BACKGROUND

The property owner has constructed a dwelling without a building permit. An incomplete building permit application was received; however, a building permit could not be issued due to a lack of critical information.

## HISTORY

The following is a chronology of events leading to the recommendation for a Section 57 Notice on Title. Copies of emails, letters and other related correspondence are available upon request from the Planning Department.

### September 6, 2023

A Building Inspector visited the property and took a photograph of the dwelling under construction without the required building permit.



### September 7, 2023

The Building Inspector visited the property and spoke to the property owner. The requirement for a building permit pursuant to the RDBN Building Bylaw was discussed, and a copy of the building permit application was given to the property owner.

### October 5, 2023

Construction continued without the required building permit and a Building Inspector placed a Stop Work Notice on the building and provided a copy of the notice to the occupant of a dwelling on the property.

**October 10, 2023**

An email was received from the property owner agreeing to obtain a permit but questioning whether it was needed. Staff responded the same day with a copy of the building permit application and basic directions on how to apply.

**March 14, 2024**

An email was sent to the property owner requesting a building permit application.

**March 18, 2024**

An incomplete building permit application was received from the property owner. It was not dated or signed and was missing the required construction drawings, site plan, and other critical information.

**March 19, 2024**

An email was sent to the property owner requesting the outstanding information necessary to complete the building permit application.

**April 16, 2024**

A signed copy of the application was received, but no other information was provided.

**April 30, 2024**

An email was sent to the property owner requesting the outstanding information necessary to complete the building permit application.

**October 1, 2024**

The Building Inspector saw that an addition had been added to the dwelling. An email was sent to the property owner noting the addition and requesting the outstanding information.



**November 7, 2025**

A letter was sent by registered mail to the property owner requesting the outstanding information necessary to complete the building permit application.

**December 29, 2025**

A letter was received from the property owner which included a newspaper article regarding the emergency shelter coming to Smithers. No further information was provided.

**January 21, 2026**

Notice (attached) was sent to the property owner informing them that the Board would be considering the Building Inspector's recommendation for a notice on title, and that they or a representative may provide representations to the RDBN Board in writing, in person, or electronically at the Regional District Board meeting concerning the matter. This notice was sent by registered mail and by email.

**January 23, 2026**

The Director of Planning and Development Services spoke to the property owner by phone and email. The property owner questioned the need for a building permit and the Director re-conformed that a building permit was required.

**SECTION 57 REQUIREMENTS**

Section 57 of the Community Charter authorizes the RDBN to file a Notice on Title of a property when the Building Inspector discovers bylaw contraventions that relate to the building or safety of a structure. To place a Notice on Title the following must occur:

The Building Inspector must provide a recommendation in writing to the Corporate Officer that the Regional District Board consider a resolution directing the Corporate Officer to file a notice in the land title office stating that a resolution relating to the non-compliance of the property to the BC Building Code and the Regional District's Building Bylaw has been made, and further information about it may be inspected at the Regional District offices. This report serves as the written recommendation from the Building Inspector to the Corporate Officer.

The Corporate Officer must give notice to the registered owner of the land to which the recommendation relates that the Board will be considering a recommendation that notice be placed on title pursuant to Section 57 of the Community Charter, and subsequently place the matter before the Regional District Board for consideration. This notice has been given to the property owner by the Planning Department on behalf of the Corporate Officer.

Once the Regional District Board has provided the Building Inspector and the owner with an opportunity to be heard, the Board may confirm the recommendations of the Building Inspector by the recommended resolution directing the Corporate Officer to file a notice in the land title office. The RDBN must then ensure that public records relating to the resolution and the reason for the resolution are available for public view.

If the property owner completes the building permit process, or removes the unpermitted building from the property, the Notice on Title can be removed from Title.

### **ENFORCEMENT ACTION**

The Regional District Board may direct staff to undertake enforcement action, including the initiation of action to have the building removed.

### **ATTACHMENTS:**

January 21, 2026, Notice

### **STRATEGIC PLAN ALIGNMENT:**

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



January 21, 2026

Richard Boonstra  
24062 Highway 16 East  
Telkwa, BC V0J 2X2

Dear Property Owner:

**Section 57 Community Charter Notice  
Contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw  
No. 1634, 2012.**

NOTICE IS HEREBY GIVEN that the Board of the Regional District of Bulkley-Nechako will, at its Regular Meeting, tentatively beginning at 10:30 am, on February 26, 2026, in the Boardroom at the Regional District Offices, at 37 3<sup>rd</sup> Avenue, Burns Lake, BC, consider a request from the Building Inspector to register a notice on the title of District Lot 752, Range 5, Coast District, Except Plans 6039 7121 and 4758 (24062 Highway 16 East) concerning alleged contravention of Section 6.1 of Regional District of Bulkley-Nechako Building Bylaw No. 1634, 2012, namely that a building has been constructed at 24062 Highway 16 East without the required building permits.

As the registered property owner you have the opportunity to provide comment to the RDBN Board for their consideration at the February 26, 2026 Board meeting regarding the proposed notice on title. You may make verbal comment at the meeting in person or by Zoom. Please contact Cheryl Anderson or Wendy Wainwright at 1-800-320-3339 or (250) 692-3195 prior to the end of the day on February 25, 2026, to make arrangements to provide input at the meeting. You may also provide written comment to the Board by mail or email to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). Written comment must be received by the Regional District office by 12:00 pm, February 25, 2026.

After hearing the representations of the Building Inspector and the owner, if any, the Regional District Board may pass a resolution directing the Corporate Officer to file a Notice of the Resolution in the Land Title Office indicating that further information concerning the matter may be inspected by interested parties at the RDBN Office.

A copy of section 57 of the *Community Charter* is enclosed. A copy of the Building Inspector's Report to be considered by the Board at their February 26, 2026 meeting will be available on February 20<sup>th</sup>, 2026 for review in the Board Meeting Agenda which will be posted on the RDBN's web site at:

<https://www.rdbn.bc.ca/departments/administration/regional-board-committee-meetings>.

The report may also be sent to you by email on request to [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca). You may also obtain the report from the Office of the undersigned, at 37 3<sup>rd</sup> Avenue, Burns Lake, BC, during normal business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday, except statutory holidays.

Please do not hesitate to give me a call at your convenience if you have any questions.

Sincerely,

A black rectangular redaction box covering the signature of Jason Llewellyn.

Jason Llewellyn  
Director of Planning

# Community Charter

## [SBC 2003] CHAPTER 26

### Part 3 — Additional Powers and Limits on Powers

#### Division 1 — Partnering and Other Agreements

#### **Note against land title that building regulations contravened**

**57** (1) A building inspector may recommend to the council that it consider a resolution under subsection (3) if, during the course of carrying out duties, the building inspector

(a) observes a condition, with respect to land or a building or other structure, that the inspector considers

(i) results from the contravention of, or is in contravention of,

(A) a municipal bylaw,

(B) a Provincial building regulation, or

(C) any other enactment

that relates to the construction or safety of buildings or other structures, and

(ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or

(b) discovers that

(i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (i), and

(ii) the permit was not obtained or the inspection not satisfactorily completed.

(2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must

(a) give notice to the registered owner of the land to which the recommendation relates, and

(b) after notice under paragraph (a), place the matter before the council.

(3) After providing the building inspector and the owner an opportunity to be heard, the council may confirm the recommendations of the building inspector and pass a resolution directing the corporate officer to file a notice in the land title office stating that

(a) a resolution relating to that land has been made under this section, and

(b) further information about it may be inspected at the municipal hall.

(4) The corporate officer must ensure that all records are available for the purpose of subsection (3) (b).

(5) If the registrar of land titles receives a notice under subsection (3) and payment of the prescribed fee, the registrar must make a note of the filing against the title to the land that is affected by the notice.

(6) The note of a filing of a notice under this section is extinguished when a new title to the land is issued as a result of the deposit of a plan of subdivision or a strata plan.

(7) In the event of any omission, mistake or misfeasance by the registrar or an employee of the registrar in relation to the making of a note of the filing under subsection (5), or a cancellation under section 58, after the notice is received by the land title office,

(a) the registrar is not liable and neither the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,

(a.1) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the [Land Title Act](#), and

(b) the assurance fund or the minister charged with the administration of the [Land Title Act](#) as a nominal defendant is not liable under Part 20 of the [Land Title Act](#).

(8) Neither the building inspector nor the municipality is liable for damage of any kind for the doing of anything, or the failure to do anything, under this section or section 58 that would have, but for this subsection, constituted a breach of duty to any person.

(9) The authority under this section is in addition to any other action that a building inspector is authorized to take in respect of a matter referred to in subsection (1).

### **Cancellation of note against land title**

**58** (1) On receiving a report from a building inspector that the condition that gave rise to the filing of the notice under section 57 (3) has been rectified, the corporate officer must file a cancellation notice and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.

- (2) An owner of land with respect to which a notice has been filed under section 57 (3), may apply to the council for a resolution that the note be cancelled.
- (3) After hearing an applicant under subsection (2), the council may pass a resolution directing the corporate officer to file a cancellation notice.
- (4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.
- (5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.
- (6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Cameron Kral, Planner

**Date:** February 26, 2026

**Subject:** **Rezoning Application RZ C-01-25 - Adoption for Rezoning Bylaw No. 2101, 2026 - Electoral Area C (Fort St. James Rural)**

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

That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2101, 2026 be adopted.

### APPLICATION SUMMARY

**Name of Agent / Owner:** Timothy Shumaker

**Electoral Area:** Electoral Area C (Fort St. James Rural)

**Subject Property:** 1238 Sweder Road, legally described as Lot A, District Lot 1268, Range 5, Coast District Plan, EPP146626.

**Property Size:** 0.12 ha (1.3 ac)

**OCP Designation:** Lakeshore (L) Designation in Fort St. James Rural Official Community Plan Bylaw No. 2054, 2024 (the OCP)

**Zoning:** Waterfront Residential II Zone (R4) in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw)

**Building Inspection** Within the Building Inspection area

**Fire Protection** Within the Fort St. James Rural Fire Protection Area

**Existing Land Uses:** None

**Location:** Approximately 1.2 km southwest of the District of Fort St. James and less than 100 m west of Nak'azdli IR 1.



**DISCUSSION**

The application proposes amending the Waterfront Residential II (R4) Zone in the Zoning Bylaw to allow two Single Family Dwellings without Secondary Suites on the subject property. The purpose of the rezoning is to allow the applicant to construct two detached dwellings without increasing the maximum permitted density on the property. The R4 Zone allows a maximum density of one Single Family Dwelling with an attached Secondary Suite, or one Two Family Dwelling.

The Board gave Rezoning Bylaw No. 2101, 2026 first, second and third readings at the January 29, 2026 Board meeting (see Attachments for report). The applicant has provided staff with additional clarification from the Engineer that the designed septic system can support the proposed development. The proposal is consistent with the Official Community Plan's policies for considering a second Single Family Dwelling and no negative impacts are anticipated.

Planning Department staff recommend that Rezoning Bylaw No. 2101, 2026 be adopted.

**ATTACHMENTS:**

- Rezoning Bylaw No. 2101, 2026
- [Rezoning Application RZ C-01-25 First, Second and Third Reading Report](#) (Link)

**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. 2101, 2026**

A Bylaw to Amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

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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 text is added to Section 8.0.2 Density as:

- (3) Notwithstanding Section 8.0.2 (1), two Single Family Dwellings where each Single Family Dwelling contains only one Dwelling Unit, are permitted on the Parcel legally described as Lot A, District Lot 1268, Range 5, Coast District, Plan EPP146626.

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2101, 2026".

READ A FIRST TIME this 29<sup>th</sup> day of January, 2026.

READ A SECOND TIME this 29<sup>th</sup> day of January, 2026.

READ A THIRD TIME this 29<sup>th</sup> day of January, 2026.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2101, 2026".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Cameron Kral, Planner

**Date:** February 26, 2026

**Subject:** **ALR Subdivision Application No. 1287 - Electoral Area A (Smithers/Telkwa Rural)**

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

That Agricultural Land Reserve Subdivision Application No. 1287 be sent to the Agricultural Land Commission with a recommendation to deny.

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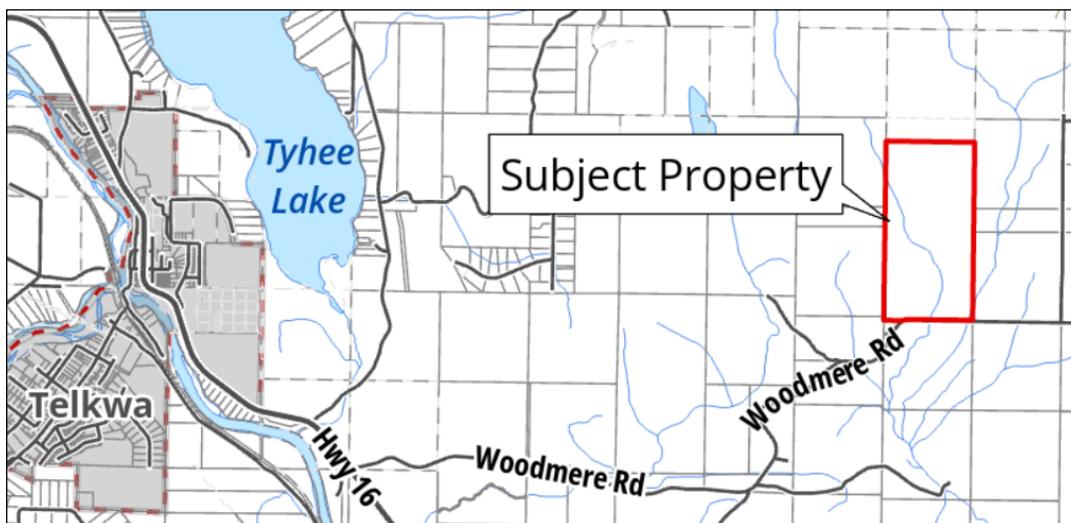
**EXECUTIVE SUMMARY**

The property owners are requesting Agricultural Land Commission (ALC) approval to subdivide the approximately 129.15 ha subject property into two parcels. Lot 1 has a proposed size of approximately 2.0 ha (5.0 ac) and contains an existing dwelling. The Remainder would be approximately 127 ha (314 ac) in size and is used for hay production and grazing as part of the owners' farm operation. The dwelling on Lot 1 is occupied by a long-term tenant. The owners state that their intent is to subdivide and sell the 2.0 ha area containing the dwelling and retain ownership of the remainder.

In staff's opinion, the proposed subdivision is not adequately supported by the OCP. The subject property is located in an area of predominantly large agricultural parcels, and the proposed subdivision is likely to have a net negative impact on the agricultural use of the land being subdivided and surrounding agricultural lands. The proposed subdivision would increase the potential for future conflict between rural residential development and agricultural uses and would contribute to the parcelization of agricultural land. Planning staff recommend the Board forward the application to the ALC with a recommendation to deny.

## APPLICATION SUMMARY

<b>Name of Agent / Owner:</b>	Woodmere Cattle Company Ltd. (Applicant) Sean Netherton, McElhanney Ltd. (Agent)
<b>Electoral Area:</b>	Electoral Area A (Smithers/Telkwa Rural)
<b>Subject Property:</b>	13310 Woodmere Road, legally described as District Lot 1210, Range 5, Coast District, Except Plan PRP13177 (PID 015-088-928)
<b>Property Size:</b>	129.15 ha
<b>Proposed Subdivision:</b>	<b>Lot 1:</b> $\approx$ 2.0 ha ( $\approx$ 5.0 ac) <b>Remainder:</b> $\approx$ 127.0 ha ( $\approx$ 314.0 ac)
<b>OCP Designation:</b>	Agriculture (AG) Designation in Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014 (the OCP)
<b>Zoning:</b>	Agricultural (Ag1) Zone in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw)
<b>Fire Protection</b>	No
<b>Existing Land Uses:</b>	Agricultural/Residential
<b>Location:</b>	Approximately 5.5 km east of the Village of Telkwa.
<b>Location Map:</b>	



## PROPOSAL

The owners are requesting Agricultural Land Commission (ALC) approval to subdivide the approximately 129.15 ha subject property into two parcels. Lot 1 has a proposed size of approximately 2 ha (5 ac) and would contain an existing dwelling and several outbuildings. The Remainder would be approximately 127.0 ha (314.0 ac) in size and remain part of the owners' farm operation.

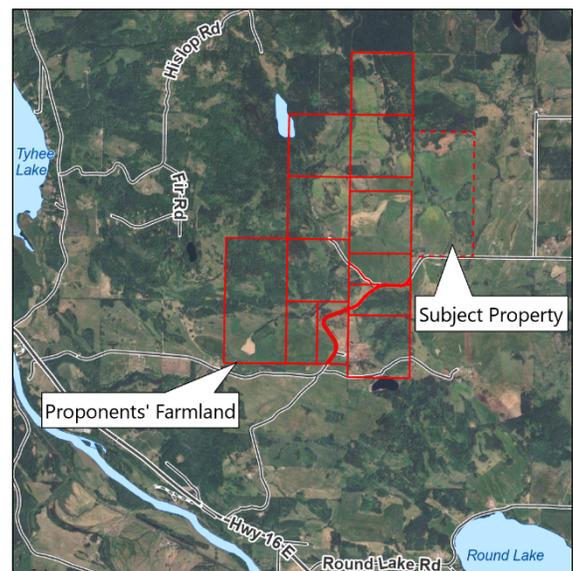
The application states the owners actively farm the majority of the subject property for hay production and grazing but do not have the capacity to continue maintaining the dwelling on Lot 1, which is occupied by a long-term tenant. The application states the proposal will benefit agriculture by allowing the dwelling to be occupied and maintained by a new set of owners which would enable the current owners to more efficiently operate their farm without the responsibility of maintaining the dwelling.

The application states the subject property is suitable for subdivision as Lot 1 is in a self-contained area with direct access and services separate from the owners' farm operation; the proposed subdivision layout would preserve the remainder as a single farm unit; and only separates only a part of the subject property that is not being farmed.

## DISCUSSION

### Property Details

The subject property is part of the owners' farm operation of approximately 830.0 ha (2050.0 ac) and is located in a rural agricultural area that consists predominantly of large quarter sections of farmland and pastureland. There is one 1.26 ha property abutting the subject property to the south. The proposed west, east and south boundaries of Lot 1 are fenced (See Attachments for Site Visit Photos).



### **Official Community Plan**

The subject property is designated Agriculture (AG) pursuant to the OCP. The intent of the AG Designation is to protect and preserve farm land and soil having agricultural capacity, and facilitate the appropriate utilization of that land for agricultural purposes. In general, the AG Designation follows the boundaries of the Agricultural Land Reserve (ALR).

Section 3.1 of the OCP contains the following policies related to this application:

3.1.2 (6) *Non-farm use of agricultural land shall be avoided. 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.*

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

### **Zoning**

The subject property is zoned Agricultural (Ag1) pursuant to the Zoning Bylaw. The minimum parcel size permitted in the Ag1 Zone is 16.0 ha (39.5 ac) Therefore, Lot 1 would need to be rezoned or granted a Development Variance Permit by the Board to facilitate the proposed subdivision. The owners indicated to staff that their intent is to wait for the outcome of their ALC subdivision application first before proceeding with additional applications.

The maximum density in the Ag1 Zone is "two Single Family Dwellings, unless additional dwellings are permitted by the ALC". The Ag1 Zone does not regulate the size of Single Family Dwellings and their size is regulated by the ALC, which would allow each proposed parcel to have up to three dwellings of the following types:

Lot 1

- a Principal Residence up to 500 m<sup>2</sup> in size, which may include a Secondary Suite; and
- an Additional Residence up to 90 m<sup>2</sup> in size.

Remainder

- a Principal Residence up to 500 m<sup>2</sup> in size, which may include a Secondary Suite; and
- an Additional Residence up to 186 m<sup>2</sup> in size.

**Agricultural Capability**

Canada Land Inventory mapping indicates the subject property has an agricultural capability that is approximately 83 per cent Class 3T limited by topography, and 17 percent Class 6TR limited by topography and shallow soil over bedrock and/or bedrock outcroppings. Class 3 soils are considered a prime soil class in BC (see Appendix A for more details).

**Planning Department Comments**

In staff's opinion, the proposed subdivision is not adequately supported by the OCP. The subject property is located in an area of predominantly large agricultural parcels, and the proposed subdivision is likely to have a net negative impact on the agricultural use of the land being subdivided and surrounding agricultural lands. The proposed subdivision would increase the potential for future conflict between rural residential development and agricultural uses and would contribute to the parcelization of agricultural land. Therefore, Planning staff recommend the Board forward the application to the ALC with a recommendation to deny.

The OCP's agricultural policies are based on the RDBN's 2012 Agricultural Plan which concluded that the RDBN's agricultural interests are best served by discouraging this type of subdivision:

*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 RDBN's 2012 Agricultural Plan was updated in 2020. The 2020 Agricultural Plan continues to identify the discouragement of this type of subdivision as a priority area to support the RDBN's agricultural interests:

*Continue to protect and preserve the Agricultural Land Reserve and soils having capability or agricultural purposes through the restriction of subdivision and limiting encroachment of non-farm uses.*

**REFERRALS**

The **Electoral Area A Advisory Planning Commission** (APC) recommended the application be supported at their meeting on February 09, 2026.

No responses were received from the Ministry of Transportation and Transit and the Ministry of Agriculture and Food at the time this report was written.

**ATTACHMENTS:**

- Appendix A – Agricultural Capability
- Appendix B – Surrounding ALR Applications
- [Proposed Subdivision Layout](#) (Link)
- [Applicant ALC Submission](#) (Link)
- [Site Visit Photos](#) (Link)

**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

**84%** of the subject lands are:

80% Class 3T (limited by topography)

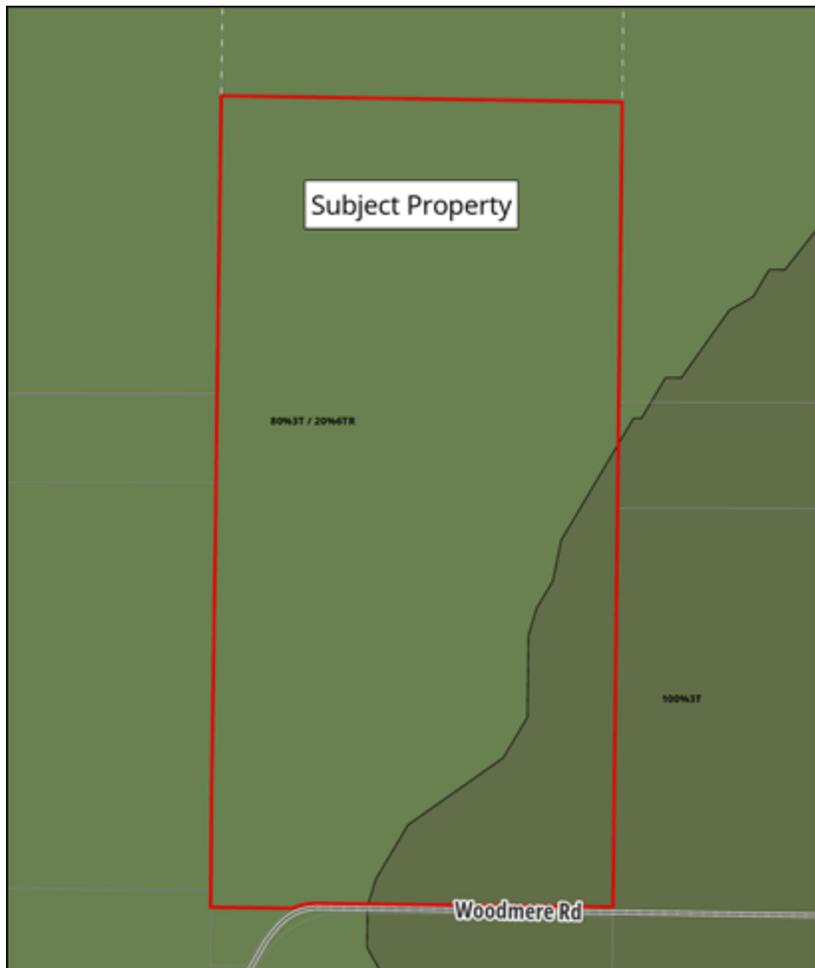
20% Class 6TR (limited by topography and shallow soil over bedrock and/or bedrock outcroppings)

**16%** of the subject lands are Class 3T (restricted by topography).

**Class 3** Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

**Class 6** Land in this class is nonarable but is capable of producing native and or uncultivated perennial forage crops.

### Agricultural Capability Map



## Appendix B

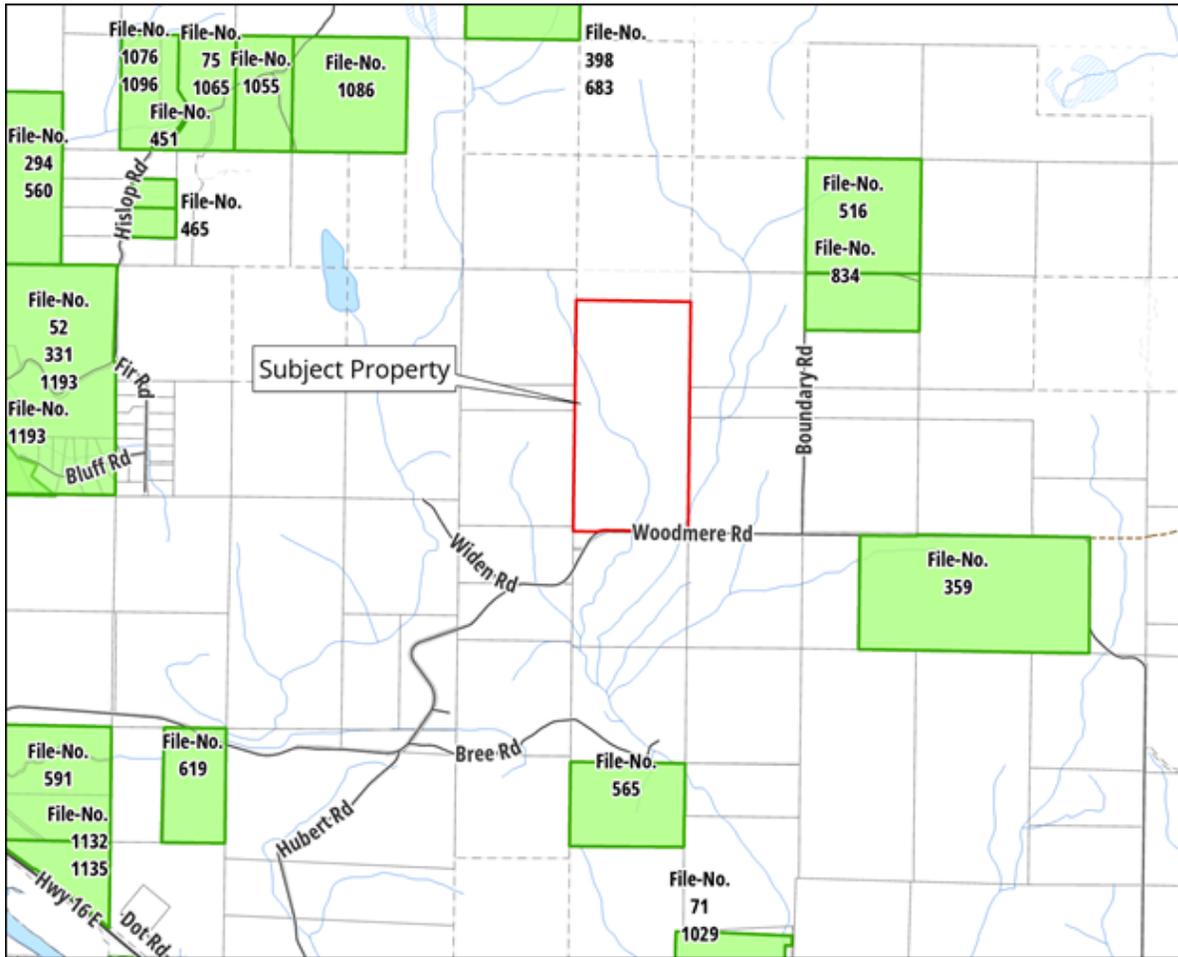
### Surrounding Applications

ALR Application	Legal Description	Summary	Recommendation
52	West ½ of Section 31, Township 6, Range 5, Coast District, Except Plan 6627	Application to subdivide subject property.	Staff: Denial
			Board: Denial
			ALC: Denied
71	District Lot 782, Range 5, Coast District	Application to place a second dwelling (mobile home) on the property.	Staff: Approval
			Board: Approval
			ALC: Approved
75	West ½ of the East ½ of District Lot 791, Range 5, Coast District	Application to subdivide into three parcels of 48.7 ac, 13.54 ac, and 13.80 ac.	Staff: Denial
			Board: Approval
			ALC: Denied
294	District Lot 252, Range 5, Coast District, Except plan 5949	Application to place a mobile home on the property.	Staff: Approval
			Board: Approval
			ALC: Approved
331	West ½ of Section 31, Township 6, Range 5, Coast District, Except Plan 6627	Application to subdivide southern portion of property into two 2 ha parcels.	Staff: Denial
			Board: Approval
			ALC: Denied
359	District Lot 1218, Range 5, Coast District	Application to subdivide 320 ac into two parcels of 80 ac and 240 ac.	Staff: Denial
			Board: Approval
			ALC: Denied
398	Southwest ¼ of Section 9, Township 3, Range 5, Coast District	Application to subdivide 57 ha into 12 lots between 2.2 ha to 5.58 ha in size.	Staff: Approval
			Board: Denial
			ALC: Denied
451	Lot 6, District 788, Range 5, Coast District, Plan 6471	Application to subdivide 6.5 ha property into two parcels.	Staff: Denial
			Board: Denial
			ALC: Denied
465	Lot 7, District Lot 788, Range 5, Coast District, Plan 6471	Application to subdivide 7,25 ha into	Staff: Denial
			Board: Denial
			ALC: Denied

		two parcels of 2.0 ha and 5.25 ha.	
<b>516</b>	Southeast ¼ of Section 3, Township 3, Range 5, Coast District	Application to subdivide 64.8 ha into two parcels of 32.4 ha each.	Staff: Denial
			Board: Denial
			ALC: Denied
<b>560</b>	District Lot 252, Range 5, Coast District, Except Plan 5949.	Application to subdivide subject property.	Staff: Denial
			Board: Denial
			ALC: Denied
<b>565</b>	The Fractional Northeast ¼ of Section 21, Township 6, Range 5, Coast District	Application to subdivide 47.75 ha into two parcels of 29.56 and 18.23 ha.	Staff: Denial
			Board: Denial
			ALC: Denied
<b>591</b>	Northwest ¼ of Section 19, Township 6, Range 5, Coast District	Application to exclude 64.7 ha from the ALR.	Staff: Denial
			Board: Approval
			ALC: Denied
<b>619</b>	Lot 2, Section 19, Township 6, Range 5, Coast District, Plan 6931	Application to construct a new larger residence on 32.9 ha.	Staff: Approval
			Board: Approval
			ALC: Denied
<b>683</b>	Southwest ¼ of Section 9, Township 3, Range 5, Coast District,	Application to subdivide property into two 2.0 ha parcels.	Staff: Approval
			Board: Approval
			ALC: Approved
<b>834</b>	North ½ of the Northeast ¼ of Section 34, Township 6, Range 5, Coast District	Application to subdivide property into two parcels of 2.0235 ha and 30.35 ha.	Staff: Denial
			Board: Denial
			ALC: Denied
<b>1029</b>	District Lot 782, Range 5, Coast District, Except Plan 6878 and PRP13624	Application to subdivide off 0.8 ha from subject property for community recreation.	Staff: Approval
			Board: Approval
			ALC: Approved
<b>1055</b>	East ½ of the East ½ of District Lot 791, Range 5, Coast District	Application to subdivide into three parcels as separated by Hislop and Van Horn Roads.	Staff: Denial
			Board: Approved
			ALC: Approved after reconsideration
<b>1065</b>		Application to subdivide into two	Staff: Approval
			Board: Approval

	Lot B, District Lot 791, Range 5, Coast District, Plan 10435	parcels as divided by Hislop Road.	ALC: Approved
<b>1076</b>	Lot A, District Lot 791, Range 5, Coast District, Plan 10435	Application to construct an additional dwelling on subject property.	Staff: No recommendation
			Board: No recommendation
			ALC: Denied
<b>1086</b>	District Lot 790. Range 5, Coast District	Application to subdivide property into two 16 ha parcels and a 33 ha Remainder.	Staff: Approval
			Board: Denial
			ALC: Approved
<b>1096</b>	Lot A, District Lot 791, Range 5, Coast District, Plan 10435	Application to subdivide 31.6 ha into 8 ha, and 23.6 ha parcels.	Staff: Approval
			Board: Approval
			ALC: Approved
<b>1132</b>	Southeast ¼ of Section 19, Township 6, Range 5, Coast District, Except Plans 4838 and EPP16510	Application to subdivide property into two parcels. Later changed to a Non-Farm Use Application (see ALR 1135).	Staff: Denial
			Board: Denial
			ALC: Changed to Non-Farm Use Application
<b>1135</b>	Southeast ¼ of Section 19, Township 6, Range 5, Coast District, Except Plans 4838 and EPP16510	Non-Farm Use application to allow a second house on the property.	Staff: Approval
			Board: Approval
			ALC: Approved
<b>1193</b>	Lot 1, Sections 36 and 31, Townships 5 and 6, Range 5, Coast district, Plan EPP61667	Application to subdivide off two parcels of 2.0 ha and 43 ha.	Staff: Approval
			Board: Approval
			ALC: Approved

### Surrounding Applications Map





## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Amy Wainwright, Deputy Director of Planning and Development Services

**Date:** February 26, 2026

**Subject:** **Rezoning Application RZ A-02-25 - Additional Information**

---

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

Receive

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### BACKGROUND

Rezoning application RZ A-02-25 was submitted by Telkwa Mining Limited to legalize the existing recreational use. Telkwa Mining Limited owns the property and leases a portion of it to the BC Back Country Horsemen, who have developed a campground and recreational facilities on-site.

The rezoning bylaw associated with this application received 1<sup>st</sup> and 2<sup>nd</sup> readings at the October 23, 2025 Board meeting. At this time the Board directed staff to hold the public hearing once an acceptable plan for the building code deficient buildings on the property has been established. The applicant has now developed an acceptable plan, which is presented here for the Board's information.

After a public hearing has been held, the Board is limited in their ability to receive new information. Therefore, the building compliance plan is being presented to the Board prior to the public hearing to allow for Board comment and questions.

### ATTACHMENTS:

- Letter from Applicant RE Building Compliance Plan
- [1<sup>st</sup> and 2<sup>nd</sup> Reading Staff Report \(link\)](#)
- [Rezoning Bylaw No. 2091, 2025 \(link\)](#)

### STRATEGIC PLAN ALIGNMENT:

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



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January 15, 2026

Amy Wainwright, B.Sc.  
Deputy Director of Planning and Development  
Regional District of Bulkley-Nechako | [www.rdbn.bc.ca](http://www.rdbn.bc.ca)  
[amy.wainwright@rdbn.bc.ca](mailto:amy.wainwright@rdbn.bc.ca) | Cell: 250-251-5738 | Direct Line: 250-692-1567  
37 3rd Avenue | PO Box 820, Burns Lake BC V0J 1E0  
Office Phone: 250-692-3195 | 1-800-320-3339

**SUBJECT: Draft Plan for the Building Types on Site**

Dear Ms. Wainwright;

In response to your email request on October 27, 205, the following is the proposed draft plan for the building types that were constructed on site:

- Cabins
- Club House
- Storage / Horse Shelter

**Background:**

The camp facility was developed by the Backcountry Horsemen Society of BC to facilitate access to the surrounding trail network, and to provide an area for limited camping, and social gathering.

Decisions on the development type and methods of construction were based in part on our agreement with Telkwa Mining Ltd. to keep any facilities “portable ” in case movement was required in the future due to the company’s operational needs.

Telkwa Mining and the Backcountry Horseman were under the assumption that portable buildings had different code requirements than permanent buildings.

In an email from Jason Berlin of RDBN, dated 2024-10-09, it was made clear that this assumption was not accurate, and that remedial action was required prior to using the structures for their intended use.

The Backcountry Horsemen Society of BC does not have the resources to make the alterations, as required to meet the code, in the short term, however they feel confident that they can accomplish everything over a reasonable time frame. Fundraising will be required to cover the cost of the engineering review and materials while most of the labour will be done by members.

## Cabins

**Intended use:** Overnight accommodation as needed only between May to September with no winter.

**Current use:** General storage

To achieve the future use, the following will need to be addressed:

1. foundation,
2. structural, and
3. siding.

All heating appliances and sleeping amenities have been removed, and no winter use will be required, so insulation and heating are no longer an issue.

**Plan:** continue to upgrade the cabins as funds and manpower become available. Use only as storage until code compliance is achieved.

- Foundation- engage a structural engineer to validate the “surface type” foundation (Plan is to complete in 2026)
- Structural- open paneling so construction methods can be confirmed. Comply with cantilever roof support requirements.(Plan is to complete in 2026)
- Siding- install weather-Proof siding (Plan is to complete in 2027)

## Clubhouse

**Intended use:** Social gathering

**Current use:** General storage

To achieve the future use, the following will need to be addressed:

- foundation, structural/framing, trusses, and
- siding.

All heating appliances and sleeping amenities have been removed, and no winter use will be required, so insulation and heating are no longer an issue. Water services have also been disconnected from clubhouse.

**Plan:** continue to upgrade the clubhouse as funds and manpower become available. Use only as storage until code compliance is achieved.

- Engineering review of foundation and truss compliance. (Plan is to complete in 2026)
- Repair/Upgrade as per engineering recommendations. (Plan is to complete in 2027)

- Siding installation. (Plan is to complete in 2028)

### **Storage / Horse Shelter**

**Intended use:** General storage

**Current use:** General storage

To achieve the future use, the following will need to be addressed:

- Framing.

**Plan:** continue to upgrade the Storage / Horse Shelter as funds and manpower become available. Use only as storage until code compliance is achieved.

- Review of wood framed construction to ensure it meets BC Building Code. (Plan is to complete in 2026)

### **Contingency Measures**

If at the end of 2028 these buildings are not compliant with RDBN requirements for their intended uses, as provided in this letter, they will be permanently converted to general storage only units. If required, non-compliant units can be dismantled or removed from the property.

Telkwa Mining hopes the above plan meets the requirements provided by the RDBN to Telkwa Mining and would welcome any suggestions on improvements to the draft plan presented.

If you have any questions or concerns, please feel free to contact me at 604-220-5703 or [dan.farmer@telkwa-mining.ca](mailto:dan.farmer@telkwa-mining.ca).

Sincerely yours,



Daniel J. Farmer  
Project and Development Manager  
Telkwa Mining Limited

Cc: Jessy Chaplin, File, Eric Becker



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Jason Llewellyn, Director of Planning and Development Services

**Date:** February 26, 2026

**Subject:** **Direct Action Enforcement Policy**

---

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

That the Direct Action Enforcement Policy be approved.

---

### **DISCUSSION**

The Direct Action Enforcement Policy was presented to the Board at their January 29, 2026 Board meeting. At this meeting the Board deferred the policy to its February 12, 2026 Committee of the whole meeting. At this meeting the Committee discussed the policy and referred it back to the Board for consideration.

The proposed policy is a detailed guide for RDBN staff to follow in situations where the direct action process is initiated. The authority for direct action is contained in Provincial legislation. Direct action enforcement is a process where the Board formally requires a person to take action to remedy an unsafe situation or non-compliance with a building regulation, or comply with the Regional District of Bulkley-Nechako Unsightly Premises Bylaw No. 1649, 2012. Under this process if the person subject to the requirements fails to take such action, the RDBN may complete the action on behalf of the person and then recover any costs of fulfilling that action (as per the *Local Government Act*).

This policy provides direction to RDBN staff regarding the steps to be followed to ensure procedural fairness, compliance with legislation, and a consistent and predictable direct action enforcement process with minimal risk to the RDBN.

On a number of occasions, the RDBN Board has ordered a property owner to take action to bring their property into compliance with the Unsightly Premises Bylaw or address an unsafe situation. However, in the last 20 years the RDBN has never gone through with the process to complete work where a property owner has failed to take action. In all cases, once the property owner understood that the RDBN was prepared to do the work at their expense they did the work themselves.

This policy is intended to be applied in conjunction with the RDBN's Bylaw Enforcement Policy.

**ATTACHMENTS:**

Direct Action Enforcement Policy

[Bylaw Enforcement Policy \(link\)](#)

**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**

### **DIRECT ACTION ENFORCEMENT POLICY**

**Approved: "date"**

#### **POLICY STATEMENT**

1. This Policy establishes the procedures and practices by which the Regional District of Bulkley-Nechako ("RDBN") undertakes enforcement by direct action. Direct action enforcement is a process where the RDBN formally requires a person to take action to comply with the Regional District of Bulkley-Nechako Unsightly Premises Bylaw No. 1649, 2012 (as amended or succeeded) (the "Unsightly Premises Bylaw"), or remedy an unsafe situation or non-compliance with a building regulation. If the person subject to the requirement fails to take such action, the RDBN may complete the action on behalf of the person and then recover any costs of fulfilling that action (as per the *Local Government Act*). This Policy provides direction to RDBN staff regarding the steps to be followed to ensure procedural fairness, compliance with legislation, and a consistent and predictable direct action enforcement process.
2. This Policy is intended to work in conjunction with the RDBN's Bylaw Enforcement Policy.

#### **PART I. DIRECT ACTION LEGISLATIVE AUTHORITY**

3. Section 305 of the *Local Government Act* (the "LGA") makes Division 12 of Part 3 of the *Community Charter* (the "CC") applicable to the RDBN in relation to the matters referred to in sections 73(1)(a) and (b) of the CC (being buildings, structures, erections of any kind, similar matters and things, natural and artificial openings in the ground, and similar matters and things). Sections 72 and 73 of the CC (as limited by section 305 of the LGA) empowers the Board to impose remedial action requirements in relation to structures, excavations and similar matters or things that are unsafe or contravene building bylaws.
4. Section 325 and 418 of the LGA allows the Board to direct that, if a person subject to a requirement of the Unsightly Premises Bylaw or a remedial action order fails to take the required action, the RDBN may fulfill the requirement at that person's expense and recover the costs incurred as a debt, or applied to property taxes and collected in the same way as taxes, in accordance with Section 399 of the LGA.

## **PART II. INVESTIGATIONS**

5. Where sufficient evidence exists of:
  - a. a contravention of the Unsightly Premises Bylaw;
  - b. an unsafe condition; or
  - c. a contravention of a Provincial or RDBN building regulation;

(all such conditions referred to as a "Contravention")

the Chief Administrative Officer or the Director of Planning and Development may initiate, or direct that RDBN staff initiate the direct action enforcement process set forth in Part III of this Policy.

6. The Chief Administrative Officer or the Director of Planning and Development, as the case may be, shall have the sole discretion to determine whether sufficient evidence of a condition described in Section 5 above exists.
7. Evidence may include, but is not limited to, the following types of information and records:
  - a. site inspection records from a Bylaw Enforcement Officer and any other RDBN staff, employee, agent, or retained professional;
  - b. photographs, videos, notes and reports from a Bylaw Enforcement Officer and any other RDBN staff, employee, agent, or retained professional which relate to the condition of the location where a Contravention exists;
  - c. evidence provided by the public;
  - d. title search and assessment roll search to ascertain owners and persons who have an interest in the property; and
  - e. any other documentation available which relates to the condition of the location where a Contravention exists.

## **PART III. DIRECT ACTION ENFORCEMENT PROCESS**

8. The following steps should be followed to complete the Board consideration process for remedial action under Sections 72 and 73 of the CC, or the establishment of requirements for work necessary to come into compliance with the Unsightly Premises Bylaw. For clarity, all references in Section 8 to remedial action includes reference to the work necessary to come into compliance with the Unsightly Premises Bylaw. The Chief Administrative Officer

or Director of Planning and Development should consider waiving steps 11a and 11c where a hazardous condition requires timely action.

9. **Notices** – Wherever the RDBN is to provide notice under this Part of the Policy, all such notices should follow templates provided by the Director of Planning and Development, and shall be sent, except as otherwise provided and in the case of sections 11a and 11c where such notice may be sent via regular mail, via registered mail, personally served, or hand delivered to the following person(s) involved in a Contravention:
  - a. The registered owners of the subject property based on a BC Land Title Search and/or Assessment Roll;
  - b. Any persons holding a charge to the subject property based on a BC Land Title Search and/or Assessment Roll, and such persons, which class of persons may be notified via regular mail; and
  - c. All occupiers of the subject property.
  
10. **Court Order for Substituted Service** – If the RDBN is unable to effect service in accordance with Section 9, where such service is required and cannot be deemed served, the RDBN may apply to a court to seek an order permitting such notice to be effected by alternative methods pursuant to section 161 of the CC.
  
11. **Procedure:**
  - a. **Notice of Staff-Directed Compliance Date** – The RDBN may provide notice to demand remedial action with respect to a Contravention prior to the Board Consideration of a Contravention. Such notice should:
    - i. describe the Contravention(s) that require(s) remedial action(s);
    - ii. set out the specific remedial action(s) required to be taken and the reasonable date for completion of the action(s) (taking into consideration whether there is a significant risk to health or safety if action is not taken);
    - iii. cite the statutory authority for undertaking the remedial action, including reference to the RDBN's option to fulfill the requirement with its own workforce or a contractor at the expense of that person or sell the matter or thing in relation to which the remedial action requirement was imposed (if applicable); and
    - iv. include a copy of this Policy.

Such notice is deemed to have been served on the date it is actually mailed, personally served, or hand delivered to the person(s) involved in a Contravention as set out in Section 9 of this Policy, and if such notice is returned, unclaimed, or refused the item should proceed with further steps under this Policy.

- b. **Site Inspection** - On or shortly following the date for compliance as set out in the letter referenced in Section 11a, RDBN staff shall inspect the site and record (in writing and with photographs or video) the condition of the property.
- c. **Notice of Board Consideration** - If the condition has not been adequately remedied, following notice under section 11a where provided, the RDBN should provide notice of the Board's consideration of the Contravention(s). Such notice should:
  - i. state that the matter will be reported to the Board at its meeting at the specified location on the specified date for the Board to consider issuing an order to take remedial action (including any additional remedial action that is required as a result of a change in condition);
  - ii. state that the persons who are the subject of the requirement to undertake remedial action or the property owner has an opportunity to address the Board regarding the requested remedial action order; and
  - iii. state the date and location where the staff report to the Board on the matter shall be available for review.

Such notice is deemed to have been served on the date it is actually mailed, personally served, or hand delivered to the person(s) involved in a Contravention as set out in Section 9 of this Policy, and if such notice is returned, unclaimed, or refused the item should proceed to the Board as scheduled.

- d. **Staff Report** - The report to the Board should include:
  - i. background materials and evidence confirming a Contravention;
  - ii. recommendations as to whether the Board should pass a resolution to impose remedial action requirements and the reasons why the recommendations are made;
  - iii. an outline of the remedial action(s) considered necessary along with comment on the estimated cost;
  - iv. identification of the persons who are the subject of the requirement to undertake remedial action; and
  - v. the time limit for completion of the remedial action (in accordance with Section 76 and 79 of the CC).
- e. **Board Consideration** - On the date of the Board's consideration of the staff report and recommendations regarding remedial action, when the item comes up on the agenda, the Chair or Corporate Administrator should announce the item and state that if anyone wishes to make submissions to the Board on the matter they should come forward, state their name, address and their interest in the real property or other

property that is the subject of the remedial action order. The Board should listen and then make its decision by resolution.

- f. **Notice of Board Resolution** - If the Board adopts a resolution imposing a remedial action requirement the RDBN shall provide notice of the resolution in accordance with Section 9 of this Policy. Such notice should:
- i. include a copy of the Board's resolution;
  - ii. state that the person/persons subject to the remedial action or the owner of the land may request that the Board reconsider the remedial action;
  - iii. state that a request for reconsideration must be given in writing and received by the RDBN within 14 days of the notice being considered received (unless a shorter or longer period is set by the Board);
  - iv. state that the RDBN may fulfill the requirement with its own workforce or a contractor at the expense of that person if the remedial action requirements are not met within the stated time limit; and,
  - v. include a copy of this Policy.
- g. **Notice of Reconsideration** - If reconsideration is requested within 14 days, then a notice that the Board will take the matter under reconsideration shall be sent out to the person requesting reconsideration in accordance with section 9 of this Policy.
- The notice should:
- i. state that reconsideration will be considered by the Board at its meeting at the specified location on the specified date;
  - ii. state that the property owner has an opportunity to address the Board regarding reconsideration; and
  - iii. state the date and location where a staff report to the Board on the matter shall be available for review.
- h. **Board Reconsideration** - On the date of the reconsideration, when the item comes up on the agenda, the Board Chair or Corporate Administrator should announce the item and state that if anyone wishes to make submissions to the Board on the matter, they should come forward, state their name, address and their interest in the real property or other property that is the subject of the remedial action order. The Board should listen and then make its decision by resolution.
- i. **Notice of Board Reconsideration Decision** - Notice of the Board's decision on the reconsideration must be provided in accordance with section 9 of this Policy. Such notice should:
- i. include a copy of the Board's reconsideration decision resolution;

- ii. state that the RDBN may fulfill the requirement with its own workforce or a contractor at the expense of that person if the remedial action requirements are not met within the stated time limit; and
  - iii. include a copy of this Policy.
- j. **Site Inspection** - Once the time limit for compliance with a remedial action requirement has expired as per the original resolution of the Board or as revised by the Board after reconsideration, an inspection shall be conducted to ascertain compliance with the remedial action requirement. Pursuant to Section 16 of the CC, the RDBN and its staff, employees, and agents shall be able to enter the subject property at any reasonable time to complete such an inspection. Should the work be completed in compliance with the requirement, the owner/occupier shall be notified either by regular mail or hand delivery and the file closed. Should the work not be completed as per the Board resolution and all time limits to take remedial action have expired then the RDBN may proceed and fulfill the requirement with its own workforce or a contractor at the owner's expense and recover the costs incurred in accordance with the provisions of the LGA and the CC.

#### **PART IV. DIRECT ACTION PROCEDURE AND COST RECOVERY**

12. RDBN staff may retain the services of a contractor from a pre-qualified list of contractors to complete the remedial action or work necessary to comply with the Unsightly Premises Bylaw. The RDBN Chief Administrative Officer and/or Director of Planning and Development shall have the sole authority and discretion to create a list of pre-qualified contractors for such work. The contractor used will be selected in accordance with the applicable RDBN Procurement Policies.
13. RDBN staff may provide the person subject to the remedial action requirement and/or the owner/occupier of the subject with an opportunity to provide input regarding the date the work is undertaken by the RDBN. The RDBN may provide notice of this opportunity via regular mail. Such input shall be provided to the RDBN within 14 days of being given such an opportunity.
14. Where considered necessary by the Chief Administrative Officer or the Director of Planning and Development the RCMP shall be requested to be present while the direct enforcement action work is underway. Should the RCMP refuse to attend the RDBN may seek a Court Order requiring RCMP attendance.
15. Whenever goods, chattels or things of apparent value are removed from the property by the RDBN to gain compliance with the Unsightly Premises Bylaw the RDBN may place such goods, chattels or things in storage and give notice to the occupant or such other persons

who appear to be the owner of the goods, chattels or things that, unless within one (1) month the occupant or such other persons pays the cost incurred by the RDBN for the removal and storage and takes possession of such goods, chattels or things, the RDBN may dispose of them by public auction or private sale and that all monies received by the RDBN from such disposal shall be applied firstly against payment of the cost of the remedial action removal, storage and disposal, and secondly, to the credit of the occupant or such person. All such notice under this section may be sent to the person subject to the remedial action requirement or the owner/occupier of the subject property may be sent via regular mail and shall be deemed to have been received on the date it was delivered.

16. In the event that the RDBN undertakes the remedial action or work necessary to comply with the Unsightly Premises Bylaw the cost to the RDBN of undertaking the remedial action or work necessary to comply with the Unsightly Premises Bylaw should be billed to the persons responsible. Such bill may be sent via regular mail and shall be deemed to have been received on the date it was delivered.
17. In the event that the person responsible does not pay to the RDBN the cost of the RDBN undertaking remedial action or work necessary to comply with the Unsightly Premises Bylaw RDBN staff are authorized to recover costs as permitted in accordance with the CC and LGA.
18. The costs shall be treated as a debt and may be collected by way of Court action or applied to the property taxes and collected in the same way as taxes, if they are incurred as a result of work done or services provided in relation to the land or improvements in accordance with Section 399 of the LGA. In addition, under Section 80 of the CC the RDBN may sell the matter or thing in relation to which the remedial action requirement was imposed (not Unsightly Premises Bylaw work) or any part or material of it. The RDBN may retain from the proceeds the costs it incurred in carrying out the sale and, if applicable, the costs incurred in doing the work in default of the affected persons who are directed to do the work. Any remainder after those costs have been deducted must be paid to the owner or other person who is lawfully entitled to them.

## **PART V. OFFENCES AND PENALTIES**

19. In addition to direct enforcement, the RDBN may consider court proceedings to seek injunctive relief or the issuance of a Bylaw Notice at any time in accordance with the RDBN's Bylaw Enforcement Policy.



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Jason Llewellyn, Director of Planning and Development Services

**Date:** February 26, 2026

**Subject:** **Unsightly Premises Amendment Bylaw – All Electoral Areas (except Electoral Area E (Francois/Ootsa Lake Rural))**

### **BOARD MOTION:**

**(all/directors/majority)**

That the Board gives first, second, and third readings to Regional District of Bulkley-Nechako Unsightly Premises Amendment Bylaw No. 2103, 2026.

### **DISCUSSION**

At the January 29<sup>th</sup> Board Meeting the Board passed the following motion:

“That the Board direct staff to bring forward a Bylaw amending Unsightly Premises Bylaw No. 1649, 2012 to increase the allowance for automobile wrecks and derelict motor vehicles on parcels 2 ha and larger.”

As directed staff have prepared Regional District of Bulkley-Nechako Unsightly Premises Amendment Bylaw No. 2103, 2026 for the Board’s consideration. This bylaw amends the Unsightly Premises Bylaw as identified in the January 29<sup>th</sup> staff report (attached).

Should the Board wish to move forward with amending the Unsightly Premises Bylaw as proposed the Board may make the Board motion above. Should the Board not wish to proceed with the amendment the Board may make the motion in option 2 below.

Option 2: The Board does not support the amendments to the Unsightly Premises Bylaw contained in Amendment Bylaw No. 2103, 2026.

### **ATTACHMENTS:**

Unsightly Premises Amendment Bylaw No. 2103, 2026

[Unsightly Premises Bylaw Amendment Staff Report - January 29, 2026 link](#)

[Unsightly Premises Bylaw No. 1649, 2012 link](#)

[RDBN Bylaw Enforcement Policy link](#)

**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. 2103**

A Bylaw to Amend "Regional District of  
Bulkley-Nechako Unsightly Premises Bylaw No. 1649, 2012"

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

That "Regional District of Bulkley-Nechako Unsightly Premises Bylaw No. 1649, 2012" be amended as follows:

Section 4.1 is deleted and replaced with the following:

"No owner or occupier of real property shall allow, cause, or permit the storage, collection or accumulation on such real property (other than wholly within an enclosed building) of:

- a. any Automobile Wreck or any part thereof on a parcel which is less than 2 ha (4.94 ac);
- b. more than five (5) Automobile Wrecks on a parcel which is 2 ha (4.94 ac) or greater;
- c. more than two (2) Derelict Motor Vehicles on a parcel which is less than 2 ha (4.94 ac); or
- b. more than ten (10) Derelict Motor Vehicles on a parcel which is 2 ha (4.94 ac) or greater."

Section 5.1 is deleted and replaced by the following:

"Owners or occupiers of real property or their agents shall clear from such real property:

- a. any Automobile Wreck or any part thereof on a parcel which is less than 2 ha (4.94 ac);
- b. any Automobile Wrecks on a parcel which is 2 ha (4.94 ac) or greater in excess of five (5);
- c. any Derelict Motor Vehicle on a parcel which is less than 2 ha (4.94 ac) in excess of two (2); or
- b. any Derelict Motor Vehicle on a parcel which is 2 ha (4.94 ac) or greater in excess of ten (10).

This bylaw may be cited as "Regional District of Bulkley-Nechako Unsightly Premises Bylaw Amendment Bylaw No. 2103, 2026".

READ A FIRST TIME this \_\_\_ day of \_\_\_\_\_.

READ A SECOND TIME this \_\_\_ day of \_\_\_\_\_.

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. 2103, 2026".

DATED AT BURNS LAKE this \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator

**Advisory Planning Commission  
Meeting Minutes**

<b>Electoral Area A</b>	<b>Meeting Date: Monday February 9, 2026</b>	<b>Meeting Location: Virtually via Zoom</b>
<b>Attendance</b>		
<u>APC Members</u> <input checked="" type="checkbox"/> Natalie Trueit-MacDonald <input checked="" type="checkbox"/> Bob Posthuma <input checked="" type="checkbox"/> Sandra Hinchliffe <input checked="" type="checkbox"/> Andrew Watson <input checked="" type="checkbox"/> Alan Koopman <input checked="" type="checkbox"/> Paul Murphy		<u>Electoral Area Director</u> <input checked="" type="checkbox"/> Director Stoney Stoltenberg <input checked="" type="checkbox"/> Alternate Vicky Hoskins  <u>Other Attendees</u> <input checked="" type="checkbox"/> Cameron Kral, Planner <input checked="" type="checkbox"/> Sean Netherton <input checked="" type="checkbox"/> Lori Brook and Doug Brook <input type="checkbox"/>
Chairperson: Sandra Hinchliffe		Secretary: Natalie Trueit-MacDonald
Call to Order: 7pm		
<b><u>Agenda</u></b>  7:00 pm      ALR 1287		
<p>Applications (Include application number, comments, and resolution)</p> <p>ALR 1287</p> <p>The APC unanimously supports the application.</p> <p>Comments pertain specifically to this parcel of land and best use of this parcel of land to optimize farm use.</p> <p>The APC is dedicated to reviewing the merits of each application while keeping best use of the land at the forefront with a commitment to preserving farm use.</p> <p>Separating the 5 ac homesite from this parcel is the best option to preserve farmland.</p> <p>Other – discussion regarding update on previous applications.</p>		
Meeting Adjourned: 7:42pm	Secretary Signature: 	



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Jason Llewellyn, Director of Planning and Development Services

**Date:** February 26, 2026

**Subject:** **Parkland Dedication at Alpine Way - Electoral Area A (Smithers Telkwa Rural)**

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

That the Board waive the requirement for parkland dedication and cash in lieu of parkland dedication for the proposed subdivision of the land legally described as Lot 1, District Lot 8114, Range 5, Coast District, Plan EPP7680 Except Plan EPP24518 (PID 028-259-114).

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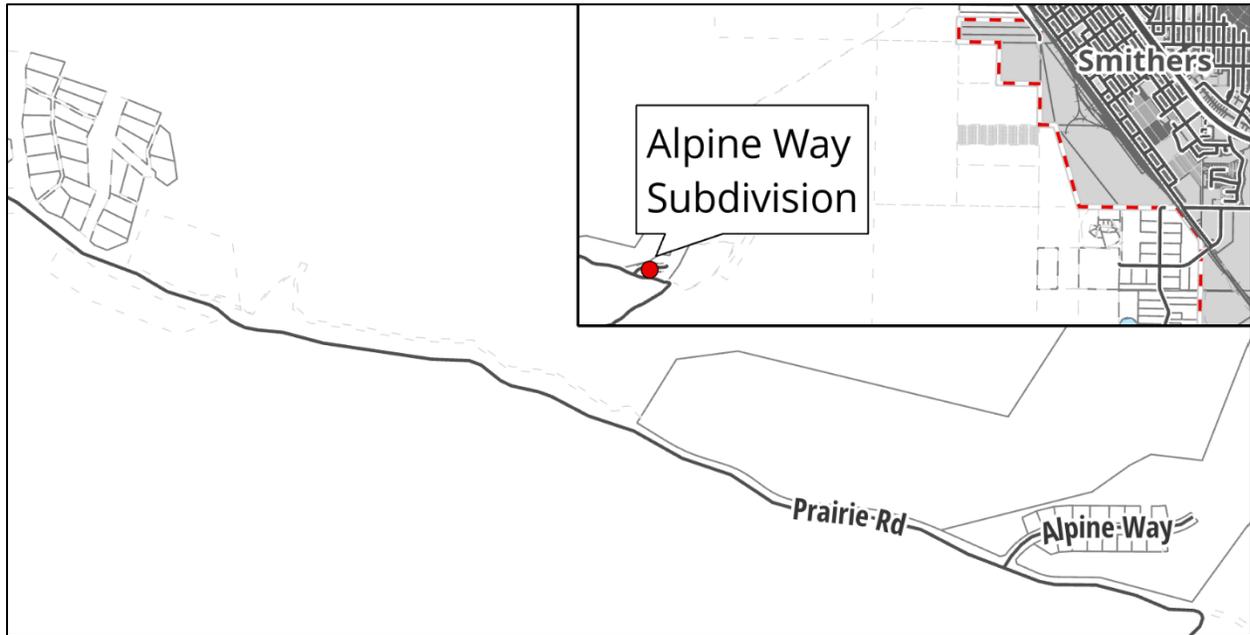
### **PARKLAND DEDICATION AND OCP POLICY**

Section 510 of the *Local Government Act* provides for the dedication of up to 5% of the lands that are proposed for subdivision to be dedicated to a Regional District during the subdivision process if a proposed subdivision creates 3 additional lots where the smallest lot being created is 2 hectares or smaller. There is an alternative option to provide cash in lieu of parkland dedication equivalent to the market value of 5% of the land. The decision whether to require parkland dedication or cash-in-lieu of parkland is at the discretion of the RDBN and based on consideration of the applicable OCP policies regarding parkland dedication.

The applicable OCP Policy for Electoral Area A (Smithers Telkwa Rural) is provided below.

- (1) *Where a proposed subdivision triggers a requirement to provide up to 5% dedication of parkland or cash in lieu pursuant to Section 510 of the Local Government Act, the Regional District shall evaluate whether to accept parkland or cash in lieu of parkland or a combination of both.*
- (2) *Land to be accepted as parkland dedication must be of adequate size and must have adequately high recreation value to provide a benefit to the community. Where this community benefit does not exist because of limited size or limited recreation value of the land, the Regional District may require cash in lieu of parkland dedication to contribute towards the future purchase of parkland in the Electoral Area.*
- (2) *One or more of the following criteria must be met for land to be considered having a high recreation value:*
  - (e) *the land is adjacent to a lake or a watercourse and its dedication would improve public access to the water;*

- (e) the land improves access to a park or trail, a school, or public amenity;
- (e) the land includes viewpoints and opportunities for nature appreciation;
- (e) the land contains a locally or regionally significant natural feature or ecosystem that if preserved or managed would result in a net benefit to the community;
- (e) the land is identified for a park or trail use in this plan or any other Regional District parks and trails plan.



### **THE PROPOSED SUBDIVISION**

The proposed 16 parcel bare land strata subdivision is the second phase of a three phase subdivision shown in the attached email from the agent for the property owner. The proposed parcels are on Alpine Way within the Controlled Recreational Area on Hudson Bay Mountain. The subdivision is designed to have "ski in" access from the Hudson Bay Mountain Ski Resort and is subject to a Master Development Agreement with the Provincial Mountains Resort Branch. This agreement provides the developer with specified development rights in exchange for investment in Hudson Bay Mountain recreation amenity and infrastructure upgrades.

### **PARKLAND DEDICATION EVALUATION PROCEDURES**

The following procedures were outlined by staff for the Board in 2021 as the process to be used to review parkland dedications. This procedure has been followed with the exception that the Advisory Planning Commission has not commented specifically on this parkland dedication issue as noted in step 2 below. However, the APC has reviewed the subdivision as part of a rezoning application in 2023 and provided their support for the application.

- (1) Planning Department staff will work with a property owner to evaluate if the subject property contains land of adequately high recreation value justifying parkland dedication, which lands are being offered as parkland (if any), or what cash in lieu amount is offered to the RDBN for future parkland purchase. It is noted that a property owner may request that the cash in lieu requirement be waived by the Board.
- (2) The Planning Department will prepare a referral report for consideration by the applicable Advisory Planning Commission to review the parkland dedication or cash in lieu proposal forwarded by the property owner.
- (3) The Planning Department will prepare a staff report for consideration by the Board which makes recommendations regarding the parkland dedication or cash in lieu proposal forwarded by the property owner.
- (4) The Planning Department will work with the Ministry of Transportation and Infrastructure to secure any parkland dedication or cash in lieu contribution accepted by the RDBN Board.

**STAFF COMMENT**

The agent is asking for the Board to waive both the requirement for parkland dedication and cash in lieu of parkland dedication for the subdivision. Should the Board not support the requested cash in lieu waiver staff will work with the applicant to formally confirm the required contribution amount.

In staff's opinion the situation does not meet the OCP requirement for parkland dedication. There are no lands which would be suitable for a small RDBN park or trail. Further, the location of the subdivision within the Controlled Recreational Area on Hudson Bay Mountain negates the need for any parkland in the area. Therefore, staff recommend that the Board not require parkland dedication for the proposed subdivision.

Staff have no objection to the Board also waiving of the requirement for cash in lieu of parkland dedication in this situation given that the subdivision is subject to the Master Development Agreement which requires investment in Hudson Bay Mountain recreation amenity and infrastructure upgrades.

**ATTACHMENTS:**

Email dated February 13, 2026

**STRATEGIC PLAN ALIGNMENT:**

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

From: Jason Llewellyn  
 To: Debra Vanderwolf  
 Subject: FW: HBME - 2022-02588 RDBN Referral Responses  
 Date: February 13, 2026 10:34:38 AM  
 Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

From: Dale Bellavance [REDACTED]  
 Sent: February 12, 2026 3:53 PM  
 To: Danielle Patterson <danielle.patterson@rdbn.bc.ca>; Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>  
 C: [REDACTED]  
 Subject: HBME - 2022-02588 RDBN Referral Responses

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

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

Secured by Check Point

Hi Danielle,

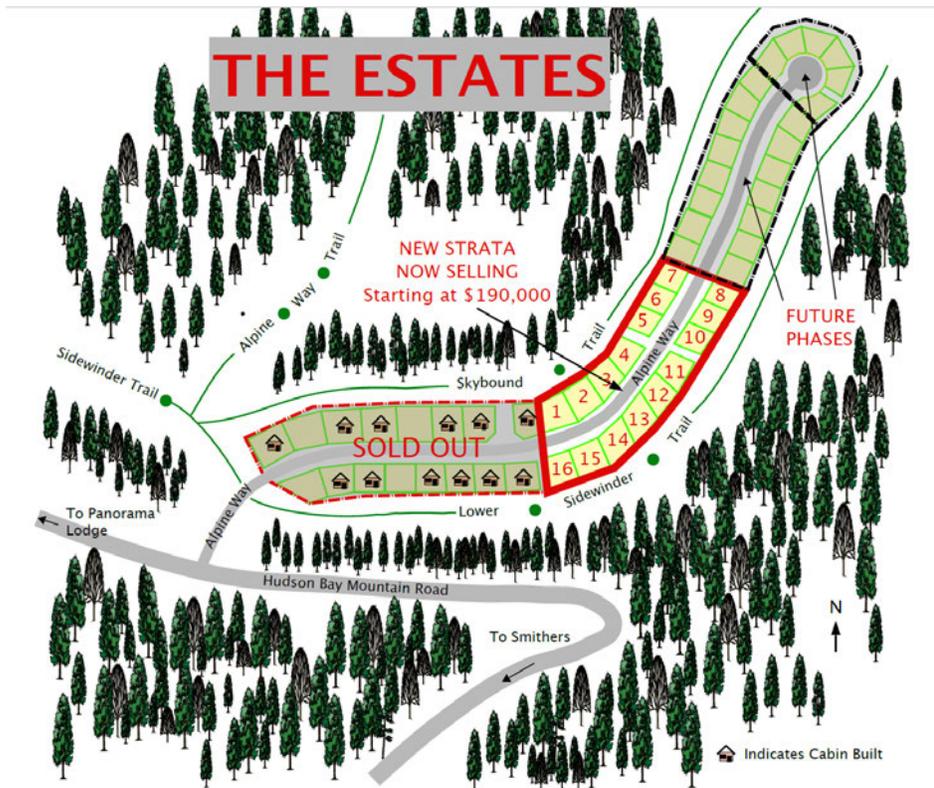
Please find below, HBME - 2022-02588 RDBN Referral Responses.

1. Q. - In addition to the 0.48 ha Common Property Access Route, several other small Common Property parcels proposed. Can you tell me what their use will be? Are they for utilities? Recreation access (ski in/ski out)?

A. - **The Common Properties provide access and egress to the recreational property surrounding the subdivision for all property owners.**

**Please see below for reference:**





2. Q. - Do the three smaller Common Properties have to be surveyed separately from the Common Property Access route (this an enquiry to learn more about the surveying process)?
- A. – **All Common Properties remain within Parcel A and are not subdivided and as a result do not receive a PID.**
3. Q. - There is no reference in the email or the unregistered plan to parkland provision. Parkland provision (via dollars or land) is listed as a requirement in the Comment Sheet dated December 8, 2022. Do you plan to propose park land or dollar payment to the RDBN Board of Directors for parkland provision? Please keep in mind that either option would need to be presented the Board of Directors for their approval. Please contact Jason Llewellyn to discuss more.
- A. – **Given that the subject property is contained within the Controlled Recreational Area of the Master Development Agreement with the Provincial Mountains Resort Branch, and provides for year-round recreational opportunities for the public at large, I would ask that the RDBN Board of Directors consider waiving this condition. Please see below for reference:**



Thank you,

 Dale Bellavance  
 Bell Group  
 Unit 2-811 Royal Oak Dr., Victoria BC V8X 4V1  
 Tel: 250-652-8388



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Alex Eriksen, Director of Environmental Services  
**Date:** February 26, 2026  
**Subject:** **Pre-Approval - Purchase of a Covered Cargo Trailer**

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

That the Board approve the purchase of an 18' 2026 Rainbow Excursion Cargo Trailer for \$18,250.00 excluding taxes.

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### **BACKGROUND**

The 2026 Environmental Services Capital Budget includes \$20,000 for the Purchase of a new Enclosed Cargo Trailer. As the budget will not be passed until March 31, 2026, pre-approval is required for this purchase. Staff are requesting pre-approval for this purchase as it is required immediately, and it will help reduce the bottleneck of procurement activity that typically occurs after budget approval.

The Primary Purpose of the Trailer is to transport recyclables from Granisle and Southside (Satellite Depots) to Knockholt and Burns Lake respectively. An enclosed trailer is necessary because many of the recycled material totes are difficult to secure on the existing 2020 flat deck trailer without risk of losing material in the wind. The 2020 trailer will be sold for the best value.

### **EVALUATION**

Requirements for the Trailer included:

1. Covered 16' or 18' x 8' cargo deck to accommodate 8 x 4' totes
2. Barn doors
3. Suitable for ½ ton pickups.

Staff conducted online searches of local suppliers for in-stock 16' and 18' units. Several out-of-region suppliers were also explored for comparison. It was decided that the most functional sized trailer would be an 18' x 8.5' box to allow for better room and management of oversized totes. It was apparent that barn doors increased the price of trailers, but these are necessary for loading and unloading pallets.

Staff are recommending the purchase of a 2026 Rainbow Excursion, 18' x 8.5' from Barsness Sales & Service in Vanderhoof, as it meets all of the criteria, is in-stock and comes from a local supplier.

**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:** Alex Eriksen, Director of Environmental Services  
**Date:** February 26, 2026  
**Subject:** **Pre-Approval - Purchase of a Gooseneck Equipment Trailer**

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

That the Board approve the purchase of 2025 Trailtech 25' Gooseneck Equipment Trailer for \$29,500.00 excluding taxes.

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### **BACKGROUND**

The 2026 Environmental Services Capital Budget includes \$30,000 for the purchase of a new gooseneck equipment trailer. As the budget will not be passed until March 31, 2026, pre-approval is required for this purchase. Staff are requesting pre-approval for this purchase as it will help reduce the bottle-neck of procurement activity that typically occurs after budget approval.

The primary purpose of the new trailer is to transport RDBN Skid Steers, Mini Excavator and construction materials. This new trailer will replace the 2015 Trailtech equipment trailer which is slightly undersized for our equipment, bumper pull which is less comfortable to tow, and it is a lowbed style which is a disadvantage for loading and unloading pallets. The 2015 trailer will be sold for the best value.

### **EVALUATION**

Requirements for the Trailer included:

1. Goosneck with ball hitch
2. 25' to 30' deck-over
3. Tandem duelly
4. 15,000lbs payload
5. Ramps included

Staff conducted online searches and direct inquires to local suppliers for trailers that met the above criteria. Three quotes were evaluated. Staff recommend the purchase of a 2025 Trailtech Equipment Trailer from Barsness Sales & Service as it meets the criteria, is within the proposed budget, is in-stock and is from a local supplier.

**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:** February 26, 2026  
**Subject:** **Five-Year Financial Plan Bylaw for 1st and 2nd Reading**

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

That the Regional District of Bulkley-Nechako Five-Year Financial Plan Bylaw No. 2102, 2026 be given first and second reading this 26<sup>th</sup> day of February 2026.

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### **BACKGROUND**

This Five-Year Financial Plan contains the following updates from the previous presentations:

- The actuals for 2025 have been updated to all invoices received by February 13, 2026.
- The Command Vehicles originally scheduled for the four rural fire departments have been deferred to the 2027 budget year.
- There has been an increase in the capital budget for the Bulkley Valley Swimming Pool Service of \$150,000 to undertake energy savings recommendations from a recently received investigative report. The funds for these improvements are provided by the province's Climate Action Grant.
- Rural Services budget presentation has been improved to clearly show the funds being used to support bylaw enforcement and ticketing. There is not any additional funding added in this budget proposal since the last budget presentation for these services. These changes were made for transparency reasons only.
- This bylaw proposes a 1.7% tax increase for rural property owners and a 1.6% tax increase for municipal property owners.

This budget is still waiting for information from member municipalities for many rural fire services, Smithers Arts and Culture, and Vanderhoof Pool. These budgets currently utilize last year's budget as a basis for taxation.

The first draft of the Asset Management Plan for vehicles and moveable equipment is in the final stages of preparation. Staff may bring back future budget recommendations based on the findings presented in this plan. Staff are planning on presenting this plan to the Board in March.

The Northern Society for Domestic Peace have written a letter to the Board (attached) to formally request an increase to their 2026 to 2030 grant. This requested increase is not included in the base budget but if directed staff will make adjustments to include this requested increase into the third reading of the budget. This service is funded by Smithers, Telkwa, and Electoral Area A.

**ATTACHMENTS:**

Bylaw 2102

Detailed 2026 Summary of the Schedule for Bylaw 2102

Summary of tax increases for major services

Proposed Draft Requisition (based on completed assessments)

Estimated Cost for Residential Tax Payers

Detailed Service Budgets

2026 Updated Capital Plan

Letter from the Northern Society of Domestic Peace

**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. 2102**

**Being a bylaw to adopt the Financial Plan  
for the years 2026 to 2030**

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

1. Schedule "A", attached hereto and made part of this bylaw, is the Financial Plan for the Regional District of Bulkley-Nechako for the years 2026 through 2030.
2. This bylaw may be cited as "Regional District of Bulkley-Nechako Five Year Financial Plan Bylaw No. 2102, 2026".

READ A FIRST TIME this \_\_\_ day of \_\_\_, 2026

READ A SECOND TIME this \_\_\_ day of \_\_\_, 2026

READ A THIRD TIME this \_\_\_ day of \_\_\_\_\_, 2026

ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator

I hereby certify that the foregoing is a true copy of Bylaw No. 2102 as adopted.

\_\_\_\_\_  
Corporate Administrator



Regional District of Bulkley-Nechako  
 2026 to 2030 Financial Plan - Bylaw No. 2102 Schedule A  
 Five Year Plan

Service	2026	2027	2028	2029	2030	TRANSFERS From/(To)					2026	2027	2028	2029	2030	2026	2027	2028	2029	2030
	Reserve Funds	Surplus of Prior Year	Equity NON CASH Transfer	Total Transfers																
1101 Rural Government Services	385,000	237,500	237,500	237,500	310,000	0	0	0	0	0						385,000	237,500	237,500	237,500	310,000
1131 Area "A" Grant in Aid	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
1132 Area "B" Grant in Aid	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
1133 Area "C" Grant in Aid	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
1134 Area "D" Grant in Aid	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
1135 Area "E" Grant in Aid	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
1136 Area "F" Grant in Aid	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
1137 Area "G" Grant in Aid	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
1200 General Government Services	57,408	-525,000	-587,082	-637,082	-587,082	614,331	250,000	0	0	0	145,000	145,000	145,000	145,000	145,000	816,739	-130,000	-442,082	-492,082	-442,082
1206 Nechako Watershed/Fraser Basin Council	0	0	0	0	0	3,458	0	0	0	0						3,458	0	0	0	0
1301 Feasibility Studies	0	0	0	0	0	37,079	0	0	0	0						37,079	0	0	0	0
1501 Local Community of Fort Fraser	0	0	0	0	0	7,934	0	2,000	4,000	6,000						7,934	0	2,000	4,000	6,000
1701 Chinook Community Forest	0	0	0	0	0	2,426	0	0	0	0						2,426	0	0	0	0
2401 Area "A" Economic Development	0	0	0	0	0	37,902	0	0	0	0						37,902	0	0	0	0
2402 Area "B" Economic Development	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
2403 Area "C" Economic Development	0	0	0	0	0	33,500	0	0	0	0						33,500	0	0	0	0
2404 Area "D" Economic Development	0	0	0	0	0	119,629	0	0	0	0						119,629	0	0	0	0
2405 Area "E" Economic Development	0	0	0	0	0	81,540	0	0	0	0						81,540	0	0	0	0
2406 Area "F" Economic Development	0	0	0	0	0	53,370	0	0	0	0						53,370	0	0	0	0
2407 Area "G" Economic Development	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
2500 Regional Economic Development	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
3101 Member Fiscal Services	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
4101 Planning	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
4201 Building Inspection	0	-10,000	50,000	-10,000	-10,000	50,000	0	0	0	0	5,500	5,500	5,500	5,500	5,500	55,500	-4,500	55,500	-4,500	-4,500
4301 Development Services	10,000	5,000	0	0	0	0	0	0	0	0						10,000	5,000	0	0	0
4401 Building Numbering Extended Service	0	0	0	0	0	1,485	0	0	0	0						1,485	0	0	0	0
4501 Unsanitary Premises Regulatory Control	0	0	0	0	0	377	0	0	0	0						377	0	0	0	0
4601 Bylaw Enforcement	-10,500	39,500	-10,500	-10,500	-10,500	0	0	0	0	0	6,000	6,000	6,000	6,000	6,000	-4,500	45,500	-4,500	-4,500	-4,500
5101 Environmental Services	2,865,000	3,824,000	1,524,000	1,624,000	1,724,000	400,000	400,000	400,000	400,000	400,000	870,000	870,000	870,000	870,000	870,000	4,135,000	5,094,000	2,794,000	2,894,000	2,994,000
5901 Invasive Plant Control	0	0	0	0	0	619	0	0	0	0						619	0	0	0	0
5902 Lake Kathryn Aquatic Weed Harvesting	0	0	0	0	0	215	0	0	0	0						215	0	0	0	0
5903 Glacier Gulch Water Diversion	15,105	0	0	0	0	3,333	0	0	0	0						18,438	0	0	0	0
6101 Ft. Fraser Sewer System	121,900	49,900	-10,100	-15,100	-20,100	35,711	0	0	0	0	13,650	13,650	13,650	13,650	13,650	171,261	63,550	3,550	-1,450	-6,450
6201 Ft. Fraser Water System	180,225	-50,150	-55,150	-60,150	-60,150	48,379	0	0	0	0	95,000	95,000	95,000	95,000	95,000	323,604	44,850	39,850	34,850	34,850
6301 Cluculz Lake - Somerset Estates Sewer	29,900	-950	-950	-950	-4,400	0	0	0	0	0						29,900	-950	-950	-950	-4,400
6402 Liquid Waste Disposal	0	0	0	0	0	26,959	0	0	0	0						26,959	0	0	0	0
7101 Ft. Fraser Fire Protection	16,000	150,000	40,000	-12,500	87,500	10,761	0	0	0	0	21,000	21,000	21,000	21,000	21,000	47,761	171,000	61,000	8,500	108,500
7102 Southside Rural Fire Protection	40,000	160,000	5,000	0	100,000	0	0	0	0	0	35,400	35,400	35,400	35,400	35,400	75,400	195,400	40,400	35,400	135,400
7103 Topley Rural Fire Protection	624,157	140,000	25,000	-25,000	70,000	0	0	0	0	0	32,170	32,170	32,170	32,170	32,170	656,327	172,170	57,170	7,170	102,170
7104 Cluculz Lake Emergency Response	320,000	185,000	60,000	0	100,000	0	0	0	0	0	40,000	40,000	40,000	40,000	40,000	360,000	225,000	100,000	40,000	140,000
7201 Burns Lake Rural Fire Protection	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
7202 Ft.St.James Rural Fire Protection	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
7203 Houston Rural Fire Protection	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
7204 Luck Bay Rural fire Protection	0	0	0	0	0	0	0	0	0	0	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
7205 Smithers Rural Fire Protection	20,000	0	0	0	0	0	0	0	0	0						20,000	0	0	0	0
7206 Telkwa Rural Fire Protection	7,000	0	0	0	0	25,000	0	0	0	0						32,000	0	0	0	0
7207 Vanderhoof Rural Fire Protection	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
7208 Round Lake Fire Protection	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7501 9-1-1 Service	0	0	0	0	0	0	0	0	0	0	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
7601 Emergency Preparedness Planning	167,000	0	0	0	0	0	0	0	0	0	34,730	34,730	34,730	34,730	34,730	201,730	34,730	34,730	34,730	34,730
7701 Burns Lake & Area Victim Services	0	0	0	0	0	919	0	0	0	0						919	0	0	0	0
7702 Smithers Victim Services	0	0	0	0	0	79	0	0	0	0						79	0	0	0	0
8101 Lakes District Airport	-80,000	0	0	0	0	3,366	0	0	0	0						-76,634	0	0	0	0
8202 FSJ Seniors Helping Seniors Transportation Service	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
8203 Regional Transit Service	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
9101 Decker Lake Street Lighting	0	0	0	0	0	312	0	0	0	0						312	0	0	0	0
9102 Endako Street Lighting	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
9103 Ft. Fraser Street Lighting	0	0	0	0	0	465	0	0	0	0						465	0	0	0	0
9104 Gerow Island Street Lighting	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
9106 Colony Point Street Lighting	0	0	0	0	0	103	0	0	0	0						103	0	0	0	0
9107 Laidlaw Street Lighting	0	0	0	0	0	1,609	0	0	0	0						1,609	0	0	0	0
9108 Gowan Loop Street Lighting	0	0	0	0	0	83	0	0	0	0						83	0	0	0	0
10101 Bulkley Valley Regional Pool and Rec. Centre	-235,600	-250,600	-250,600	-250,600	-250,600	0	0	0	0	0	160,000	160,000	160,000	160,000	160,000	-75,600	-90,600	-90,600	-90,600	-90,600
10102 Vanderhoof Pool	0	-15,000	-15,001	-15,002	-15,003	0	0	0	0	0						0	-15,000	-15,001	-15,002	-15,003
10201 Ft.St.James Arena Grant	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
10202 Burns Lake Arena	0	0	0	0	0	543	0	0	0	0						543	0	0	0	0
10301 Smithers Rural Recreation/Culture	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
10302 Vanderhoof Recreation & Culture	0																			

Service	2026	2027	2028	2029	2030	EXPENDITURES:					2026	2027	2028	2029	2030	2026	2027	2028	2029	2030	2026	2026	2027	2028	2029	2030	
	Debt Payments Int and Princ	Capital Expenditures	Capital Expenditures	Capital Expenditures	Capital Expenditures	Capital Expenditures	2026 Amortization NON CASH EXPENSE	2027 Amortization NON CASH EXPENSE	2028 Amortization NON CASH EXPENSE	2029 Amortization NON CASH EXPENSE	2030 Amortization NON CASH EXPENSE	Other Expenses	Deficit of Prior Year	Total Expenditures	Total Expenditures	Total Expenditures	Total Expenditures	Total Expenditures									
1101 Rural Government Services																1,295,778	1,211,195	1,182,104	1,205,922	1,269,900		1,295,778	1,211,195	1,182,104	1,205,922	1,269,900	
1131 Area "A" Grant in Aid																0	0	0	0	0		0	0	0	0	0	
1132 Area "B" Grant in Aid																0	0	0	0	0		0	0	0	0	0	
1133 Area "C" Grant in Aid																0	0	0	0	0		0	0	0	0	0	
1134 Area "D" Grant in Aid																0	0	0	0	0		0	0	0	0	0	
1135 Area "E" Grant in Aid																0	0	0	0	0		0	0	0	0	0	
1136 Area "F" Grant in Aid																0	0	0	0	0		0	0	0	0	0	
1137 Area "G" Grant in Aid																0	0	0	0	0		0	0	0	0	0	
1200 General Government Services						487,408	0	50,000	0	50,000	145,000	145,000	145,000	145,000	145,000	2,318,316	2,177,345	2,208,804	2,277,355	2,370,563		2,950,724	2,322,345	2,403,804	2,422,355	2,565,563	
1206 Nechako Watershed/Fraser Basin Council											9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300		9,300	9,300	9,300	9,300	9,300	
1301 Feasibility Studies											37,079	0	0	0	0	37,079	0	0	0	0	0	37,079	0	0	0	0	0
1501 Local Community of Fort Fraser											20,722	19,421	16,578	18,737	20,900	20,722	19,421	16,578	18,737	20,900		20,722	19,421	16,578	18,737	20,900	
1701 Chinook Community Forest											27,426	20,000	20,000	20,000	20,000	27,426	20,000	20,000	20,000	20,000	0	27,426	20,000	20,000	20,000	20,000	
2401 Area "A" Economic Development											52,902	15,000	15,000	15,000	15,000	52,902	15,000	15,000	15,000	15,000		52,902	15,000	15,000	15,000	15,000	
2402 Area "B" Economic Development											65,975	50,000	50,000	50,000	50,000	65,975	50,000	50,000	50,000	50,000	2,600	68,575	50,000	50,000	50,000	50,000	
2403 Area "C" Economic Development											100,000	25,000	25,000	25,000	25,000	100,000	25,000	25,000	25,000	25,000		100,000	25,000	25,000	25,000	25,000	
2404 Area "D" Economic Development											150,000	25,000	25,000	25,000	25,000	150,000	25,000	25,000	25,000	25,000		150,000	25,000	25,000	25,000	25,000	
2405 Area "E" Economic Development											138,294	63,294	73,294	73,294	73,294	138,294	63,294	73,294	73,294	73,294		138,294	63,294	73,294	73,294	73,294	
2406 Area "F" Economic Development											100,000	50,000	50,000	50,000	50,000	100,000	50,000	50,000	50,000	50,000		100,000	50,000	50,000	50,000	50,000	
2407 Area "G" Economic Development																0	0	0	0	0		0	0	0	0	0	
2500 Regional Economic Development											0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
3101 Member Fiscal Services	694,574	621,980	624,980	610,338	596,827											370,954	376,093	381,334	386,680	392,134		694,574	621,980	624,980	610,338	596,827	
4101 Planning											5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500		5,500	5,500	5,500	5,500	5,500	
4201 Building Inspection						50,000	0	50,000	0	0	5,500	5,500	5,500	5,500	5,500	665,784	673,804	684,025	694,450	705,084		721,284	679,304	739,525	699,950	710,584	
4301 Development Services						0	0	0	0	0	495,661	506,867	518,410	530,299	542,544	495,661	506,867	518,410	530,299	542,544		495,661	506,867	518,410	530,299	542,544	
4401 Building Numbering Extended Service											24,287	24,674	25,069	25,473	25,884	24,287	24,674	25,069	25,473	25,884		24,287	24,674	25,069	25,473	25,884	
4501 Unsightly Premises Regulatory Control											2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750		2,750	2,750	2,750	2,750	2,750	
4601 Bylaw Enforcement						0	50,000	0	0	0	6,000	6,000	6,000	6,000	6,000	65,478	68,292	69,415	70,560	71,729		71,478	124,292	75,415	76,560	77,729	
5101 Environmental Services						3,410,000	4,000,000	2,000,000	2,000,000	2,000,000	870,000	870,000	870,000	870,000	870,000	7,130,462	7,394,355	7,561,989	7,715,729	7,945,744		11,410,462	12,264,355	10,431,989	10,585,729	10,815,744	
5901 Invasive Plant Control											35,525	35,525	35,525	35,525	35,525	35,525	35,525	35,525	35,525	35,525	0	35,525	35,525	35,525	35,525	35,525	
5902 Lake Kathryn Aquatic Weed Harvesting											10,840	10,625	10,625	10,625	10,625	10,840	10,625	10,625	10,625	10,625		10,840	10,625	10,625	10,625	10,625	
5903 Glacier Gulch Water Diversion											26,588	8,150	8,150	8,150	8,150	26,588	8,150	8,150	8,150	8,150		26,588	8,150	8,150	8,150	8,150	
6101 Ft. Fraser Sewer System						200,000	100,000	50,000	50,000	50,000	13,650	13,650	13,650	13,650	13,650	38,902	40,959	40,527	42,113	41,716		252,552	154,609	104,177	105,763	105,366	
6201 Ft. Fraser Water System						280,000	0	0	0	0	95,000	95,000	95,000	95,000	95,000	63,149	63,999	64,956	65,150	65,986		438,149	158,999	159,956	160,150	160,986	
6301 Cluculz Lake - Somerset Estates Sewer						30,000	0	0	0	0	13,070	13,087	13,087	13,087	13,087	13,070	13,087	13,087	13,087	13,087	903	43,973	13,087	13,087	13,087	13,087	
6402 Liquid Waste Disposal											32,959	6,000	6,000	6,000	6,000	32,959	6,000	6,000	6,000	6,000		32,959	6,000	6,000	6,000	6,000	
7101 Ft. Fraser Fire Protection						30,000	155,000	50,000	0	100,000	21,000	21,000	21,000	21,000	21,000	75,743	75,590	75,682	74,121	74,121		126,743	251,590	146,682	95,121	195,121	
7102 Southside Rural Fire Protection						30,000	155,000	0	0	100,000	35,400	35,400	35,400	35,400	35,400	73,104	73,702	73,702	73,702	73,702	4,780	143,284	264,102	109,102	109,102	209,102	
7103 Topley Rural Fire Protection						270,051	0	0	0	0	362,000	155,000	30,000	0	100,000	77,947	75,250	75,250	75,250	75,250	5,608	747,776	262,420	137,420	107,420	207,420	
7104 Cluculz Lake Emergency Response						290,000	155,000	30,000	0	100,000	40,000	40,000	40,000	40,000	40,000	52,653	59,296	59,296	57,546	55,870	6,643	389,296	254,296	129,296	97,546	195,870	
7201 Burns Lake Rural Fire Protection											161,837	152,817	155,772	158,785	158,785	161,837	152,817	155,772	158,785	158,785		161,837	152,817	155,772	158,785	158,785	
7202 Ft. St. James Rural Fire Protection											287,251	287,251	287,251	287,251	287,251	287,251	287,251	287,251	287,251	287,251	0	287,251	287,251	287,251	287,251	287,251	
7203 Houston Rural Fire Protection											27,287	28,409	28,815	30,051	31,350	27,287	28,409	28,815	30,051	31,350		27,287	28,409	28,815	30,051	31,350	
7204 Luck Bay Rural Fire Protection						10,655	0	0	0	0	9,000	9,000	9,000	9,000	9,000	79,729	79,813	79,899	79,987	80,076	4,190	103,575	88,813	88,899	88,987	89,076	
7205 Smithers Rural Fire Protection											369,394	376,562	383,875	391,333	398,941	369,394	376,562	383,875	391,333	398,941		369,394	376,562	383,875	391,333	398,941	
7206 Telkwa Rural Fire Protection						1,133	11,470	0	0	0	159,933	162,761	119,724	114,769	125,147	159,933	162,761	119,724	114,769	125,147	48,230	209,296	174,231	119,724	114,769	125,147	
7207 Vanderhoof Rural Fire Protection																											

**Regional District of Bulkley-Nechako**  
**2026 to 2030 Financial Plan Year One (2026) Summary**  
 Bylaw 2102

Schedule "A"

Service	FUNDING						TRANSFERS From/(To)					EXPENDITURES:					
	Prop. Value	Parcel	Fees and	Proceeds of	Other	Total	Transfer to	Transfer from	Surplus of	Equity in	Total	Debt Pmts.	Capital	Amortization	Other	Deficit from	Total
	Taxes	Taxes	Charges	Borrowing	Revenue	Funding	Reserve	Reserve	Prior Yr.	TCA's	Transfers	Int. & P'pal.	Expenditures	of TCA's	Expenses	Prior Year	Expenditures
1101 Rural Government Services	665,455				245,324	910,778	0	385,000	0		385,000				1,295,778		1,295,778
1131 Area "A" Grant in Aid	0					0			0		0				0		0
1132 Area "B" Grant in Aid	0					0			0		0				0		0
1133 Area "C" Grant in Aid	0					0			0		0				0		0
1134 Area "D" Grant in Aid	0				0	0			0		0				0		0
1135 Area "E" Grant in Aid	0				0	0			0		0				0		0
1136 Area "F" Grant in Aid	0					0			0		0				0		0
1137 Area "G" Grant in Aid	0					0			0		0				0		0
1200 General Government Services	1,610,703				523,282	2,133,985	-525,000	582,408	614,331	145,000	816,739	0	487,408	145,000	2,318,316		2,950,724
1206 Nechako Watershed/Fraser Basin Council	4,983				859	5,842			3,458		3,458				9,300		9,300
1301 Feasibility Studies	0				0	0			37,079		37,079				37,079	0	37,079
1501 Local Community of Fort Fraser	7,788				5,000	12,788			7,934		7,934				20,722		20,722
1701 Chinook Community Forest					25,000	25,000			2,426		2,426				27,426	0	27,426
2401 Area "A" Economic Development	15,000					15,000			37,902		37,902				52,902		52,902
2402 Area "B" Economic Development	68,475				100	68,575			0		0				65,975	2,600	68,575
2403 Area "C" Economic Development	66,500					66,500			33,500		33,500				100,000		100,000
2404 Area "D" Economic Development	19,068				11,303	30,371			119,629		119,629				150,000		150,000
2405 Area "E" Economic Development	35,631				21,123	56,754			81,540		81,540				138,294		138,294
2406 Area "F" Economic Development	46,630					46,630			53,370		53,370				100,000		100,000
2407 Area "G" Economic Development																	
2500 Regional Economic Development																	
3101 Member Fiscal Services					694,574	694,574					0	694,574					694,574
4101 Planning	314,563		20,000		36,391	370,954					0				370,954		370,954
4201 Building Inspection	288,398		140,000		237,385	665,784	0		50,000	5,500	55,500		50,000	5,500	665,784		721,284
4301 Development Services	358,341		42,500		84,820	485,661		10,000			10,000		0		495,661		495,661
4401 Building Numbering Extended Service	19,594				3,207	22,801	0		1,485		1,485				24,287		24,287
4501 Unsightly Premises Regulatory Control	2,176				197	2,373			377		377				2,750		2,750
4601 Bylaw Enforcement	0				75,978	75,978	-10,500		0	6,000	-4,500		0	6,000	65,478		71,478
5101 Environmental Services	5,365,902				1,909,560	7,275,462	-400,000	3,265,000	400,000	870,000	4,135,000	0	3,410,000	870,000	7,130,462		11,410,462
5901 Invasive Plant Control	29,931				4,975	34,906	0		619		619				35,525	0	35,525
5902 Lake Kathlyn Aquatic Weed Harvesting		9,625	1,000		0	10,625			215		215				10,840		10,840
5903 Glacier Gulch Water Diversion		7,800	350		0	8,150		15,105	3,333		18,438				26,588		26,588
6101 Ft. Fraser Sewer System	49,796		31,495		0	81,291	-100	122,000	35,711	13,650	171,261		200,000	13,650	38,902		252,552
6201 Ft. Fraser Water System	61,980		52,565		0	114,545	-150	180,375	48,379	95,000	323,604	0	280,000	95,000	63,149		438,149
6301 Cluculz Lake - Somerset Estates Sewer		14,073			0	14,073	-100	30,000	0		29,900		30,000		13,070	903	43,973
6402 Liquid Waste Disposal			6,000			6,000			26,959		26,959				32,959		32,959
7101 Ft. Fraser Fire Protection	63,982				15,000	78,982	-34,000	50,000	10,761	21,000	47,761	0	30,000	21,000	75,743	0	126,743
7102 Southside Rural Fire Protection	67,884					67,884	-10,000	50,000	0	35,400	75,400	0	30,000	35,400	73,104	4,780	143,284
7103 Topley Rural Fire Protection	89,139				2,310	91,449	-10,000	634,157	0	32,170	656,327	270,051	362,000	32,170	77,947	5,608	747,776
7104 Cluculz Lake Emergency Response	29,296				29,296	29,296	0	320,000	0		320,000		290,000		52,653	6,643	349,296
7201 Burns Lake Rural Fire Protection	161,150				687	161,837			0	40,000	40,000	0		40,000	161,837	0	201,837
7202 Ft. St. James Rural Fire Protection	287,251			0		287,251	0		0		0				287,251	0	287,251
7203 Houston Rural Fire Protection	27,287					27,287			0		0				27,287	0	27,287
7204 Luck Bay Rural Fire Protection	90,030				4,545	94,575	0	0	0	9,000	9,000	10,655	0	9,000	79,729	4,190	103,575
7205 Smithers Rural Fire Protection	349,394					349,394		20,000	0		20,000				369,394		369,394
7206 Telkwa Rural Fire Protection	177,188				108	177,296	0	7,000	25,000		32,000	1,133			159,933	48,230	209,296
7207 Vanderhoof Rural Fire Protection	46,516					46,516	0		0		0				45,821	695	46,516
7501 9-1-1 Service	463,958		107,000		50,391	621,350	0		0	4,500	4,500		0	4,500	621,350		625,850
7601 Emergency Preparedness Planning	530,212				729,931	1,260,143	0	167,000	0	34,730	201,730		167,000	34,730	1,280,143		1,461,873
7701 Burns Lake & Area Victim Services	21,975				2,605	24,581			919		919				25,500		25,500
7702 Smithers Victim Services	48,141				500	48,641			79		79				48,720		48,720
8101 Lakes District Airport	61,783				21,126	82,909	-80,000	0	3,366		-76,634				6,275		6,275
8202 FSJ Seniors Helping Seniors Transportation Se	0				0	0			0		0				0	0	0
8203 Regional Transit Service	81,768		26,000		138,500	246,268	0	0	0		0				238,802	7,466	246,268
9101 Decker Lake Street Lighting		10,338	350			10,688			312		312				11,000	0	11,000
9102 Endako Street Lighting	3,660		343			4,003			0		0				4,000	3	4,003
9103 Ft. Fraser Street Lighting	10,635		400			11,035			465		465				11,500	0	11,500
9104 Gerow Island Street Lighting	4,576					4,576		0	0		0				4,500	76	4,576
9106 Colony Point Street Lighting	3,347					3,347			103		103				3,450	0	3,450
9107 Laidlaw Street Lighting	250					250			1,609		1,609				1,859	0	1,859
9108 Gowan Loop Street Lighting	1,617				0	1,617			83		83				1,700	0	1,700
10101 Bulkley Valley Regional Pool and Rec. Centre	1,179,401				317,000	1,496,401	-235,600	0	0	160,000	-75,600		290,000	160,000	953,066	17,735	1,420,801
10102 Vanderhoof Pool	551,689					551,689	0		0		0				551,689		551,689
10201 Ft. St. James Arena Grant	50,750					50,750			0		0				50,750		50,750
10202 Burns Lake Arena	242,220				2,500	244,720			543		543				245,263	0	245,263
10301 Smithers Rural Recreation/Culture	645,429					645,429			0		0				645,429	0	645,429

10302 Vanderhoof Recreation & Culture	108,199			108,199		0		0					108,199		108,199		
10303 Lakes District Recreation and Culture	350,343		113,574	463,916	-200	173,441		173,241					637,157		637,157		
10401 Ft Fraser Cemetary Grant	3,974		100	4,074		176		176					4,250	0	4,250		
10402 Topley Cemetery Grant	1,746			1,746		4		4					1,750	0	1,750		
10501 Smithers, Telkwa, Houston TV Rebroadcast	60,560		500	61,060		0		0					60,900	160	61,060		
10502 Fraser Lake and Area TV Rebroadcasting	58,319		28,616	86,934		4,416		4,416					91,350	0	91,350		
10503 Ft. St. James and Area TV Rebroadcasting	163,781		3,000	166,781		0		0					165,445	1,336	166,781		
10504 Burns Lake and Area TV Rebroadcasting	23,851		8,140	31,990	0	1,010		1,010					33,000	0	33,000		
10602 Fraser Lake Rural Library Grant	52,680		31,629	84,309		3,221		3,221					87,530	0	87,530		
10603 Fort St. James Library	21,483		0	21,483		0		0					21,433	50	21,483		
10801 Fort Fraser Community Hall	2,574		93	2,667		83		83					2,750	0	2,750		
10802 Braeside Community Hall	2,850			2,850				0					2,850		2,850		
10902 Bulkley Valley Trails	159,763	9,000	0	168,763		50,000	54,557	35,000	139,557		25,000	35,000	248,320	0	308,320		
10903 Houston Trails	81,894		0	81,894		74,606	0		74,606		50,000		106,500		156,500		
10904 Lakes Trails	71,201		22,777	93,978		160,000	23,626	3,000	186,626		160,000	3,000	117,604	0	280,604		
10905 Fort St. James Trails	64,540		0	64,540		66,750	1,551		68,301		50,000		82,841		132,841		
10912 Bulkley Valley Recreation	55,039		0	55,039	-50,000		78,648		28,648				83,687		83,687		
10913 Houston Recreation	15,371		0	15,371	-30,000		40,004		10,004				25,375		25,375		
10914 Lakes Recreation	43,132		14,048	57,180	-60,000		65,902		5,902				63,082		63,082		
10915 Fort St. James Recreation	35,394		250	35,644	-50,000		65,106		15,106				50,750		50,750		
<b>Total for all Departments</b>	<b>15,586,360</b>	<b>153,611</b>	<b>437,003</b>	<b>0</b>	<b>5,387,008</b>	<b>21,563,982</b>	<b>-1,495,650</b>	<b>6,189,401</b>	<b>2,113,234</b>	<b>1,509,950</b>	<b>8,316,935</b>	<b>976,413</b>	<b>5,911,408</b>	<b>1,509,950</b>	<b>21,382,670</b>	<b>100,475</b>	<b>29,880,916</b>

TABLE 1

Dept	Service	Tax on a \$100,000 Residential Property								
		Taxation			Rural Taxpayers			Municipal Taxpayers		
		2026 Tax	2025 Tax	Increase (Decrease)	2026	2025	Increase (Decrease)	2026	2025	Increase (Decrease)
<b>Region-Wide Services</b>										
1201	General Government	1,610,702	2,538,265	(927,563)	14.14	23.06	(8.92)	14.14	23.06	(8.92)
4101	Electoral Area Planning	314,563	398,295	(83,732)	3.21	4.21	(1.00)	3.21	4.21	(1.00)
4301	Development Services	358,341	295,978	62,363	3.15	2.69	0.46	3.15	2.69	0.46
5101	Environmental Services	5,365,902	4,373,467	992,435	47.12	39.74	7.38	47.12	39.74	7.38
7501	9-1-1 Service	463,958	395,061	68,897	4.07	3.59	0.48	4.07	3.59	0.48
<b>Total Region-Wide Services</b>		<b>8,113,465</b>	<b>8,001,066</b>	<b>112,399</b>	<b>71.69</b>	<b>73.29</b>	<b>(1.60)</b>	<b>71.69</b>	<b>73.29</b>	<b>(1.60)</b>
<b>Regional Rural Services</b>										
1101	Rural Government	665,455	619,335	46,120	10.01	9.73	0.28			
5901	Weed Control	29,931	30,427	(496)	0.45	0.48	(0.03)			
7601	Emergency Preparedness	530,212	544,432	(14,220)	7.98	8.56	(0.58)			
<b>Total Rural-Wide Services</b>		<b>1,225,599</b>	<b>1,194,194</b>	<b>31,405</b>	<b>18.44</b>	<b>18.77</b>	<b>(0.32)</b>			
<b>TOTAL</b>		<b>9,339,064</b>	<b>9,195,260</b>	<b>143,804</b>	<b>90.13</b>	<b>92.05</b>	<b>(1.92)</b>	<b>71.69</b>	<b>73.29</b>	<b>(1.60)</b>

Major Services Requisition Change

		Tax Rate \$\$/\$1000 Assessment	0.901	0.921	(0.019)	0.717	0.733	(0.016)
		Tax amount for a \$400,000 Assessment		\$ 360.52			\$ 286.75	
		Tax amount increase for a \$400,000 Assessment		-\$ 7.69	-2.1%		-\$ 6.39	-2.2%
<b>ALL PROPERTY CLASSES</b>	<b>3.87% MARKET INCREASE</b>	Tax amount increase for a NOW \$415,480 Assessment		\$ 6.26	1.7%		\$ 4.70	1.6%
<b>RESIDENTIAL PROPERTY CLASSES</b>	<b>3.64% MARKET INCREASE</b>	Tax amount increase for a NOW \$414,560 Assessment		\$ 5.43	1.5%		\$ 4.04	1.4%

**REQUISITION AMOUNTS SUMMARY  
ALL SERVICES**

	<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>	<b>% Year over Year</b>
<b>Municipalities</b>			
District of Houston	446,511	448,101	-0.4%
Town of Smithers	2,260,696	2,215,843	2.0%
Village of Burns Lake	420,896	423,631	-0.6%
District of Fort St. James	461,415	434,187	6.3%
Village of Fraser Lake	161,606	191,569	-15.6%
Village of Granisle	30,378	25,331	19.9%
Village of Telkwa	281,478	257,945	9.1%
District of Vanderhoof	731,867	750,281	-2.5%
	<b>4,794,847</b>	<b>4,746,888</b>	<b>1.0%</b>
<b>Electoral Areas</b>			
Electoral Area "A"	1,911,591	1,875,006	2.0%
Electoral Area "B"	828,324	824,609	0.5%
Electoral Area "C"	858,148	836,737	2.6%
Electoral Area "D"	907,585	895,388	1.4%
Electoral Area "E"	1,218,459	1,193,877	2.1%
Electoral Area "F"	1,687,432	1,685,214	0.1%
Electoral Area "G"	731,714	680,100	7.6%
	<b>8,143,253</b>	<b>7,990,931</b>	<b>1.9%</b>
<b>All Jurisdictions - Subtotal</b>	<b>12,938,100</b>	<b>12,737,819</b>	<b>1.6%</b>
<b>Other Taxes</b>			
Specified Areas	18,871	16,129	17.0%
Service Areas -Taxation on Land & Improvements	2,023,857	1,841,732	9.9%
Service Areas -Taxation on Improvements Only	317,197	306,604	3.5%
Defined Areas	288,398	250,711	15.0%
	<b>2,648,323</b>	<b>2,415,176</b>	<b>9.7%</b>
<b>Parcel Taxes</b>			
Parcel	41,835	35,638	17.4%
Frontage	111,776	117,250	-4.7%
	<b>153,611</b>	<b>152,888</b>	<b>0.5%</b>
<b>TOTAL REQUISITION</b>	<b>15,740,034</b>	<b>15,305,883</b>	<b>2.8%</b>

**District of Houston****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
General Government	General Government	76,789	132,914
Economic Development	Bylaw 1652, 2012		
Development Services	General Government	17,084	15,499
Environmental Services	Bylaw 1726, 2015	255,816	229,014
Television Rebroadcasting	Bylaw, 630, 1990	6,196	6,851
Regional Recreation	Bylaw 1979, 2022	6,300	3,638

**Revised 2024 Hospital Converted Total - 66%**

Planning and Zoning	SLP - No. 1	11,609	16,179
		<b>373,794</b>	<b>404,095</b>

**Taxation on Improvements only:****Revised 2025 Hospital Converted Total - 100%**

9-1-1 Emergency Telephone Response	Bylaw 1483, 2009	23,301	22,268
Regional Parks & Trails	Bylaw 1928, 2021	33,566	5,665
		<b>56,867</b>	<b>27,933</b>

**Taxation on Population**

Regional Public Transit	Bylaw 1790, 2017	15,850	16,073
		<b>15,850</b>	<b>16,073</b>

**Total**

<b>446,511</b>	<b>448,101</b>
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**Town of Smithers****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
General Government	General Government	267,903	413,897
Economic Development	Bylaw 1652, 2012		
Development Services	General Government	59,602	48,263
Environmental Services	Bylaw 1726, 2015	892,495	713,152
Smithers Victim Services	Bylaw 1776, 2016	24,308	22,884
Bulkley Valley Regional Pool	Bylaw 1350,2005	742,578	698,840
Television Rebroadcasting	Bylaw, 630, 1990	21,619	21,334
Regional Recreation	Bylaw 1976, 2022	30,144	40,668

**Revised 2024 Hospital Converted Total - 66%**

Planning and Zoning	SLP - No. 1	40,503	50,382
		<b>2,079,152</b>	<b>2,009,420</b>

**Taxation on Improvements only:****Revised 2025 Hospital Converted Total - 100%**

9-1-1 Emergency Telephone Response	Bylaw 1483, 2009	66,114	54,426
Regional Parks & Trails	Bylaw 1927, 2021	87,500	123,674
		<b>153,614</b>	<b>178,100</b>

**Taxation on Population**

Regional Public Transit	Bylaw 1790, 2017	27,930	28,323
		<b>27,930</b>	<b>28,323</b>

**Total**

<b>2,260,696</b>	<b>2,215,843</b>
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**Village of Burns Lake****Taxation on Land & Improvements:**

		<b>2026</b>	<b>2025</b>
		<b>Requisition</b>	<b>Requisition</b>
		<b>1.36</b>	<b>1.42</b>
		<b>Amount</b>	<b>Amount</b>
<b>Revised 2025 Hospital Converted Total - 100%</b>			
General Government	General Government	43,733	68,893
Nechako Watershed/Fraser Basin Council	General Government	244	227
Economic Development	Bylaw 1652, 2012		
Development Services	General Government	9,729	8,033
Environmental Services	Bylaw 1726, 2015	145,692	118,704
Gowan Loop Street Lighting	Bylaw 1983, 2022	1,617	1,459
Regional Recreation	Bylaw 1977, 2022	7,444	7,658
<b>Revised 2024 Hospital Converted Total - 66%</b>			
Planning and Zoning	SLP - No. 1	6,612	8,386
		<u>215,071</u>	<u>213,360</u>
<b>Taxation on Improvements only:</b>			
<b>Revised 2025 Hospital Converted Total - 100%</b>			
9-1-1 Emergency Telephone Response	Bylaw 1483, 2009	13,227	11,346
Burns Lake & Area Victim Services	Bylaw 1682,2013	13,185	13,488
Lakes District Airport	Bylaw 1751,2015	10,481	12,505
Burns Lake Tom Forsyth Arena Grant	Bylaw 1609,2012	83,521	83,702
Lakes District Arts & Culture	Bylaw 1831,2018	60,461	60,961
Burns Lake & Area TV Rebroadcast	Bylaw 982,1997	4,046	4,314
Regional Parks & Trails	Bylaw 1929, 2021	12,288	15,218
		<u>197,209</u>	<u>201,534</u>
<b>Taxation on Population</b>			
Regional Public Transit	Bylaw 1790, 2017	8,616	8,737
		<u>8,616</u>	<u>8,737</u>
<b>Total</b>		<b><u>420,896</u></b>	<b><u>423,631</u></b>

**District of Fort St. James****Taxation on Land & Improvements:**

		<b>2026</b>	<b>2025</b>
		<b>Requisition</b>	<b>Requisition</b>
		<b>Amount</b>	<b>Amount</b>
<b>Revised 2025 Hospital Converted Total - 100%</b>			
General Government	General Government	64,981	98,958
Nechako Watershed/Fraser Basin Council	General Government	363	325
Economic Development	Bylaw 1652, 2012		
Development Services	General Government	14,457	11,539
Environmental Services	Bylaw 1726, 2015	216,479	170,506
Fort St. James Seniors Helping Seniors	Bylaw 1750,2016	0	0
Television Rebroadcasting	Bylaw 1765,2016	94,912	93,527
Regional Recreation	Bylaw 1978, 2022	13,062	17,809
<b>Revised 2024 Hospital Converted Total - 66%</b>			
Planning and Zoning	SLP - No. 1	9,824	12,046
		<u>414,078</u>	<u>404,710</u>
<b>Taxation on Improvements only:</b>			
<b>Revised 2025 Hospital Converted Total - 100%</b>			
9-1-1 Emergency Telephone Response	Bylaw 1483, 2009	22,078	18,100
Regional Parks & Trails	Bylaw 1930, 2021	23,819	9,917
		<u>45,897</u>	<u>28,017</u>
<b>Taxation on Population</b>			
Regional Public Transit	Bylaw 1790, 2017	1,440	1,460
		<u>1,440</u>	<u>1,460</u>
<b>Total</b>		<b><u>461,415</u></b>	<b><u>434,187</u></b>

**Village of Fraser Lake****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
General Government	General Government	28,737	54,330
Nechako Watershed/Fraser Basin Council	General Government	160	179
Economic Development	Bylaw 1652, 2012		
Development Services	General Government	6,393	6,335
Environmental Services	Bylaw 1726, 2015	95,736	93,611
Television Rebroadcasting	Bylaw 1855, 2019	11,059	14,843

**Revised 2024 Hospital Converted Total - 66%**

Planning and Zoning	SLP - No. 1	4,345	6,613
		<b>146,430</b>	<b>175,911</b>

**Taxation on Improvements only:****Revised 2025 Hospital Converted Total - 100%**

9-1-1 Emergency Telephone Response	Bylaw 1483, 2009	10,164	10,576
		<b>10,164</b>	<b>10,576</b>

**Taxation on Population**

Regional Public Transit	Bylaw 1790, 2017	5,012	5,082
		<b>5,012</b>	<b>5,082</b>

**Total**

<b>161,606</b>	<b>191,569</b>
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**Village of Granisle****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
General Government	General Government	5,513	7,934
Economic Development	Bylaw 1652, 2012		
Development Services	General Government	1,227	925
Environmental Services	Bylaw 1726, 2015	18,366	13,670
Regional Recreation		452	217

**Revised 2024 Hospital Converted Total - 66%**

Planning and Zoning	SLP - No. 1	833	966
		<b>26,391</b>	<b>23,712</b>

**Taxation on Improvements only:****Revised 2025 Hospital Converted Total - 100%**

9-1-1 Emergency Telephone Response	Bylaw 1483, 2009	1,227	926
Regional Parks & Trails	Bylaw 1928, 2021	2,410	338
		<b>3,637</b>	<b>1,264</b>

**Taxation on Population**

Regional Public Transit	Bylaw 1790, 2017	350	355
		<b>350</b>	<b>355</b>

**Total**

<b>30,378</b>	<b>25,331</b>
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**Village of Telkwa****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
General Government	General Government	41,406	61,082
Economic Development	Bylaw 1652, 2012		
Development Services	General Government	9,212	7,123
Environmental Services	Bylaw 1726, 2015	137,941	105,244
Smithers Victim Services	Bylaw 1776,2016	3,757	3,377
Bulkley Valley Regional Pool	Bylaw 1350,2005	68,862	61,879
Houston/Smithers TV Rebroadcasting	Bylaw 1818,2018	3,341	3,148

**Revised 2024 Hospital Converted Total - 66%**

Planning and Zoning	SLP - No. 1	6,260	7,435
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**Taxation on Improvements only:****Revised 2025 Hospital Converted Total - 100%**

9-1-1 Emergency Telephone Response	Bylaw 1483, 2009	10,699	8,657
		10,699	8,657

**Taxation on Population**

Regional Public Transit	Bylaw 1790, 2017	0	0
		0	0

**Total**

		<b>281,478</b>	<b>257,945</b>
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**District of Vanderhoof****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
General Government	General Government	141,745	232,690
Nechako Watershed/Fraser Basin Council	General Government	791	765
Economic Development	Bylaw 1652, 2012		
Development Services	General Government	31,535	27,133
Environmental Services	Bylaw 1726, 2015	472,211	400,928

**Revised 2024 Hospital Converted Total - 66%**

Planning and Zoning	SLP - No. 1	21,430	28,324
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**Taxation on Improvements only:****Revised 2025 Hospital Converted Total - 100%**

9-1-1 Emergency Telephone Response	Bylaw 1483, 2009	41,584	37,553
		41,584	37,553

**Taxation on Population**

Regional Public Transit	Bylaw 1790, 2017	22,571	22,888
		22,571	22,888

**Total**

		<b>731,867</b>	<b>750,281</b>
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**ELECTORAL AREAS**

	<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
<b>Electoral Area "A"</b>	<b>1.2220</b>	<b>1.2758</b>
<b>Taxation on Land &amp; Improvements:</b>		
Rural Government Services (1101)	156,648	143,036
Area A Grant in Aid (1131)	0	0
General Government (1201)	221,251	338,939
Regional Agriculture (1205)		
Planning and Zoning (4101)	50,177	61,889
Development Services (4301)	49,224	39,523
Building Numbering (4401)	4,612	4,697
Unightly Premises Regulatory Control (4501)	601	8,858
Environmental Services (5101)	737,078	583,996
Weed Control (5901)	7,046	7,027
Emergency Preparedness Planning (7601)	124,812	125,738
Smithers Victim Services	20,075	18,739
Bulkley Valley Regional Pool and Rec Centre (10101)	367,961	343,366
Regional Recreation (10912)	24,895	33,303
	<b>1,764,380</b>	<b>1,709,111</b>
<b>Taxation on Improvements Only:</b>		
Area "A" Economic Development (2401)	15,000	15,000
9-1-1 Emergency Telephone. Response (7501)	59,948	49,619
Smithers Para-Transit (8201)	0	0
Regional Parks & Trails (10902)	72,263	101,276
	<b>147,211</b>	<b>165,895</b>
	<b>1,911,591</b>	<b>1,875,006</b>

**ELECTORAL AREAS**

	<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
<b>Electoral Area "B"</b>	<b>1.606</b>	<b>1.650</b>
<b>Taxation on Land &amp; Improvements:</b>		
Rural Government Services (1101)	51,634	48,650
Area B Grant In Aid (1132)	0	0
General Government (1201)	72,928	115,281
Nechako Watershed/Fraser Basin Council (1206)	407	379
Regional Agriculture (1205)		
Planning and Zoning (4101)	16,538	21,049
Development Services (4301)	16,225	13,443
Building Numbering (4401)	1,520	1,598
Unightly Premises Regulatory Control (4501)	198	3,013
Environmental Services (5101)	242,952	198,631
Weed Control (5901)	2,322	2,390
Emergency Preparedness Planning (7601)	41,140	42,767
Regional Recreation (10914)	12,413	12,815
	<b>458,277</b>	<b>460,016</b>
<b>Taxation on Improvements Only:</b>		
Electoral Area 'B' Economic Development (2402)	68,475	61,615
9-1-1 Service (7501)	20,905	17,345
Burns Lake & Area Victim Services (7701)	4,395	4,496
Lakes District Airport (8101)	16,564	19,116
Burns Lake Tom Forsyth Arena Grant (10202)	132,001	127,953
Lakes District Arts & Culture (10303)	100,823	102,009
Burns Lake & Area TV Rebroadcast (10504)	6,393	6,594
Regional Parks & Trails (10904)	20,491	25,465
	<b>370,047</b>	<b>364,593</b>
	<b>828,324</b>	<b>824,609</b>

**ELECTORAL AREAS**

	<b>2026 Requisition Draft</b>	<b>2025 Requisition Invoiced</b>
<b>Electoral Area "C" Complete</b>	<b>1.092</b>	<b>1.052</b>
<b>Taxation on Land &amp; Improvements:</b>		
Rural Government Services (1101)	78,657	77,411
Area C Grant in Aid (1133)	0	0
General Government (1201)	111,095	183,429
Nechako Watershed/Fraser Basin Council (1206)	621	603
Regional Economic Development (2500)	0	0
Planning and Zoning (4101)	25,194	33,492
Development Services (4301)	24,716	21,390
Building Numbering (4401)	2,316	2,542
Unsightly Premises Regulatory Control (4501)	301	4,793
Waste Disposal (5101)	370,103	316,051
Weed Control (5901)	3,538	3,803
Emergency Preparedness Planning (7601)	62,671	68,048
Fort Saint James Library (10603)	21,483	21,483
Regional Recreation (10915)	22,333	33,013
	<hr/> 723,028	<hr/> 766,058
<b>Taxation on Improvements Only:</b>		
Area "C" Economic Development (2403)	66,500	26,951
9-1-1 Emergency Telephone. Response (7501)	27,899	25,346
Regional Parks & Trails (10905)	40,722	18,382
	<hr/> 201,620	<hr/> 70,679
	<hr/> <hr/> 858,148	<hr/> <hr/> 836,737
	<b>2026 Requisition Draft</b>	<b>2025 Requisition Invoiced</b>
<b>Electoral Area "D" Complete</b>	<b>1.155</b>	<b>1.087</b>
<b>Taxation on Land &amp; Improvements:</b>		
Rural Government Services (1101)	86,945	80,131
Area D Grant in Aid (1134)	0	0
General Government (1201)	122,802	189,878
Nechako Watershed/Fraser Basin Council (1206)	686	624
Regional Economic Development (2500)	0	0
Planning and Zoning (4101)	27,849	34,669
Development Services (4301)	27,321	22,141
Building Numbering (4401)	2,560	2,632
Unsightly Premises Regulatory Control (4501)	332	4,963
Waste Disposal (5101)	409,104	327,161
Weed Control (5901)	3,911	3,937
Emergency Preparedness Planning (7601)	69,275	70,440
Television Rebroadcasting (10502)	47,259	51,876
	<hr/> 798,044	<hr/> 788,452
<b>Taxation on Improvements Only:</b>		
Area "D" Economic Development (2404)	19,068	34,352
9-1-1 Emergency Telephone. Response (7501)	37,793	31,310
Fraser Lake Library (10602) 755	52,680	41,274
	<hr/> 109,541	<hr/> 106,936
	<hr/> <hr/> <b>907,585</b>	<hr/> <hr/> <b>895,388</b>

**ELECTORAL AREAS****Electoral Area "E"****Taxation on Land & Improvements:**

	<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
	<b>1.260</b>	<b>1.332</b>
Rural Government Services (1101)	96,820	87,233
Area E Grant in Aid (1135)	0	0
General Government Services (1201)	136,750	206,706
Nechako Watershed/Fraser Basin Council (1206)	763	680
Regional Agriculture (1205)		
Planning and Zoning (4101)	31,012	37,742
Development Services (4301)	30,423	24,103
Building Numbering (4401)	2,851	2,864
Environmental Services (5101)	455,569	356,157
Weed Control (5901)	4,355	4,286
Emergency Prep Planning (7601)	77,143	76,683
Regional Recreation (10914)	23,276	22,977

	858,962	819,431
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**Taxation on Improvements Only:**

Area "E" Economic Development (2405)	35,631	52,135
9-1-1 Emergency Telephone. Response (7501)	43,842	35,953
Burns Lake & Area Victim Services (7701)	4,395	4,496
Lakes District Airport (8101)	34,738	39,624
Lakes District Arts & Culture (10303)	189,058	182,907
Burns Lake & Area TV Rebroadcast (10504)	13,410	13,671
Regional Parks & Trails (10904)	38,423	45,660
	359,497	374,446

	<b>1,218,459</b>	<b>1,193,877</b>
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**ELECTORAL AREAS****Electoral Area "F"****Taxation on Land & Improvements:**

	<b>2026 Requisition Amount</b>	<b>2025 Requisition Amount</b>
	<b>1.404</b>	<b>1.447</b>
Rural Government Services (1101)	120,375	113,349
Area F Grant in Aid (1136)	0	0
General Government (1201)	170,018	268,589
Nechako Watershed/Fraser Basin Council (1206)	949	883
Regional Agriculture (1205)		
Planning and Zoning (4101)	38,556	49,042
Development Services (4301)	37,825	31,319
Building Numbering (4401)	3,544	3,722
Unightly Premises Regulatory Control (4501)	461	7,019
Environmental Services (5101)	566,400	462,784
Weed Control (5901)	5,414	5,569
Emergency Preparedness Planning (7601)	95,911	99,640

	1,039,453	1,041,916
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**Taxation on Improvements Only:**

Area "F" Economic Development (2406)	46,630	50,000
9-1-1 Emergency Telephone. Response (7501)	49,660	41,609
Vanderhoof Pool (10102)	551,689	551,689
	647,979	643,298

	<b>1,687,432</b>	<b>1,685,214</b>
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	<b>2026 Requisition Draft</b>	<b>2025 Requisition Invoiced</b>
<b>Electoral Area "G" Complete</b>	0.985	0.952
<b>Taxation on Land &amp; Improvements:</b>		
Rural Government Services (1101)	74,376	69,525
Area G Grant in Aid (1137)	0	0
General Government (1201)	105,048	164,745
Regional Economic Development (2500)	0	0
Planning and Zoning (4101)	23,823	30,081
Development Services (4301)	23,371	19,210
Building Numbering (4401)	2,190	2,283
Unightly Premises Regulatory Control (4501)	285	4,306
Waste Disposal (5101)	349,960	283,858
Weed Control (5901)	3,345	3,416
Emergency Preparedness Planning (7601)	59,260	61,117
Regional Recreation (10913)	8,619	4,509
	<u>650,277</u>	<u>643,050</u>
<b>Taxation on Improvements Only:</b>		
Area "G" Economic Development (2407)		
9-1-1 Emergency Telephone. Response (7501)	35,519	30,028
Regional Parks & Trails (10901)	45,918	7,022
	<u>81,437</u>	<u>37,050</u>
	<u><u>731,714</u></u>	<u><u>680,100</u></u>

**IMPACTS TO RESIDENTIAL TAX PAYERS**

	TAXES PER \$1,000		Residential Market Increase	Tax increase for residential	For a house in 2025 worth	For the same house in 2026 now worth		Tax Increase	Monthly Tax Increase	
	2026	2025				2025 Taxes	2026 Taxes			
A	1.222	1.276	4.47%	0.06%	400,000 \$	510.30	417,880 \$	510.63 \$	0.33 \$	0.03 \$
B	1.606	1.650	4.13%	1.40%	400,000 \$	659.84	416,520 \$	669.09 \$	9.26 \$	0.77 \$
C	1.092	1.052	4.76%	8.79%	400,000 \$	420.79	419,040 \$	457.79 \$	37.00 \$	3.08 \$
D	1.155	1.087	3.76%	10.24%	400,000 \$	435.00	415,040 \$	479.54 \$	44.55 \$	3.71 \$
E	1.260	1.332	5.40%	-0.28%	400,000 \$	532.79	421,600 \$	531.29 \$	-1.50 \$	-0.12 \$
F	1.404	1.447	-0.55%	-3.52%	400,000 \$	578.78	397,800 \$	558.39 \$	-20.39 \$	-1.70 \$
G	1.155	1.087	2.92%	9.35%	400,000 \$	435.00	411,680 \$	475.66 \$	40.67 \$	3.39 \$
Houston	0.822	0.777	-1.86%	3.81%	400,000 \$	310.99	392,560 \$	322.84 \$	11.84 \$	0.99 \$
Smithers	1.193	1.235	4.47%	0.99%	400,000 \$	493.85	417,880 \$	498.72 \$	4.88 \$	0.41 \$
Burns Lake	1.361	1.418	3.41%	-0.74%	400,000 \$	567.23	413,640 \$	563.03 \$	-4.20 \$	-0.35 \$
Fort St. James	1.004	1.012	13.89%	13.04%	400,000 \$	404.74	455,560 \$	457.50 \$	52.77 \$	4.40 \$
Fraser Lake	0.795	0.813	4.36%	2.07%	400,000 \$	325.26	417,440 \$	332.01 \$	6.75 \$	0.56 \$
Granisle	0.779	0.736	11.29%	17.79%	400,000 \$	294.52	445,160 \$	346.92 \$	52.40 \$	4.37 \$
Telkwa	0.961	0.974	8.72%	7.33%	400,000 \$	389.55	434,880 \$	418.11 \$	28.56 \$	2.38 \$
Vanderhoof	0.730	0.744	1.19%	-0.63%	400,000 \$	297.44	404,760 \$	295.57 \$	-1.86 \$	-0.16 \$

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**RURAL GOVERNMENT SERVICES**                      **1101 1102 1104**  
**Legislative**

		2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002	<b>General Taxation on All Electoral Areas (A to G)</b>	368,031	619,335	619,335	<b>665,455</b>	728,372	699,281	723,098	714,576
443001	Province of B.C. - Admin. Grant	<u>185,000</u>	71,800	64,800	<b>64,800</b>	64,800	64,800	64,800	64,800
	General Government (1201)	28,800							
	General Government (1202)	57,600							
	General Government (1203)	28,800							
	Rural Government (1101)	64,800							
	Fort Fraser Local Community (1501)	5,000							
446001	Grant in Lieu of Taxes	246	4,750	9					
446002	Grant in Lieu of Alcan Taxes	66,041	110,899	125,603	<b>109,024</b>	109,024	109,024	109,024	109,024
480001	Miscellaneous Revenue								
499999	Prior Year's Surplus - Operations								
<b>TOTAL REVENUE:.....</b>		<u>500,292</u>	<u>799,784</u>	<u>809,747</u>	<u><b>839,278</b></u>	<u><b>902,195</b></u>	<u><b>873,104</b></u>	<u><b>896,922</b></u>	<u><b>888,400</b></u>
<b>EXPENDITURE:</b>									
<b>Legislative Expenses</b>									
600101	Director's Remuneration	-	73,310	-	<b>74,246</b>	76,473	75,731	78,003	77,246
	Rural Directors' Monthly Fee	<u>49,644</u>							
	Rural Directors' Committee Chair	5,724							
	Population Pay	16,378							
	Contingency	<u>2,500</u>							
		<u>74,246</u>							
600151	Director's Remuneration - Area "A"	15,581	4,800	12,848	<b>4,800</b>	6,600	4,800	6,000	4,800
600152	Director's Remuneration - Area "B"	12,073	4,800	17,866	<b>4,800</b>	6,600	4,800	6,000	4,800
600153	Director's Remuneration - Area "C"	13,763	4,800	13,498	<b>4,800</b>	6,600	4,800	6,000	4,800
600154	Director's Remuneration - Area "D"	12,014	4,800	11,872	<b>4,800</b>	6,600	4,800	6,000	4,800
600155	Director's Remuneration - Area "E"	18,147	4,800	12,460	<b>4,800</b>	6,600	4,800	6,000	4,800
600156	Director's Remuneration - Area "F"	16,158	4,800	15,470	<b>4,800</b>	6,600	4,800	6,000	4,800
600157	Director's Remuneration - Area "G"	11,246	4,800	11,930	<b>4,800</b>	6,600	4,800	6,000	4,800
600251	Electoral Area "A" Travel	4,814	12,000	3,621	<b>12,000</b>	16,000	12,000	12,000	12,000
600252	Electoral Area "B" Travel	7,212	12,000	7,633	<b>12,000</b>	16,000	12,000	12,000	12,000
600253	Electoral Area "C" Travel	9,422	12,000	12,189	<b>12,000</b>	16,000	12,000	12,000	12,000
600254	Electoral Area "D" Travel	2,317	12,000	7,219	<b>12,000</b>	16,000	12,000	12,000	12,000
600255	Electoral Area "E" Travel	9,587	12,000	7,545	<b>12,000</b>	16,000	12,000	12,000	12,000
600256	Electoral Area "F" Travel	10,412	12,000	10,239	<b>12,000</b>	16,000	12,000	12,000	12,000

	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
600257 Electoral Area "G" Travel	6,537	12,000	10,313	<b>12,000</b>	16,000	12,000	12,000	12,000
601109 Employer Health Tax and CPP Matching	2,124	2,085	2,002	<b>2,103</b>	2,392	2,132	2,340	2,161
601801 Association Dues & Memberships	22,757	25,200	28,425	<b>25,200</b>	25,956	26,735	27,537	28,363
NCLGA		8,500						
FCM		5,200						
Civic Info BC		1,000						
UBCM		10,500						
		<u>25,200</u>						
607001 Legal Expense			1,184					
604001 Computer Systems - Contribution for Electronics	4,757	2,500	1,995	<b>2,500</b>	2,500	2,500	2,500	2,500
606001 Communications (Directors Internet)	6,774	13,300	7,643	<b>13,300</b>	13,300	13,300	13,300	13,300
651014 Allocation Cellular	4,631	4,257	4,257	<b>5,203</b>	5,359	5,359	5,359	5,359
606003 Advertising		2,000	394	<b>2,000</b>	2,060	2,000	2,000	2,000
608002 Liability Insurance	4,000	4,000	4,000	<b>5,000</b>	5,000	5,000	5,000	5,000
609011 Meeting and Directors Local Government Expenses	399	7,500	2,339	<b>2,500</b>	5,000	5,000	5,000	5,000
610001 Election Expenses				<b>60,000</b>				60,000
<b>Rural Government Staff Services (1104)</b>		313,033	241,104	<b>276,950</b>	287,663	298,333	309,323	320,643
<b>Rural Government Ticking Review Service (1105)</b>				<b>2,000</b>	2,000	2,000	2,000	2,000
<b>Rural Government Bylaw Enforcement (4601)</b>				<b>85,677</b>	78,792	79,915	81,060	82,229
<b>Administration Expenses (1102)</b>								
612301 Federal Gas Tax Grants	570,957	250,000	995,956	<b>250,000</b>	250,000	250,000	250,000	250,000
651012 Admin Recoveries	225,000	225,000	225,000	<b>225,000</b>	225,000	225,000	225,000	225,000
<b>TOTAL EXPENDITURE:.....</b>	<b>990,681</b>	<b>1,039,784</b>	1,669,002	<b>1,149,278</b>	1,139,695	1,110,604	1,134,422	1,198,400
<b>Revenues minus Expenditures</b>	<b>(490,389)</b>	<b>(240,000)</b>	(859,255)	<b>(310,000)</b>	(237,500)	(237,500)	(237,500)	(310,000)
<b>Transfer from Reserves</b>								
420099 Transfer From Federal Gas Tax Reserve	570,957	250,000	995,956	<b>250,000</b>	250,000	250,000	250,000	250,000
420005 Transfer From Election Reserve				<b>60,000</b>				60,000
	<u>570,957</u>	<u>250,000</u>	<u>995,956</u>	<u><b>310,000</b></u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	<u>310,000</u>
<b>Transfer to Reserves</b>								
781004 Contribution to Insurance Reserve					12,500	12,500	12,500	
781005 Contribute to Rural Election Reserve	10,000	10,000	10,000		12,500	12,500	12,500	
	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>-</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>-</u>
<b>Net Reserves</b>	<u>560,957</u>	<u>240,000</u>	<u>985,956</u>	<u><b>310,000</b></u>	<u>237,500</u>	<u>237,500</u>	<u>237,500</u>	<u>310,000</u>
<b>Revenues minus Expenditures and Transfers</b>	<u>70,568</u>	<u>0</u>	<u>126,701</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
GENERAL GOVERNMENT SERVICES 1201**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	985,281	1,841,178	2,538,265	2,538,265	<b>1,610,702</b>	1,915,025	2,281,640	2,308,378	2,401,586
442101 Other Grant Revenue <i>Provincial</i>	1,782,924	414,845	70,000		<b>35,000</b>	35,000			
443006 Northwest Regional Funding		2,126,217	340,000	213,666	<b>200,000</b>	185,000	100,000	100,000	100,000
443001 Province of B.C. - Admin. Grant	121,200	122,200	115,200	115,200	<b>115,200</b>	115,200	115,200	115,200	115,200
443004 Climate Action Program Grant	112,082	328,408					112,082	112,082	112,082
444001 Grant from UBCM		5,000							
445001 NDI Grant	67,202								
446001 Grants in Lieu of Taxes	8,625	13,472	12,000	16,083	<b>12,000</b>	12,000	12,000	12,000	12,000
446002 Grant in Lieu of Alcan Taxes	116,454	168,605	198,905	242,114	<b>145,182</b>	174,219	209,063	250,875	250,875
460001 Admin. Recovery - SNRHD	17,799	23,758	15,900	26,385	<b>15,900</b>	15,900	15,900	15,900	15,900
480001 Miscellaneous Revenue	18,290	3,033		11,742					
480003 Sale of Capital Asset (Net)				550					
499999 Prior Year's Surplus	450,000	300,000	-		<b>500,000</b>	<b>250,000</b>			
<b>TOTAL REVENUE:.....</b>	<b>3,679,858</b>	<b>5,346,716</b>	<b>3,290,270</b>	<b>3,164,005</b>	<b>2,633,984</b>	<b>2,702,344</b>	<b>2,845,885</b>	<b>2,914,435</b>	<b>3,007,644</b>
<b>EXPENDITURE:</b>									
600101 Director's Remuneration	327,056	338,524	355,343	324,418	<b>345,335</b>	355,695	366,366	377,357	388,678
15 Directors		171,540							
Chair, Vice Chair & Committee Chairs		31,452							
Travel Time		25,536							
Cheque Signer Fees		3,432							
25 Board Meetings		108,375							
Other Meetings (2)									
Minister and Deputy Minister Meeting		5,000							
		<u>345,335</u>							
601101 Director's Benefits (CPP)	15,780	15,790	24,718	15,210	<b>20,000</b>	20,600	21,218	21,855	22,510
600197 Director's Accident Insurance			1,400	2,035	<b>2,100</b>	2,100	2,100	2,100	2,100
600198 Director's Health Insurance	58,075	58,185	60,000	49,553	<b>60,000</b>	61,800	63,654	65,564	67,531
600201 Director's Travel	35,967	47,908	64,013	40,557	<b>74,310</b>	76,539	78,835	81,201	83,637
600201 Directors Travel Minister and Deputy Minister			25,000			12,500	12,500	12,500	12,500
601109 Employer Health Tax	7,955	6,408	8,101	6,188	<b>8,289</b>	8,538	8,794	9,058	9,330
604001 Computer Network	1,913	240	2,500	6,874	<b>40,000</b>	2,500	2,500	2,500	25,000
606001 Communications			4,257		<b>2,500</b>	2,500	2,500	2,500	2,500
607001 Legal Expense (FCM Defense Fund \$500)		639	500	1,285	<b>500</b>	500	500	500	500

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
608002 Liability Insurance	4,000	5,528	4,000	4,000	10,000	10,000	10,000	10,000	10,000
608003 Vehicle Insurance	196	1,074	3,000	958	3,000	3,000	3,000	3,000	3,000
609011 Board meetings - supplies & food	23,516	21,468	30,000	20,966	24,000	24,720	25,462	26,225	27,012
609012 Public Relations					2,500	5,000	5,000	5,000	5,000
612100 Regional Grant In Aid	200,000	294,201	724,000	712,466	724,000	724,000	724,000	724,000	724,000
612101 Grants to Indigenous Groups				21,250					
612801 Special Projects	46,464	841	895,000	29,901	65,000	65,000	30,000	30,000	30,000
All Nations Conference			35,000						
RBA Expenses			30,000						
			<u>65,000</u>						
Total Legislative Expenses	<u>720,921</u>	<u>790,806</u>	<u>2,201,831</u>	<u>1,235,661</u>	<u>1,381,534</u>	<u>1,374,992</u>	<u>1,356,429</u>	<u>1,373,359</u>	<u>1,413,297</u>
<b>Corporate Services Expenses</b>	895,119	963,137	1,076,470	1,056,960	1,105,884	1,137,866	1,170,784	1,204,665	1,239,538
<b>Financial Services Expenses</b>	625,730	610,219	894,407	775,547	839,782	861,977	884,804	908,279	932,422
<b>HR Expenses</b>	78,623	176,894	217,162	171,887	214,906	221,152	227,580	234,197	241,009
<b>Agricultural Expenses</b>			163,797	129,463	249,858	169,337	173,946	178,688	183,568
<b>651010 Less Administration Charges from Local Services</b>	(735,652)	(732,797)	(823,396)	(823,396)	(837,981)	(837,981)	(854,741)	(871,835)	(889,272)
<b>651012 Less Rural Government Admin Charge</b>	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)
Total General Government Expenses	<u>638,820</u>	<u>1,583,259</u>	<u>3,505,271</u>	<u>2,321,121</u>	<u>2,728,984</u>	<u>2,702,344</u>	<u>2,733,803</u>	<u>2,802,353</u>	<u>2,895,562</u>
<b>Revenues minus Expenditures</b>	<u>3,041,037</u>	<u>3,763,457</u>	<u>(215,000)</u>	<u>842,884</u>	<u>(95,000)</u>	<u>-</u>	<u>112,082</u>	<u>112,082</u>	<u>112,082</u>
<b>RESERVE BUDGET</b>									
<b>Transfer from Reserves</b>									
420001 Transfer from NCPG Reserve	35,701	45,796		18,800	534,908				
420003 Transfer from Internal Reserve				27,508	27,500		50,000		50,000
420097 Transfer from Climate Reserve		139,378	305,000	51,642	20,000				
<b>Transfer To Reserves</b>									
781097 Climate Reserve Contribution/Growing Communities	1,764,000	308,408					112,082	112,082	112,082
781095 Contribution to Northwest Revenue Reserve		2,126,217							
<b>Net Reserves</b>	<u>(1,728,299)</u>	<u>(2,249,452)</u>	<u>305,000</u>	<u>97,950</u>	<u>582,408</u>	<u>-</u>	<u>(62,082)</u>	<u>(112,082)</u>	<u>(62,082)</u>
<b>CAPITAL BUDGET</b>									
780001 New Capital Items	205,436	236,864	90,000	117,957	487,408		50,000		50,000
490001 Use of Capital Items	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000
780101 Amoritization	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000
	<u>1,107,302</u>	<u>1,277,142</u>	<u>(0)</u>	<u>822,877</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**GENERAL GOVERNMENT SERVICES**                      **1206**  
**Nechako Watershed/Fraser Basin Trust**

	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>								
400002 Taxation	4,967	4,665	4,665	<b>4,983</b>	8,441	8,441	8,441	8,441
446001 Grant in Lieu of Taxes	27		18					
446002 Grant in Lieu of Alcan Taxes	925	750	849	<b>859</b>	859	859	859	859
480001 Miscellaneous Revenue								
499999 Prior Year Surplus	3,456	3,885	3,885	<b>3,458</b>	-	-	-	-
TOTAL REVENUE:.....	<u>9,375</u>	<u>9,300</u>	<u>9,417</u>	<u><b>9,300</b></u>	<u>9,300</u>	<u>9,300</u>	<u>9,300</u>	<u>9,300</u>
<b>EXPENDITURE:</b>								
600101 Director's Remuneration	1,142	3,500	1,704	<b>3,500</b>	3,500	3,500	3,500	3,500
600201 Director's Travel	549	2,000	455	<b>2,000</b>	2,000	2,000	2,000	2,000
601801 Association Dues	3,800	3,800	3,800	<b>3,800</b>	3,800	3,800	3,800	3,800
TOTAL GENERAL GOVERNMENT EXPENDITURES:.....	<u>5,490</u>	<u>9,300</u>	<u>5,959</u>	<u><b>9,300</b></u>	<u><b>9,300</b></u>	<u><b>9,300</b></u>	<u><b>9,300</b></u>	<u><b>9,300</b></u>
<b>Revenues minus Expenditures</b>	<u>3,885</u>	<u>-</u>	<u>3,458</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
LOCAL COMMUNITY - FORT FRASER**

Portion of Electoral Area "D"  
Code 0000005 756-AA26

	<b>1501</b>		<b>Five Year Financial Plan:</b>						
	Per \$1,000		0.429	0.429	0.449	0.831	0.552	0.561	0.571
	2023	2024	2025	2025	2026	2027	2028	2029	2030
	Actual	Actual	Budget	Actual	Budget	Budget	Budget	Budget	Budget
<b>REVENUE:</b>									
400002 Taxation	3,966	4,050	<b>7,443</b>	7,443	<b>7,788</b>	14,421	9,578	9,737	9,900
443001 Province of BC - Administration Grant	5,500	5,500	<b>5,000</b>	5,000	<b>5,000</b>	5,000	5,000	5,000	5,000
499999 Prior Year's Surplus	8,321	8,037	<b>7,079</b>	7,079	<b>7,934</b>	-	2,000	4,000	6,000
<b>TOTAL REVENUE:</b> .....	<b>17,787</b>	<b>17,587</b>	<b>19,522</b>	<b>19,522</b>	<b>20,722</b>	<b>19,421</b>	<b>16,578</b>	<b>18,737</b>	<b>20,900</b>
<b>EXPENDITURE:</b>									
600101 Commissioners Remuneration	7,036	6,950	<b>7,668</b>	7,290	<b>7,668</b>	7,821	7,978	8,137	8,300
600201 Commissioners Travel	1,195	330	<b>750</b>	387	<b>750</b>	5,750	750	750	750
601101 Employee Benefits	13	-	-	-	-	-	-	-	-
601109 Employer Health Tax	143	139	<b>150</b>	148	<b>150</b>	150	150	150	150
601401 Staff Travel	-	-	-	-	-	-	-	-	-
609001 Supplies	81	-	-	125	<b>200</b>	200	200	200	200
609011 Meeting Expenses	300	240	<b>500</b>	384	<b>500</b>	500	500	500	500
610001 Election Expenses (Carry forward)	-	-	<b>7,200</b>	-	<b>8,000</b>	2,000	4,000	6,000	8,000
651010 Administration Service Charge	981	2,848	<b>3,254</b>	3,254	<b>3,454</b>	3,000	3,000	3,000	3,000
<b>TOTAL EXPENDITURE:</b> .....	<b>9,749</b>	<b>10,508</b>	<b>19,522</b>	<b>11,588</b>	<b>20,722</b>	<b>19,421</b>	<b>16,578</b>	<b>18,737</b>	<b>20,900</b>
<b>Revenues minus Expenditures</b>	<b>8,037</b>	<b>7,079</b>	<b>-</b>	<b>7,934</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**ELECTORAL AREA "A" ECONOMIC DEVELOPMENT**

**2401**

**Five Year Financial Plan:**

Bylaw 1566, 2010, tax limit \$0.11 per \$1,000

Taxation on Improvements Only

REVENUE:

400002 Electoral Area "A"

499999 Prior Year's Surplus

TOTAL REVENUE.....

EXPENDITURE:

612220 Monthly Grants

612801 Special Projects

651010 Administration Fees

799999 Prior Year's Deficit

TOTAL EXPENDITURE.....

**Revenues minus Expenditures**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Electoral Area "A"	-	-	15,000	15,000	<b>15,000</b>	15,000	15,000	15,000	15,000
499999 Prior Year's Surplus	9,500	8,500	42,902	42,902	<b>37,902</b>				
<b>TOTAL REVENUE.....</b>	<b>9,500</b>	<b>8,500</b>	<b>57,902</b>	<b>57,902</b>	<b>52,902</b>	15,000	15,000	15,000	15,000
612220 Monthly Grants									
612801 Special Projects	1,000	6,600	57,902	20,000	<b>52,902</b>	15,000	15,000	15,000	15,000
651010 Administration Fees						-	-	-	-
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>1,000</b>	<b>6,600</b>	<b>57,902</b>	<b>20,000</b>	<b>52,902</b>	15,000	15,000	15,000	15,000
<b>Revenues minus Expenditures</b>	<b>8,500</b>	<b>1,900</b>	<b>-</b>	<b>37,902</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**ELECTORAL AREA "B" ECONOMIC DEVELOPMENT**

**2402**

**Five Year Financial Plan:**

Bylaw 1867 No Limit

Taxation on Improvements Only

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
REVENUE:									
400002 Electoral Area "B"	81,200	98,566	61,390	61,615	<b>68,475</b>	50,000	50,000	50,000	50,000
446001 Grant in Lieu of Taxes	297	161	100		<b>100</b>				
499999 Prior Year's Surplus	-	297	19,485	19,485					
<b>TOTAL REVENUE.....</b>	<b>81,497</b>	<b>99,024</b>	<b>80,975</b>	<b>81,100</b>	<b>68,575</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>
EXPENDITURE:									
612110 Grant to Village of Burns Lake (for Info Centre)	25,000	25,000	15,000	15,000	<b>10,000</b>				
612110 Grant to Village of Burns Lake (ForEcDev)	55,000	57,500	30,000	30,000	<b>15,000</b>				
612110 Medical Recruitment			15,000	15,000	<b>15,000</b>				
612801 Special Projects	-	15,000	20,000	22,500	<b>25,000</b>	50,000	50,000	50,000	50,000
651010 Administration Fees	1,200	1,463	975	1,200	<b>975</b>				
799999 Prior Year Deficit	-	-		-	<b>2,600</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>81,200</b>	<b>98,963</b>	<b>80,975</b>	<b>83,700</b>	<b>68,575</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>
<b>Revenues minus Expenditures</b>	<b>297</b>	<b>61</b>	<b>-</b>	<b>(2,600)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**ELECTORAL AREA "C" ECONOMIC DEVELOPMENT**

**2403**

**Five Year Financial Plan:**

Bylaw 1885 No Limit

Taxation on Improvements Only

REVENUE:

400002 Taxation

499999 Prior Year's Surplus

EXPENDITURE:

612801 Special Projects

799999 Prior Year's Deficit

TOTAL EXPENDITURE.....

**Revenues minus Expenditures**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Taxation	-	-	26,951	26,951	<b>66,500</b>	25,000	25,000	25,000	25,000
499999 Prior Year's Surplus	878	878	23,049	23,049	<b>33,500</b>	-	-	-	-
	<u>878</u>	<u>878</u>	<u>50,000</u>	<u>50,000</u>	<u><b>100,000</b></u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>
612801 Special Projects			50,000	16,500	<b>100,000</b>	25,000	25,000	25,000	25,000
799999 Prior Year's Deficit									
TOTAL EXPENDITURE.....	<u>-</u>	<u>-</u>	<u>50,000</u>	<u>16,500</u>	<u><b>100,000</b></u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>
<b>Revenues minus Expenditures</b>	<u>878</u>	<u>878</u>	<u>-</u>	<u>33,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**ELECTORAL AREA "D" ECONOMIC DEVELOPMENT**

**2404**

**Five Year Financial Plan:**

Bylaw 1884 No Limit

Taxation on Improvements Only

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Taxation	-	29,527	34,152	34,352	<b>19,068</b>	13,000	13,000	13,000	13,000
446002 Grant in Lieu of Alcan Taxes		20,635	19,932	22,361	<b>11,303</b>	12,000	12,000	12,000	12,000
499999 Prior Year's Surplus	913	913	70,916	70,916	<b>119,629</b>				
<b>TOTAL REVENUE.....</b>	<b>913</b>	<b>51,075</b>	<b>125,000</b>	<b>127,629</b>	<b>150,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>

**EXPENDITURE:**

651010 Establishment Costs						-	-	-	-
612801 Special Projects		11,000	125,000	8,000	<b>150,000</b>	25,000	25,000	25,000	25,000
<b>TOTAL EXPENDITURE.....</b>		<b>11,000</b>	<b>125,000</b>	<b>8,000</b>	<b>150,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>

**Revenues minus Expenditures**

	913	40,075	-	119,629	-	-	-	-	-
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO****ELECTORAL AREA "E" ECONOMIC DEVELOPMENT****2405****Five Year Financial Plan:**

Bylaw 1868 No Limit

Taxation on Improvements Only

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Taxation	9,861	21,571	52,135	52,135	<b>35,631</b>	48,294	58,294	58,294	57,044
446002 Grant in Lieu of Alcan Taxes	11,238	15,075	31,780	33,936	<b>21,123</b>	15,000	15,000	15,000	15,000
499999 Prior Year's Surplus	9,888	9,337	40,988	40,988	<b>81,540</b>	-	-	-	-
<b>TOTAL REVENUE.....</b>	<b>30,987</b>	<b>45,983</b>	<b>123,069</b>	<b>127,059</b>	<b>138,294</b>	<b>63,294</b>	<b>73,294</b>	<b>73,294</b>	<b>72,044</b>

**EXPENDITURE:**

612110 Funding Agreement with VBL (Info Centre)	20,000	20,000	20,000	20,000	<b>10,000</b>		-	-	-
612110 Medical Recruitment				15,000	<b>15,000</b>				
612801 Special Projects Contingency	1,200		100,000	7,500	<b>110,000</b>	60,000	70,000	70,000	70,000
612801 SEDA		1,200	1,250	1,200	<b>1,250</b>	1,250	1,250	1,250	
651010 Administration Service Charge	450	668	1,819	1,819	<b>2,044</b>	2,044	2,044	2,044	2,044
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>21,650</b>	<b>21,868</b>	<b>123,069</b>	<b>45,519</b>	<b>138,294</b>	<b>63,294</b>	<b>73,294</b>	<b>73,294</b>	<b>72,044</b>

**Revenues minus Expenditures**

	<b>9,337</b>	<b>24,115</b>	<b>-</b>	<b>81,540</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**ELECTORAL AREA "F" ECONOMIC DEVELOPMENT**

**2406**

**Five Year Financial Plan:**

Bylaw 1886 No Limit

Taxation on Improvements Only

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Electoral Area "F"	-	-	50,000	50,000	<b>46,630</b>	50,000	50,000	50,000	50,000
499999 Prior Year's Surplus	2,274	2,274	18,370	18,370	<b>53,370</b>				
<b>TOTAL REVENUE.....</b>	<b>2,274</b>	<b>2,274</b>	<b>68,370</b>	<b>68,370</b>	<b>100,000</b>	50,000	50,000	50,000	50,000

**EXPENDITURE:**

612801 Special Projects			68,370	<b>15,000</b>	<b>100,000</b>	50,000	50,000	50,000	50,000
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>-</b>	<b>-</b>	<b>68,370</b>	<b>15,000</b>	<b>100,000</b>	50,000	50,000	50,000	50,000

**Revenues minus Expenditures**

	<b>2,274</b>	<b>2,274</b>	<b>-</b>	<b>53,370</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**ELECTORAL AREA "G" ECONOMIC DEVELOPMENT**

**2407**

**Five Year Financial Plan:**

Bylaw 1875 No Limit

Taxation on Improvements Only

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Electoral Area "G"	-	-	-	-	-	-	-	-	-
499999 Prior Year's Surplus			28,313	43,313	<b>43,313</b>				
<b>TOTAL REVENUE.....</b>	<b>-</b>		<b>28,313</b>	<b>43,313</b>	<b>43,313</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**EXPENDITURE:**

612220 Monthly Grants									
612801 Special Projects	-	-	28,313	-	<b>43,313</b>	-	-	-	-
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>-</b>		<b>28,313</b>	<b>-</b>	<b>43,313</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Revenues minus Expenditures**

	<b>-</b>	<b>-</b>	<b>-</b>	<b>43,313</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
ELECTORAL AREA PLANNING 4101**

**Five Year Financial Plan:**

	2024 Actual	2025 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>Revenue:</b>									
400002 Taxation	288,694	343,846	398,295	398,295	<b>314,563</b>	319,701	324,943	330,289	335,742
446001 Grants in Lieu of Taxes	2,115	2,004	1,500	1,959	<b>1,500</b>	1,500	1,500	1,500	1,500
446002 Grants in Lieu of Alcan Taxes	38,617	41,431	41,626	47,135	<b>34,891</b>	34,891	34,891	34,891	34,891
450017 Application Fees (Zoning, Variance etc)	13,500	9,800	20,000	9,550	<b>20,000</b>	20,000	20,000	20,000	20,000
450002 Sign Rental Revenue				-675					
480001 Miscellaneous Revenue	3,780	3,615							
499999 Prior Year's Surplus									
<b>TOTAL REVENUE.....</b>	<b>346,706</b>	<b>400,696</b>	<b>461,421</b>	<b>456,264</b>	<b>370,954</b>	<b>376,093</b>	<b>381,334</b>	<b>386,680</b>	<b>392,134</b>
<b>EXPENDITURE:</b>									
601001 Salaries	163,238	186,230	229,656	227,662	<b>191,218</b>	195,042	198,943	202,922	206,980
601101 Benefits	52,222	53,009	71,733	76,375	<b>65,714</b>	67,029	68,369	69,737	71,131
604001 Computer Systems	14,943	17,489	17,500	19,254	<b>20,000</b>	20,000	20,000	20,000	20,000
605007 Board of Variance - Travel & meals		-	600		<b>600</b>	600	600	600	600
606003 Advertising	12,698	5,442	10,000	2,898	<b>10,000</b>	10,000	10,000	10,000	10,000
607001 Legal	8,354	10,028	10,000	1,853	<b>10,000</b>	10,000	10,000	10,000	10,000
607003 Title Search and Document Filing	1,500	1,500	2,000	3,500	<b>2,000</b>	2,000	2,000	2,000	2,000
608002 Liability Insurance - MIA	3,000	5,320	7,000	3,000	<b>5,000</b>	5,000	5,000	5,000	5,000
609001 Supplies		4,237	3,000	6,746	<b>5,000</b>	5,000	5,000	5,000	5,000
609011 Meeting Expense	4,545	118	1,750	496	<b>2,000</b>	2,000	2,000	2,000	2,000
612801 Special Projects									
651012 Contribution to Bylaw Enforcement	30,555	36,784	35,996	35,996					
670100 Advisory Planning Commissions		200	1,000		<b>1,000</b>	1,000	1,000	1,000	1,000
651010 Administration Fees	18,078	20,061	23,415	23,414	<b>18,752</b>	18,752	18,752	18,752	18,752
651014 Shared Expenses	31,474	50,258	47,771	47,771	<b>39,670</b>	39,670	39,670	39,670	39,670
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>340,608</b>	<b>390,677</b>	<b>461,421</b>	<b>448,965</b>	<b>370,954</b>	<b>376,093</b>	<b>381,334</b>	<b>386,680</b>	<b>392,134</b>
<b>Revenues minus Expenditures</b>	<b>6,098</b>	<b>10,019</b>	<b>(0)</b>	<b>7,298</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
BUILDING INSPECTION 4201**

**Five Year Financial Plan:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Electoral Areas Taxation - Specified Area	219,500	250,601	250,710	250,710	<b>288,398</b>	306,419	306,639	327,065	337,698
450016 Building Permit Fees (Rural)	100,773	46,928	110,000	115,148	<b>140,000</b>	140,000	140,000	140,000	140,000
451001 Cost Sharing by Municipalities	239,535	238,604	243,819	243,819	<b>237,385</b>	237,385	237,385	237,385	237,385
Granisle	11,869								
Houston	67,259								
Fraser Lake	20,347								
Burns lake	59,912								
Telkwa	42,955								
Fort St. James	35,043								
	<u>237,385</u>								
480001 Misc Revenue		658							
499999 Prior Year's Surplus	60,000			330	<b>50,000</b>				
<b>TOTAL REVENUE.....</b>	<b>619,808</b>	<b>536,791</b>	<b>604,529</b>	<b>610,007</b>	<b>715,784</b>	<b>683,804</b>	<b>684,025</b>	<b>704,450</b>	<b>715,084</b>
<b>EXPENDITURE:</b>									
601001 Salaries	358,242	340,515	348,834	318,293	<b>378,928</b>	386,506	394,236	402,121	410,164
601101 Benefits	102,563	97,689	111,760	107,758	<b>122,091</b>	124,532	127,023	129,564	132,155
601901 Safety Program (Boots)	237	-	500		<b>500</b>	500	500	500	500
603008 Repairs and Maintenance (vehicles)	2,504	9,165	8,000	5,291	<b>8,000</b>	6,000	6,000	6,000	6,000
604001 Computer Systems	7,558	7,936	10,000	8,332	<b>10,000</b>	10,000	10,000	10,000	10,000
606003 Advertising		-	1,000		<b>1,000</b>	1,000	1,000	1,000	1,000
607001 Legal	4,537	1,944	5,000	2,414	<b>5,000</b>	5,000	5,000	5,000	5,000
607003 Title Searches and Document Filing	1,500	1,500	1,500		<b>1,000</b>	1,000	1,000	1,000	1,000
608002 Liability Insurance - MIA	20,000	22,364	22,500	20,307	<b>22,500</b>	22,500	22,500	22,500	22,500
608003 Vehicle Insurance	4,231	2,220	3,000	5,239	<b>5,500</b>	5,500	5,500	5,500	5,500
609001 Supplies	1,145	844	1,000	247	<b>500</b>	500	500	500	500
641001 Vehicle Fuel	8,375	7,691	7,500	5,475	<b>7,500</b>	7,500	7,500	7,500	7,500
651010 Administration Fees	33,205	30,111	31,736	31,736	<b>34,251</b>	34,251	34,251	34,251	34,251
651014 Centralized Supplies	48,024	66,061	52,199	52,199	<b>69,014</b>	69,014	69,014	69,014	69,014
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>592,120</b>	<b>588,039</b>	<b>604,529</b>	<b>557,290</b>	<b>665,784</b>	<b>673,804</b>	<b>684,025</b>	<b>694,450</b>	<b>705,084</b>
<b>Revenues minus Expenditures</b>	<b>27,688</b>	<b>(51,248)</b>	<b>-</b>	<b>52,717</b>	<b>50,000</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>10,000</b>
Transfer from Reserves									
420003 Transfer from Vehicle Reserve	-	-	50,000	43,479			50,000		-
Transfer to Reserves									
781003 Contribute to Vehicle Reserve	10,000	10,000	-	-		10,000		10,000	10,000
<b>CAPITAL BUDGET</b>									
780001 New Capital Items	49,551		50,000	43,479	<b>50,000</b>		50,000		
490001 Use of Capital Items	5,500	5,500	5,500	5,500	<b>5,500</b>	5,500	5,500	5,500	5,500
780101 Amoritization	5,500	5,500	5,500	5,500	<b>5,500</b>	5,500	5,500	5,500	5,500
<b>Revenues minus Expenditures and Transfers</b>	<b>(31,862)</b>	<b>(61,248)</b>	<b>-</b>	<b>52,717</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**DEVELOPMENT SERVICES 4301**  
PART OF ADMINISTRATION

**Five Year Financial Plan:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>Revenue:</b>									
400002 Taxation	327,410	281,100	295,978	295,978	<b>358,341</b>	424,547	488,410	500,299	512,544
442101 Provincial Grant Housing		35,586	5,000	10,412					
451001 Cost Sharing by Municipalities	7,240	726	0	5,127	<b>40,000</b>	40,000			
446001 Grants in Lieu of Taxes	3,815	2,057	2,500	1,876	<b>2,500</b>	2,500	2,500	2,500	2,500
446002 Grant in Lieu of Alcan Taxes	39,397	25,742	24,793	28,103	<b>32,320</b>	32,320	25,000	25,000	25,000
420096 Provincial Grant GCF		14,914	27,500		<b>10,000</b>	5,000			
445001 Grant from NDI		14,914	27,500	42,162	<b>50,000</b>				
450017 A.L.R. Fees	2,950	3,350	2,000	4,050	<b>2,000</b>	2,000	2,000	2,000	2,000
450002 Map and Plan Sales	125	769	500	1,552	<b>500</b>	500	500	500	500
480001 Miscellaneous Revenue		32,034		1,435					
499999 Prior Year's Surplus									
<b>TOTAL REVENUE.....</b>	<b>380,936</b>	<b>411,192</b>	<b>385,772</b>	<b>390,695</b>	<b>495,661</b>	<b>506,867</b>	<b>518,410</b>	<b>530,299</b>	<b>542,544</b>
<b>EXPENDITURE:</b>									
601001 Salaries	183,435	241,648	227,272	223,866	<b>290,776</b>	299,499	308,484	317,738	327,271
601101 Benefits	70,735	61,278	64,916	74,763	<b>82,766</b>	85,249	87,807	90,441	93,154
612805 Consulting Fees									
603005 Repairs for Map Copier			1,000		<b>1,000</b>	1,000	1,000	1,000	1,000
604001 Computer Systems	7,293	11,694	12,500	17,600	<b>20,000</b>	20,000	20,000	20,000	20,000
606003 Advertising		150	2,000		<b>2,000</b>	2,000	2,000	2,000	2,000
607001 Legal		1,296	5,000	5,286	<b>5,000</b>	5,000	5,000	5,000	5,000
607003 Title Search and Document Filing			1,000		<b>1,000</b>	1,000	1,000	1,000	1,000
608002 Liability Insurance	2,000	2,000	2,000	2,000					
609001 Supplies	2,028	6,876	3,250	694	<b>3,250</b>	3,250	3,250	3,250	3,250
651010 Administration Service Charge	18,931	69,646	19,136	19,136	<b>24,348</b>	24,348	24,348	24,348	24,348
651014 Shared Costs	32,512	21,162	47,698	47,698	<b>65,521</b>	65,521	65,521	65,521	65,521
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>316,933</b>	<b>415,748</b>	<b>385,772</b>	<b>391,042</b>	<b>495,661</b>	<b>506,867</b>	<b>518,410</b>	<b>530,299</b>	<b>542,544</b>
<b>Revenues minus Expenditures</b>									
420003 Withdrawal from capital reserves			18,000	24,843					
780001 Capital Items(Plotter)			18,000	24,843					
	<b>64,003</b>	<b>(4,556)</b>	-	(347)	-	-	-	-	-

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
BUILDING NUMBERING 4401**

**Five Year Financial Plan:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	7,721	9,856	20,337	20,337	<b>19,594</b>	21,467	21,862	22,265	22,677
446002 Grants in Lieu	11	7							
446002 Grants in Lieu of Alcan Taxes	1,630	1,769	3,162	3,578	<b>3,207</b>	3,207	3,207	3,207	3,207
499999 Prior Year Surplus	986	56			<b>1,485</b>				
<b>TOTAL REVENUE:.....</b>	<b>10,348</b>	<b>11,688</b>	<b>23,499</b>	<b>23,915</b>	<b>24,287</b>	<b>24,674</b>	<b>25,069</b>	<b>25,473</b>	<b>25,884</b>
<b>EXPENDITURE:</b>									
601001 Salaries	6,747	7,131	14,674	14,136	<b>14,967</b>	15,267	15,572	15,883	16,201
601101 Employee Benefits	1,713	1,941	4,162	3,631	<b>4,412</b>	4,500	4,590	4,682	4,776
651010 Administration Service Charge	506	537	1,130	1,130	<b>1,163</b>	1,163	1,163	1,163	1,163
651014 Shared Costs	1,326	2,110	3,501	3,501	<b>3,744</b>	3,744	3,744	3,744	3,744
799999 Prior Year's Deficit			32	32					
<b>TOTAL EXPENDITURE:.....</b>	<b>10,292</b>	<b>11,720</b>	<b>23,499</b>	<b>22,430</b>	<b>24,287</b>	<b>24,674</b>	<b>25,069</b>	<b>25,473</b>	<b>25,884</b>
<b>Revenues minus Expenditures</b>	<b>56</b>	<b>(32)</b>	<b>0</b>	<b>1,485</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
UNSIGHTLY PREMISES 4501**

Bylaw 1648 All Electoral Areas Except for E

**Five Year Financial Plan:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Tax Requisition	27,729	33,615	32,950	32,950	<b>2,176</b>	2,553	2,553	2,553	2,553
446001 Grants in Lieu of Taxes	54	26							
446002 Grant in Lieu of Alcan Taxes	3,463	3,192	2,854	3,231	<b>197</b>	197	197	197	197
499999 Prior Year's Surplus	453	143	192	192	<b>377</b>				
<b>TOTAL REVENUE.....</b>	<b>31,700</b>	<b>36,976</b>	<b>35,996</b>	<b>36,373</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>
<b>EXPENDITURE:</b>									
607001 Legal					<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>
609001 Supplies	83				<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>
651012 Contribution to 4601 Operational	31,474	36,784	35,996	35,996	-	-	-	-	-
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>31,557</b>	<b>36,784</b>	<b>-</b>	<b>35,996</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>
<b>Revenues minus Expenditures</b>	<b>143</b>	<b>192</b>	<b>-</b>	<b>377</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## REGIONAL DISTRICT OF BULKLEY-NECHAKO ENVIRONMENTAL SERVICES

(5101)

Five Year Financial Plan:

### ADMINISTRATION

Bylaw 1909 \$4.375 Million October 2020

\$5.468 Million October 2025

### REVENUE:

#### TAXATION AND RESERVE REVENUE

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400001 Taxation + Service Agreement	8,954	6,066	6,000	5,651	6,000	6,000	6,000	6,000	6,000
400002 Requisition	4,349,787	4,362,973	4,373,467	4,373,467	5,365,902	5,416,795	5,877,174	5,887,315	5,971,952
420001 Transfer From NCPG Reserve	114,016	195,000	225,000	224,807					
420095 Northwest Revenue Sharing		759,016	2,245,000	843,366	2,125,920	3,500,000	1,200,000	1,300,000	1,400,000
420096 Transfer from Growing Community Fund Reserve		776,838			415,080				
420099 Transfer from Federal Tax	200,000	115,000	724,000	724,000	724,000	724,000	724,000	724,000	724,000
445001 Misc Grants	75,000		200,000		200,000				
446001 Grants in Lieu of Taxes	37,993	28,505	35,000	27,726	35,000	35,000	35,000	35,000	35,000
446002 Grant in Lieu of Alcan Taxes	491,760	451,533	392,701	444,795	512,560	512,560	512,560	512,560	512,560

#### RECYCLING AND TIPPING FEE REVENUE

450003 Metal Recycling	500,582	293,154	275,000	244,123	250,000	250,000	262,500	275,625	289,406
450004 Paint & Solvent Recovery	1,974	4,838	5,000	6,738	6,000	6,000	6,000	6,180	6,365
450005 Major Appliance Recovery	44,015	40,884	40,000	34,295	35,000	35,000	35,000	36,050	37,132
450006 Contaminated Soils	28,951	31,332	25,000	908,657	25,000	50,000	50,000	51,500	53,045
450007 Specified Risk Material Waste	697	384	-	426	-	-	-	-	-
450008 Construction, Demolition & Landclearing Waste	240,954	453,171	250,000	571,437	250,000	262,500	275,625	289,406	303,877
450009 Battery Recovery	17,715	17,286	20,000	22,870	20,000	20,000	20,000	20,600	21,218
450010 Recycle BC - Top Up Revenue	23,672	35,536	30,000	29,539	30,000	30,000	30,000	30,900	31,827
450011 Camp Waste	818,554	406,073	100,000	41,297	50,000	50,000	25,000	25,750	26,523
450013 Unsegregated Loads	25,810	33,854	35,000	268,374	50,000	50,000	50,000	51,500	53,045
450014 Asbestos	5,824	16,402	15,000	15,945	15,000	15,000	15,000	15,450	15,914
450015 Out of Region Waste		149,492	100,000	365,246	100,000	100,000	100,000	103,000	106,090
450019 Bulkey Waste		227		700					
450023 Clean Soil Disposal		4,634		41					
452001 Recycling Revenue - Houston	992	6,048	7,000	24,004	20,000	20,400	20,808	21,224	21,649
452002 Recycling Revenue - Smithers/Telkwa	33,299	32,863	40,000	75,434	60,000	61,200	62,424	63,672	64,946
452003 Recycling Revenue - Vanderhoof	32,512	36,700	40,000	59,761	50,000	51,000	52,020	53,060	54,122
452004 Recycling Revenue - Fort St. James	22,542	23,605	25,000	50,163	40,000	40,800	41,616	42,448	43,297
452005 Recycling Revenue - Burns Lake	20,353	26,879	27,000	65,180	40,000	40,800	41,616	42,448	43,297
452006 Recycling Revenue - Fraser Lake	4,247	7,187	7,000	20,662	15,000	15,300	15,606	15,918	16,236
480001 Miscellaneous Revenue	298,498	339,763	100,000	15,852	100,000	102,000	104,040	106,121	108,243
480003 Sale of Capital Asset		47,150	30,000	(35,048)					
499999 Prior Year Surplus	1,400,000	1,270,831	1,000,000	1,000,000	400,000	400,000	400,000	400,000	400,000

#### TOTAL REVENUE:

	8,798,701	9,973,222	10,372,168	10,429,508	10,940,462	11,794,355	9,961,989	10,115,729	10,345,744
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#### EXPENDITURES: (Salaries and benefits 3% increase per annum)

601001 Salaries	448,477	580,158	791,679	660,208	731,363	753,304	775,903	799,180	823,155
601101 Employee Benefits	534,826	145,891	260,283	315,308	258,207	265,953	273,932	282,150	290,614

## REGIONAL DISTRICT OF BULKLEY-NECHAKO ENVIRONMENTAL SERVICES

(5101)

Five Year Financial Plan:

### ADMINISTRATION

Bylaw 1909 \$4.375 Million October 2020

\$5.468 Million October 2025

	2023	2024	2025	2025	2026	2027	2028	2029	2030
	Actual	Actual	Budget	Actual	Budget	Budget	Budget	Budget	Budget
601501 Stuff Functions		3,590	5,000	5,996	<b>5,000</b>	5,150	5,305	5,464	5,628
601901 Safety Program (Includes Replay, boot allowance & first air	33,800	69,852	98,000	76,829	<b>98,000</b>	100,940	103,968	107,087	110,300
603501 Post Closure (old landfills 2024 onwards)		42	4,000	110	<b>4,000</b>	4,120	4,244	4,371	4,502
604001 Computer Network (Transfer Stations PC's)		3,529	10,000	3,975	<b>10,000</b>	10,300	10,609	10,927	11,255
605301 Environmental Monitoring (includes old landfills 2024 onwa	10,000	21,558	30,000	27,139	<b>30,000</b>	30,900	31,827	32,782	33,765
605701 Agriplastic Recycling (2024 onwards)		1,043	20,000	16,766	-				
605702 Recycling Expenses (General)				6,011	<b>1,000</b>	1,030	1,061	1,093	1,126
605720 Ozone Removal Charges (2024 onwards)		22,244	23,000	24,323	<b>25,000</b>	25,750	26,523	27,318	28,138
606001 Communications	10,000	18,501	20,000	24,700	<b>20,000</b>	20,600	21,218	21,855	22,510
606003 Advertising	2,500	40	2,000		<b>2,000</b>	2,060	2,122	2,185	2,251
608001 Property Insurance	55,000	53,599	55,000	75,015	<b>80,000</b>	82,400	84,872	87,418	90,041
608002 Liability Insurance	12,100	16,820	16,820	18,205	<b>20,000</b>	20,600	21,218	21,855	22,510
608003 Vehicle Insurance	32,000	35,414	40,000	46,185	<b>50,000</b>	51,500	53,045	54,636	56,275
608004 Permits & Fees	600	900	1,000	3,538	<b>5,000</b>	5,150	5,305	5,464	5,628
609001 Supplies	1,000	5,750	5,000	7,421	<b>6,000</b>	6,180	6,365	6,556	6,753
308008 Vehicle Maintenance and Expense	20,000	15,850	16,000	23,843	<b>25,000</b>	25,750	26,523	27,318	28,138
641001 Vehicle Fuel	25,000	25,164	26,500	27,605	<b>30,000</b>	30,900	31,827	32,782	33,765
651010 Administration Service Charge	372,215	368,251	453,643	453,643	<b>480,541</b>	509,373	529,748	540,343	551,150
651012 <i>Transfer from salaries to Sewer/Water Services</i>	(35,000)	(35,000)	(32,132)	(32,132)	<b>(35,000)</b>	(35,000)	(35,000)	(35,000)	(35,000)
651014 Shared Expenses	188,554	253,037	252,544	126,536	<b>307,191</b>	313,334	319,601	325,993	332,513
799999 Prior Year's Deficit									
<b>TOTAL - Administrative Expenses</b>	<b>1,239,380</b>	<b>1,606,232</b>	<b>2,098,337</b>	<b>1,911,225</b>	<b>2,153,301</b>	<b>2,230,295</b>	<b>2,300,214</b>	<b>2,361,777</b>	<b>2,425,017</b>
Net Admin	6,008,603	8,302,595	8,026,332	8,518,282	<b>8,787,161</b>	<b>9,564,060</b>	<b>7,661,775</b>	<b>7,753,952</b>	<b>7,920,727</b>
<b>EXPENDITURES: Operations</b>									
Landfilling Sites 5200	911,936	1,088,423	1,160,436	1,160,275	<b>1,264,025</b>	1,320,617	1,359,828	1,400,208	1,441,790
Transfer Stations 5300	3,148,666	2,931,580	2,602,619	2,323,304	<b>2,519,123</b>	2,595,436	2,674,074	2,755,111	2,838,619
Waste Hauling (after 2024) 5320			798,277	846,757	<b>966,512</b>	995,507	1,025,373	1,056,134	1,087,818
Closure Cost (until 2023) 5400	79,000								
Recycling Costs (until 2023) 5500	230,000								
<b>EXPENDITURES: Other</b>									
612801 Special Projects	15,000	24,982	70,000		<b>50,000</b>	50,000	50,000		
612805 Consulting Fees	55,000	39,413	75,000	28,395	<b>75,000</b>	100,000	100,000	100,000	100,000
612806 Waste Characterization	65,000		50,000						
612807 Engineering	75,000		50,000		<b>100,000</b>	100,000	50,000	40,000	50,000
612808 Solid Waste Advisory	2,500		2,500		<b>2,500</b>	2,500	2,500	2,500	2,500
<b>Total Special Projects</b>	<b>212,500</b>	<b>64,395</b>	<b>247,500</b>	<b>28,395</b>	<b>227,500</b>	<b>252,500</b>	<b>202,500</b>	<b>142,500</b>	<b>152,500</b>
Surplus	1,639,000	4,282,592	3,465,000	4,187,946	<b>3,810,000</b>	<b>4,400,000</b>	<b>2,400,000</b>	<b>2,400,000</b>	<b>2,400,000</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
ENVIRONMENTAL SERVICES**

**(5101)**

**Five Year Financial Plan:**

**ADMINISTRATION**

Bylaw 1909 \$4.375 Million October 2020  
\$5.468 Million October 2025

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>RESERVE BUDGET</b>									
Transfer to Reserves									
781001 Contribution to Landfill Closure Reserve					<b>400,000</b>	400,000	400,000	400,000	400,000
<b>CAPITAL BUDGET</b>									
780001 New Capital Items	1,639,000	2,047,055	3,465,000	2,028,276	<b>3,410,000</b>	4,000,000	2,000,000	2,000,000	2,000,000
490001 Use of Capital Items	870,000	870,000	870,000	870,000	<b>870,000</b>	870,000	870,000	870,000	870,000
780101 Amoritization	870,000	870,000	870,000	870,000	<b>870,000</b>	870,000	870,000	870,000	870,000
<b>NET BUDGET SUPLUS - (DEFICIT)</b>	-	2,235,538	-	2,159,670	<b>(0)</b>	-	<b>0</b>	<b>0</b>	-

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
INVASIVE PLANT CONTROL 5901**

By-law No. 1019, 1997 No limitation  
All Electoral Areas

**Five Year Financial Plan:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	31,002	29,932	30,427	30,427	<b>29,931</b>	30,550	30,550	30,550	30,550
400001 Taxation & Service Agreement	140	71	75	71	<b>75</b>	75	75	75	75
420003 Transfer from Vehicle Reserve									
446001 Grant in Lieu of Taxes	39	20							
446002 Grant in Lieu of Alcan Taxes	6,546	5,371	4,731	5,353	<b>4,900</b>	4,900	4,900	4,900	4,900
499999 Prior Year's Surplus		423	292	292	<b>619</b>				
<b>TOTAL REVENUE.....</b>	<b>37,727</b>	<b>35,817</b>	<b>35,525</b>	<b>36,144</b>	<b>35,525</b>	<b>35,525</b>	<b>35,525</b>	<b>35,525</b>	<b>35,525</b>
<b>EXPENDITURE:</b>									
605006 Contribution to NW Invasive Plant Council	35,000	35,000	35,000	35,000	<b>35,000</b>	35,000	35,000	35,000	35,000
651010 Administration Service Charges	525	525	525	525	<b>525</b>	525	525	525	525
799999 Prior Year's Deficit	1,779					-	-	-	-
<b>TOTAL EXPENDITURE.....</b>	<b>37,304</b>	<b>35,525</b>							
<b>Revenues minus Expenditures</b>	<b>423</b>	<b>292</b>	<b>-</b>	<b>619</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
LAKE KATHLYN AQUATIC WEED HARVESTING**

**5902 Five Year Financial Plan:**

BYLAW 969 NO LIMITATION  
PORTION OF A

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Number of Parcels		55	55	55	<b>54</b>				
Parcel Tax per Parcel		159.10	170.00	170.00	<b>\$ 178.24</b>				

**REVENUE:**

400003 Parcel Tax	8,751	8,550	9,350	9,350	<b>9,625</b>	9,625	9,625	9,625	9,625
450002 Fees from Watson's Landing	600	600	600	600	<b>800</b>	800	800	800	800
400001 Other Revenue									
450001 Payment in lieu of taxes - Town of Smithers	150	150	150	150	<b>200</b>	200	200	200	200
499999 Prior Year's Surplus	14	215	215	215	<b>215</b>	-			
<b>TOTAL REVENUE.....</b>	<b>9,515</b>	<b>9,515</b>	<b>10,315</b>	<b>10,315</b>	<b>10,840</b>	<b>10,625</b>	<b>10,625</b>	<b>10,625</b>	<b>10,625</b>

**EXPENDITURE:**

606003 Advertising - parcel tax local court of revision			215			-	-	-	-
612201 Annual Contribution to Society	8,800	8,800	9,600	9,600	<b>10,340</b>	10,125	10,125	10,125	10,125
651010 Administration Fees	500	500	500	500	<b>500</b>	500	500	500	500
781001 Contribution to Capital Reserves									
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>9,300</b>	<b>9,300</b>	<b>10,315</b>	<b>10,100</b>	<b>10,840</b>	<b>10,625</b>	<b>10,625</b>	<b>10,625</b>	<b>10,625</b>
<b>Revenues minus Expenditures</b>	<b>215</b>	<b>215</b>	<b>-</b>	<b>215</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY NECHAKO  
GLACIER GULCH WATER DIVERSION**

PORTION OF A  
**5903**

BYLAW 2078 \$7,812  
PARCEL TAX

**Five Year Financial Plan:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Number of Parcels</td> <td style="width: 10%;"></td> <td style="width: 10%;">55</td> <td style="width: 10%;">55</td> <td style="width: 10%;">55</td> <td style="width: 10%;">54</td> <td colspan="4"></td> </tr> <tr> <td>Parcel Tax per Parcel</td> <td></td> <td>56.85</td> <td>55.64</td> <td>55.64</td> <td>144.44</td> <td colspan="4"></td> </tr> </table>										Number of Parcels		55	55	55	54					Parcel Tax per Parcel		56.85	55.64	55.64	144.44				
Number of Parcels		55	55	55	54																								
Parcel Tax per Parcel		56.85	55.64	55.64	144.44																								
<b>REVENUE:</b>																													
400003 Parcel Tax	3,127	3,060	3,268	3,268	<b>7,800</b>	7,800	7,800	7,800	7,800																				
420001 Withdrawal from NCPG Reserve				21,006	<b>15,105</b>																								
450002 Fee from Watson's Landing	180	180	180	180	<b>300</b>	300	300	300	300																				
450001 Fees in lieu of taxes - Town of Smithers	25	25	25	25	<b>50</b>	50	50	50	50																				
499999 Prior Year's Surplus	2,301	3,068	110	110	<b>3,333</b>																								
<b>TOTAL REVENUE</b> .....	<b>5,633</b>	<b>6,333</b>	<b>3,583</b>	<b>24,589</b>	<b>26,588</b>	<b>8,150</b>	<b>8,150</b>	<b>8,150</b>	<b>8,150</b>																				
<b>EXPENDITURE:</b>																													
603004 Maintenance/Reconstruction of Water Diversion	2,065	5,723	3,000	21,006	<b>15,105</b>	2,500	2,500	2,500	2,500																				
606003 Advertising - parcel tax local court of revision			333																										
607001 Legal																													
781001 Contribution to Reserve Fund					<b>10,709</b>	5,150	5,150	5,150	5,150																				
651010 Administration Service Charge	500	500	250	250	<b>774</b>	500	500	500	500																				
608004 Water Licence	0	0	0	0	<b>0</b>	0	0	0	0																				
<b>TOTAL EXPENDITURE</b> .....	<b>2,565</b>	<b>6,223</b>	<b>3,583</b>	<b>21,256</b>	<b>26,588</b>	<b>8,150</b>	<b>8,150</b>	<b>8,150</b>	<b>8,150</b>																				
<b>Revenues minus Expenditures</b>	<b>3,068</b>	<b>110</b>	<b>-</b>	<b>3,333</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>																				

## REGIONAL DISTRICT OF BULKLEY-NECHAKO

## FORT FRASER SEWER SYSTEM

6101

15845  
metres

## Five Year Financial Plan:

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400003 Frontage Tax	45,153	49,791	54,015	50,392	<b>49,796</b>	58,933	67,859	73,789	77,724
442101 Other Grant Revenue				200					
450001 Connection Fees				30,969	<b>31,495</b>	32,125	32,768	33,423	34,092
450002 User Fees (2022 \$156.00 2023 \$166.00)	30,041	30,937	31,741	30,969	<b>31,495</b>	32,125	32,768	33,423	34,092
499999 Prior Year's Surplus	26,506	8,192	11,684	11,684	<b>35,711</b>	-	-	-	-
<b>TOTAL REVENUE.....</b>	<b>101,700</b>	<b>88,920</b>	<b>97,441</b>	<b>93,245</b>	<b>117,002</b>	<b>91,059</b>	<b>100,627</b>	<b>107,213</b>	<b>111,816</b>
<b>EXPENDITURE:</b>									
602001 Utilities	956	6,508	5,000	6,803	<b>7,000</b>	7,000	7,210	7,426	7,649
603008 R & M System	9,393	5,260	7,000	17,278	<b>7,000</b>	10,000	10,300	10,609	10,927
605301 Environmental Monitoring	513	1,237	1,000	1,527	<b>2,500</b>	2,500	2,500	2,500	2,500
606001 Communications - (split 1/2 office phone/fax with water)			250		<b>250</b>	250	250	250	250
606003 Advertising	103		250		<b>250</b>	250	250	250	250
608001 Property Insurance	1,280	261	750	802	<b>1,000</b>	1,000	1,000	1,000	1,000
608002 Liability Insurance	1,000		1,000		<b>1,000</b>	1,000	1,000	1,000	1,000
608004 Permits/Fees	1,630	341	10,375	341	<b>1,000</b>	1,000	-	1,000	-
609001 Supplies	428	1,213	250	683	<b>1,000</b>				
651010 Administration Fees	3,882	3,293	3,127	3,127	<b>3,508</b>	3,508	3,508	3,508	3,508
651012 Admin Service Charge to Enviro	12,500	12,500	12,500	12,500	<b>12,500</b>	12,500	12,500	12,500	12,500
780604 Lease Retirement Expense		1,785	1,839	1,850	<b>1,894</b>	1,951	2,009	2,069	2,131
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>31,686</b>	<b>32,398</b>	<b>43,341</b>	<b>44,910</b>	<b>38,902</b>	<b>40,959</b>	<b>40,527</b>	<b>42,113</b>	<b>41,716</b>
<b>Revenues minus Expenditures</b>	<b>70,014</b>	<b>56,523</b>	<b>54,100</b>	<b>48,335</b>	<b>78,100</b>	<b>50,100</b>	<b>60,100</b>	<b>65,100</b>	<b>70,100</b>
<b>RESERVE BUDGET</b>									
<b>Transfer from Reserves</b>									
420099 Transfer from Capital or NCPG Reserve or Gas Tax Reserve	232,554		86,000	<b>86,000</b>	<b>122,000</b>	50,000			
<b>Transfer to Reserves</b>									
781001 Contribution to Capital Reserve	60,000	-	-	-			10,000	15,000	20,000
781004 Contribute to Insurance Reserve	100	100	100	100	<b>100</b>	100	100	100	100
781009 Contribute to Major Equipment Reserve									
<b>Net Reserves</b>									
<b>CAPITAL BUDGET</b>									
780001 New Capital Items	232,554	44,739	140,000	98,524	<b>200,000</b>	100,000	50,000	50,000	50,000
490001 Use of Capital Items	13,650	13,650	13,650	13,650	<b>13,650</b>	13,650	13,650	13,650	13,650
780101 Amorization	13,650	13,650	13,650	13,650	<b>13,650</b>	13,650	13,650	13,650	13,650
<b>Revenues minus Expenditures and Transfers</b>	<b>9,914</b>	<b>11,684</b>	<b>0</b>	<b>35,711</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## REGIONAL DISTRICT OF BULKLEY-NECHAKO

**FORT FRASER WATER SYSTEM**  
Parcel Tax Bylaw 1243,1593,1789 \$78,125

6201

18,532  
metres

## Five Year Financial Plan:

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400003 Frontage Tax	61,448	62,347	63,234	63,234	61,980	60,533	65,417	69,518	69,238
450001 Connection Fees				100					
450002 User Fees (2022 \$281.00 2023 \$300)	49,805	51,641	52,984	51,686	<b>52,565</b>	53,616	54,688	55,782	56,898
499999 Prior Year's Surplus	41,043	16,290	28,170	28,170	<b>48,379</b>				
<b>TOTAL REVENUE</b> .....	<b>152,296</b>	<b>130,278</b>	<b>144,388</b>	<b>143,190</b>	<b>162,924</b>	<b>114,149</b>	<b>120,106</b>	<b>125,300</b>	<b>126,136</b>
<b>EXPENDITURE:</b>									
602001 Utilities	4,175	4,067	5,000	4,547	<b>5,000</b>	5,500	5,501	5,502	5,503
603005 Connection Expenses									
603008 R & M System	4,202	7,783	20,000	4,709	<b>20,000</b>	20,600	21,218	21,218	21,855
605301 Monitoring	800	1,410	500	12,990	<b>5,000</b>	5,000	5,150	5,150	5,150
606001 Communications - (control line & 1/2 phone/fax)	2,572	2,451	2,000	3,612	<b>3,500</b>	3,500	3,500	3,500	3,500
606003 Advertising	151		250	40	<b>250</b>	250	250	250	250
607001 Legal Expense				845					
608001 Property Insurance	1,608	4,130	4,000	5,821	<b>6,500</b>	6,250	6,438	6,631	6,830
608002 Liability Insurance	1,000	757	1,000		<b>1,000</b>	1,000	1,000	1,000	1,000
608004 Permits, Licenses & Fees	1,060		650	924	<b>1,000</b>	1,000	1,000	1,000	1,000
609001 Supplies		1,125	500	3,043	<b>3,000</b>	3,000	3,000	3,000	3,000
651010 Administration Service Charge	3,801	2,735	2,838	2,838	<b>5,399</b>	5,399	5,399	5,399	5,399
651012 Admin charge to Enviro Services	12,500	12,500	12,500	12,500	<b>12,500</b>	12,500	12,500	12,500	12,500
679999 Miscellaneous Expense	1,860								
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE</b> .....	<b>33,728</b>	<b>36,958</b>	<b>49,238</b>	<b>51,870</b>	<b>63,149</b>	<b>63,999</b>	<b>64,956</b>	<b>65,150</b>	<b>65,986</b>
<b>Revenues minus Expenditures</b>	<b>118,568</b>	<b>93,320</b>	<b>95,150</b>	<b>91,321</b>	<b>99,775</b>	<b>50,150</b>	<b>55,150</b>	<b>60,150</b>	<b>60,150</b>
<b>RESERVE BUDGET</b>									
<b>Transfer from Reserves</b>									
420099 Transfer from Gas Tax Reserve					<b>46,375</b>				
443006 Transfer from RBA					<b>134,000</b>				
<b>Transfer to Reserves</b>									
781001 Contribution to Capital Reserve	85,000	65,000	20,000	20,000		50,000	55,000	60,000	60,000
781004 Contribute to Insurance Reserve	150	150	150	150	<b>150</b>	150	150	150	150
<b>Net Reserves</b>									
<b>CAPITAL BUDGET</b>									
780001 New Capital Items	17,128	0	75,000	22,791	<b>280,000</b>				
490001 Use of Capital Items	95,000	95,000	95,000	95,000	<b>95,000</b>	95,000	95,000	95,000	95,000
780101 Amoritization	95,000	95,000	95,000	95,000	<b>95,000</b>	95,000	95,000	95,000	95,000
<b>Revenues minus Expenditures and Transfers</b>	<b>16,290</b>	<b>28,170</b>	<b>0</b>	<b>48,379</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
CLUCULZ LAKE - SOMERSET ESTATES SEWER**

**6301**

BYLAW 1860 LIMITATION \$11,250  
 BYLAW 2057 LIMITATION \$14,063 Dec 2024  
 BYLAWXXXX LIMITATION \$17,578 Dec 2029  
 BYLAWXXXX LIMITATION \$21,972 Dec 2034

**Five Year Financial Plan:**

	2023	2024	2025	2025	2026	2027	2028	2029	2030
	Actual	Actual	Budget	Actual	Budget	Budget	Budget	Budget	Budget
<b>REVENUE:</b>									
Number of Parcels	89	89	89	89	89				
Parcel Tax per Parcel	117.82	126.41	158.01	158.01	158.12				
450001 Connection Fees									
400003 Taxation	10,486	11,250	14,063	14,063	14,073	14,037	14,037	14,037	17,487
480001 Other Revenue	85,198	74							
420099 Community Works Funds Withdrawal				16,945	30,000				
499999 Prior Years Surplus		79,930							
<b>TOTAL REVENUE.....</b>	<b>95,685</b>	<b>91,254</b>	<b>14,063</b>	<b>31,008</b>	<b>44,073</b>	<b>14,037</b>	<b>14,037</b>	<b>14,037</b>	<b>17,487</b>
<b>EXPENDITURE:</b>									
602001 Utilities	164	686	1,000	495	500	2,200	2,200	2,200	2,200
603008 Repairs and Maintenance		5,569		613	600				
606003 Advertising	103								
607001 Legal Expense									
608001 Property Insurance				241	400	387	387	387	387
608004 Permits and Fees				400	400				
609003 Supplies	231			153	500				
651010 Administration Fee	500	500	500	500	670	500	500	500	500
651012 Administration Fee (Enviro)	10,000	10,000	7,132	7,132	10,000	10,000	10,000	10,000	10,000
780001 Capital				16,945	30,000				
781001 Contribution to Sewer Reserve		79,930			100	950	950	950	4,400
799999 Prior Year Deficit	4,756		5,431	5,431	903				
<b>TOTAL EXPENDITURE.....</b>	<b>15,755</b>	<b>96,685</b>	<b>14,063</b>	<b>31,911</b>	<b>44,073</b>	<b>14,037</b>	<b>14,037</b>	<b>14,037</b>	<b>17,487</b>
<b>Revenues minus Expenditures</b>	<b>79,930</b>	<b>(5,431)</b>	<b>-</b>	<b>(903)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
FORT FRASER RURAL FIRE PROTECTION 7101**

Bylaw 1961 Limit \$70,312 Next Update Oct 2026  
BC Assessment A 756 26 LSA #1

Five Year Financial Plan:

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400001 Taxation & Service Agreement	20,336	18,696	7,500	18,633	15,000	15,000	15,000	15,000	15,000
400002 Taxation	62,098	61,020	64,946	64,946	63,982	65,590	70,682	71,621	71,621
420095 Northwest Revenue Sharing (\$30 Capital \$20 Operational)					50,000	175,000	50,000		100,000
441001 Donations Received				5,000					
480001 Miscellaneous Revenue	6,000	440							
499999 Prior Year's Surplus	38,937	11,330	11,072	11,072	10,761				
<b>TOTAL REVENUE.....</b>	<b>127,371</b>	<b>91,486</b>	<b>83,518</b>	<b>99,651</b>	<b>139,743</b>	<b>255,590</b>	<b>135,682</b>	<b>86,621</b>	<b>186,621</b>
<b>EXPENDITURE:</b>									
651012 Fire Service Administration	21,500	21,500	21,500	21,500	15,000	15,000	15,000	15,000	15,000
601102 Accident Insurance - Volunteers	651	843	850	1,335	1,500	1,500	1,500	1,500	1,500
601801 Association Dues	264	275	400	284	400	400	400	400	400
603008 Repairs and Maintenance				2,724	8,000	8,000	8,000	8,000	8,000
608001 Property Insurance - Fire Hall	2,473	2,795	3,000	4,493	4,500	4,590	4,682	3,121	3,121
608002 Liability Insurance (MIA)	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
608003 Vehicle Insurance	2,703	3,252	4,000	3,255	3,500	3,500	3,500	3,500	3,500
608005 Worksafe				1,531	400	400	400	400	400
612220 Monthly Grant to Fort Fraser Fire Department	19,600	20,000	20,000	20,000	40,000	40,000	40,000	40,000	40,000
651010 Administration Fees	3,797	500	518	518	1,193	950	950	950	950
799999 Prior year's deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>52,238</b>	<b>50,414</b>	<b>51,518</b>	<b>56,890</b>	<b>75,743</b>	<b>75,590</b>	<b>75,682</b>	<b>74,121</b>	<b>74,121</b>
<b>Revenues minus Expenditures</b>	<b>75,133</b>	<b>41,072</b>	<b>32,000</b>	<b>42,761</b>	<b>64,000</b>	<b>180,000</b>	<b>60,000</b>	<b>12,500</b>	<b>112,500</b>
420001 Transfer from NCPG			7,500	7,490					
420003 Transfer from Capital Reserve	168,543								
420099 Transfer from Gas Tax Reserves	115,000								
780001 Capital	347,346		7,500	7,490	30,000	155,000	50,000		100,000
781003 Contribute to Capital Reserve	-	30,000	32,000	32,000	34,000	25,000	10,000	12,500	12,500
781004 Contribute to Insurance Reserve									
490001 Transfer from Equity in TCA	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
780101 Amortization Expense	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
<b>Revenues minus Expenditures and Transfers</b>	<b>11,330</b>	<b>11,072</b>	<b>-</b>	<b>10,761</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
SOUTHSIDE RURAL FIRE PROTECTION 7102**

Five Year Financial Plan:

Bylaw No. 1923 Greater of \$40,710.77 and \$1.53

EST 1.26

BC Assessment C 755 26 LSA #11

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Taxation	62,570	67,588	67,968	67,968	<b>67,884</b>	68,702	68,702	73,702	73,702
420001 Northern Capital and Planning Grant			7,500	7,490					
420095 Northwest Revenue Sharing (\$30 Capital \$20 Operational)			30,000	144,621	<b>50,000</b>	175,000	20,000		100,000
420096 Withdrawal Growing Community*		30,414	152,000	179,439					
420099 Withdrawal from Community Works Fund			288,000	260,000					
420095 Transfer from RBA Reserve			110,000						
441001 Donations Received				3,800					
499999 Prior Year's Surplus	3,496	33							
<b>TOTAL REVENUE.....</b>	<b>66,066</b>	<b>98,035</b>	<b>655,468</b>	<b>663,318</b>	<b>117,884</b>	<b>243,702</b>	<b>88,702</b>	<b>73,702</b>	<b>173,702</b>

**EXPENDITURE:**

651012 Fire Service Administration	17,800	19,000	21,500	21,500	<b>15,000</b>	15,000	15,000	15,000	15,000
601102 Accident Insurance	651	843	900	1,335	<b>900</b>	900	900	900	900
601801 Association Dues	264		400		<b>400</b>	400	400	400	400
603008 Repairs and Maintenance				2,588	<b>4,000</b>	4,000	4,000	4,000	4,000
608001 Property Insurance	4,305	5,484	5,500	4,978	<b>5,000</b>	5,881	5,881	5,881	5,881
608002 Liability Insurance (MIA)	1,250	1,250	1,250	1,250	<b>1,250</b>	1,250	1,250	1,250	1,250
608003 Vehicle Insurance	3,597	3,754	3,800	4,825	<b>5,000</b>	5,000	5,000	5,000	5,000
608005 Worksafe				1,645	<b>400</b>	400	400	400	400
309001 Supplies				3,810					
612220 Monthly Grant to Southside Volunteer Fire Dept	27,600	29,184	27,600	27,600	<b>40,000</b>	40,000	40,000	40,000	40,000
651010 Administration Fees	566	571	6,467	6,467	<b>1,154</b>	871	871	871	871
799999 Prior year's deficit			551	551	<b>4,780</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>56,033</b>	<b>60,087</b>	<b>67,968</b>	<b>76,549</b>	<b>77,884</b>	<b>73,702</b>	<b>73,702</b>	<b>73,702</b>	<b>73,702</b>

**Revenues minus Expenditures**

	10,033	37,949	587,500	586,769	<b>40,000</b>	170,000	15,000	-	100,000
781003 Contribution to Capital Reserve	10,000	10,000			<b>10,000</b>	15,000	15,000	-	-
781004 Contribute to Insurance Reserve									
780001 Capital Expenditures		28,500	587,500	591,549	<b>30,000</b>	155,000			100,000
490001 Transfer from Equity in TCA	35,400	35,400	35,400	35,400	<b>35,400</b>	35,400	35,400	35,400	35,400
780101 Amortization Expense	35,400	35,400	35,400	35,400	<b>35,400</b>	35,400	35,400	35,400	35,400
<b>Revenues minus Expenditures and Transfers</b>	<b>33</b>	<b>(551)</b>	<b>0</b>	<b>(4,780)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
TOPLEY RURAL FIRE PROTECTION 7103**

Five Year Financial Plan:

Bylaw No. 2092, \$112,000

BC ASSESSMENT I 755 26 SRVA #35

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	89,747	89,656	87,473	87,473	<b>89,139</b>	90,250	80,250	100,250	105,250
420001 NCPG		5,000	23,500	233,193					
420095 Northwest Revenue Sharing (\$30 Capital \$20 Operational)					<b>562,157</b>	175,000	50,000		100,000
420099 Gas Tax Reserve					<b>72,000</b>				
441001 Donations Received				34,160					
490002 MFA Actuarial Recognized			2,310	2,772	<b>2,310</b>				
499999 Prior Year's Surplus	1,766	5,586	2,722	3,361					
<b>TOTAL REVENUE.....</b>	<b>91,513</b>	<b>100,242</b>	<b>116,004</b>	<b>360,958</b>	<b>725,606</b>	<b>265,250</b>	<b>130,250</b>	<b>100,250</b>	<b>205,250</b>
<b>EXPENDITURE:</b>									
651012 Fire Service Administration	21,500	21,500	21,500	21,500	<b>15,000</b>	15,000	15,000	15,000	15,000
601102 Accident Insurance	651	843	900	1,335	<b>900</b>	900	900	900	900
601801 Association Dues (Fire Chief's)	264	275	400		<b>400</b>	400	400	400	400
603008 Repairs and Maintenance					<b>4,000</b>	4,000	4,000	4,000	4,000
608001 Property Insurance	2,491	3,446	3,500	7,341	<b>7,500</b>	7,500	7,500	7,500	7,500
608002 Liability Insurance (MIA)	1,250	1,250	1,250	1,250	<b>1,250</b>	1,250	1,250	1,250	1,250
608003 Vehicle Insurance	3,182	3,240	3,500	5,439	<b>3,800</b>	4,400	4,400	4,400	4,400
608005 Worksafe				2,049	<b>600</b>	600	600	600	600
612220 Monthly Grant to Topley Volunteer Fire Dept	34,140	40,000	35,000	35,000	<b>40,000</b>	40,000	40,000	40,000	40,000
683001 Interest Expense MFA	7,693	7,693	7,693	7,693	<b>7,693</b>				
784001 Sinking Fund Payments MFA	10,048	10,048	12,358	12,729	<b>262,358</b>				
651010 Administration Service Charge	633	725	903	903	<b>4,497</b>	1,200	1,200	1,200	1,200
799999 Prior year's deficit					<b>5,608</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>81,853</b>	<b>89,020</b>	<b>87,004</b>	<b>95,238</b>	<b>353,606</b>	<b>75,250</b>	<b>75,250</b>	<b>75,250</b>	<b>75,250</b>
<b>Revenues minus Expenditures</b>	<b>9,660</b>	<b>11,222</b>	<b>29,000</b>	<b>265,720</b>	<b>372,000</b>	<b>190,000</b>	<b>55,000</b>	<b>25,000</b>	<b>130,000</b>
781003 Contribution to Capital Reserve	7,500	8,500	5,500	5,500	<b>10,000</b>	35,000	25,000	25,000	30,000
780001 Capital Items	-	-	23,500	265,828	<b>362,000</b>	155,000	30,000		100,000
490001 Transfer from Equity in TCA	32,170	32,170	32,170	32,170	<b>32,170</b>	32,170	32,170	32,170	32,170
780101 Amortization Expense	32,170	32,170	32,170	32,170	<b>32,170</b>	32,170	32,170	32,170	32,170
<b>Revenues minus Expenditures and Transfers</b>	<b>2,160</b>	<b>2,722</b>	<b>-</b>	<b>(5,608)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## REGIONAL DISTRICT OF BULKLEY-NECHAKO CLUCULZ LAKE FIRE

7104

Five Year Financial Plan:

Bylaw No. 1874, 2019 \$23,437 Limitation

Bylaw No. 2056, 2024 \$29,296 Limitation Dec 2024

BC ASSESSMENT Q 756 26 LSA #25

Bylaw No. 1895, 2019 Reserve Creation

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Taxation	23,211	23,319	29,296	29,296	<b>29,296</b>	29,296	29,296	57,546	55,870
420001 Northern Capital and Planning Grant			7,500	12,021					
443006 Northwest Revenue Sharing (\$30 Capital \$30 Operational)			110,000	331,171	<b>320,000</b>	185,000	60,000		100,000
420099 Transfer from Gas Tax Reserves			288,000	260,000					
420096 Transfer from Growing Community Fund			155,500	179,439					
420095 Transfer from RBA Reserve									
441001 Donations Received				10,000					
400001 Miscellaneous revenue	17,000								
499999 Surplus	10,728	15,693							
	<b>50,939</b>	<b>39,012</b>	<b>590,296</b>	<b>821,927</b>	<b>349,296</b>	<b>214,296</b>	<b>89,296</b>	<b>57,546</b>	<b>155,870</b>

**EXPENDITURE:**

651012 Fire Service Administration	-				<b>12,250</b>	15,000	15,000	15,000	15,000
601102 Accident Insurance	651	843	897	1,335	<b>1,297</b>	1,297	1,297	1,297	1,297
601801 Association Dues	264		400	284	<b>300</b>	300	300	300	300
603008 Repairs and Maintenance						5,596	5,396	3,446	1,250
608001 Property Insurance	4,287	5,393	5,500	6,446	<b>6,861</b>	7,000	7,200	7,400	7,600
608002 Liability Insurance	1,250	1,250	1,250	1,250	<b>1,250</b>	1,250	1,250	1,250	1,250
608003 Vehicle Insurance	343	698	800	1,602	<b>1,741</b>	2,400	2,400	2,400	2,709
608005 Worksafe				1,911	<b>500</b>	500	500	500	511
612220 Grant to Fire Department	15,500	16,000	16,000	16,000	<b>25,000</b>	25,000	25,000	25,000	25,000
609001 Supplies	12,362	16,216							
651010 Administration Service Charges	589	612	5,948	5,948	<b>3,454</b>	953	953	953	953
799999 Prior year's deficit			2,001	2,001	<b>6,643</b>				
TOTAL EXPENDITURE.....	<b>35,246</b>	<b>41,013</b>	<b>32,796</b>	<b>36,776</b>	<b>59,296</b>	<b>59,296</b>	<b>59,296</b>	<b>57,546</b>	<b>55,870</b>

**Revenues minus Expenditures**

	-	-	557,500	557,500	<b>290,000</b>	155,000	30,000	-	100,000
781003 Contribution to Capital Reserve									
780001 Capital Project/Truck/Hall			557,500	791,794	<b>290,000</b>	155,000	30,000		100,000
490001 Transfer from Equity in TCA	40,000	40,000	40,000	40,000	<b>40,000</b>	40,000	40,000	40,000	40,000
780101 Amortization Expense	40,000	40,000	40,000	40,000	<b>40,000</b>	40,000	40,000	40,000	40,000

**Revenues minus Expenditures and Transfers**

	15,693	(2,001)	-	(6,643)	-	-	-	-	-
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
VANDERHOOF RURAL FIRE PROTECTION 7207**

**Five Year Financial Plan:**

**BYLAW LIMITATION Bylaw 2099 \$55,400  
IMPROVEMENTS ONLY  
BC ASESSMENT H 756 26 LSA #10**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	40,846	42,439	44,097	44,097	<b>46,516</b>	46,704	47,605	48,524	49,461
420001 Transfer from Capital Reserve Fund									
499999 Prior Years Surplus									
<b>TOTAL REVENUE.....</b>	<b>40,846</b>	<b>42,439</b>	<b>44,097</b>	<b>44,097</b>	<b>46,516</b>	<b>46,704</b>	<b>47,605</b>	<b>48,524</b>	<b>49,461</b>
<b>EXPENDITURE:</b>									
612116 Annual Grant to District of Vanderhoof	39,257	40,827	42,460	43,155	<b>44,159</b>	45,042	45,943	46,862	47,799
651012 Contribution for Regional Fire Chief	1,000	1,000	1,000	1,000	<b>1,000</b>	1,000	1,000	1,000	1,000
651010 Administration Service Charge	589	612	637	637	<b>662</b>	662	662	662	662
799999 Prior Year's Deficit					<b>695</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>40,846</b>	<b>42,439</b>	<b>44,097</b>	<b>44,792</b>	<b>46,516</b>	<b>46,704</b>	<b>47,605</b>	<b>48,524</b>	<b>49,461</b>
<b>Revenues minus Expenditures</b>	-	-	-	(695)	-	-	-	-	-

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****9-1-1 Service****7501****Five Year Financial Plan:****Bylaw 1483 No Tax Limitation  
Apportioned on Improvements Only**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
<b>Taxation on Improvements Only - All Municipalities and all Electoral Areas</b>									
400002 Taxation	388,849	369,043	395,061	395,061	<b>463,958</b>	472,229	484,542	502,102	514,913
446001 Grants in Lieu of Taxes	3,337	2,481	2,000	2,292	<b>2,000</b>	2,000	2,000	2,000	2,000
446002 Grants in Lieu of Alcan Taxes	40,254	40,617	38,583	43,784	<b>48,391</b>	48,391	48,391	48,391	48,391
444001 Grant from UBCM	22,500								
450020 Users Fees for Landlines	80,654	78,319	72,000	72,516	<b>72,000</b>	70,000	70,000	65,000	65,000
400001 Indiginous Service Agreements	35,371	35,516	35,000	35,497	<b>35,000</b>	35,000	35,000	35,000	35,000
499999 Surplus from prior year	34,730	22,500							
<b>TOTAL REVENUE:.....</b>	<b>605,695</b>	<b>548,476</b>	<b>542,644</b>	<b>549,150</b>	<b>621,350</b>	<b>627,621</b>	<b>639,934</b>	<b>652,494</b>	<b>665,304</b>
<b>EXPENDITURE:</b>									
601001 Salaries	51,702	88,205	76,492	75,216	<b>88,886</b>	90,664	92,477	94,327	96,214
601101 Employee Benefits	12,804	23,071	24,167	18,827	<b>28,160</b>	28,723	29,297	29,883	30,481
603008 Repairs and Maintenance	40,862	64,012	65,000	67,818	<b>70,000</b>	71,400	72,828	74,285	75,770
606001 Communications (includes back up communication)	41,266	36,775	42,000	45,591	<b>46,000</b>	46,920	47,858	48,816	49,792
606008 Public Education			1,000	1,857	<b>1,500</b>	1,500	1,500	1,500	1,500
608002 MIA Liability Insurance	4,000	4,000	4,000	4,000	<b>4,000</b>	4,000	4,000	4,000	4,000
609001 Supplies			1,000		<b>1,000</b>	1,000	1,000	1,000	1,000
609011 Meeting Expenses			500		<b>500</b>	500	501	502	503
612801 Special Projects		7,416	10,000		<b>5,000</b>	5,000	5,000	5,000	5,000
617501 PSAP E-Comm Costs (starting in Oct 2014)	76,564	75,644	84,000	80,179	<b>84,000</b>	85,680	87,394	89,141	90,924
617502 FOCC Operating Costs	177,564	179,814	185,000	207,082	<b>223,000</b>	227,460	232,009	236,649	241,382
617504 CAD/RMS Licence	3,335	3,747	3,200	3,972	<b>4,000</b>	4,080	4,162	4,245	4,330
679999 Telus Fees	7,674			6,832	<b>7,000</b>	7,140	7,283	7,428	7,577
651010 Administration Service Charge	30,392	30,533	30,532	30,532	<b>33,783</b>	34,459	35,148	35,851	36,568
651014 Shared Services	7,958	22,160	15,753	15,753	<b>18,720</b>	19,095	19,477	19,866	20,263
780614 Lease Retirement Expense				5,256	<b>5,800</b>				
799999 Prior Year's Deficit									
	<b>454,120</b>	<b>535,376</b>	<b>542,644</b>	<b>562,914</b>	<b>621,350</b>	<b>627,621</b>	<b>639,934</b>	<b>652,494</b>	<b>665,304</b>
<b>Revenues minus Expenditures</b>	151,575	-	-	(13,764)	-	-	-	-	-
420001 Transfer from Capital Reserve			75,000	113,909					
781001 Contribution to Capital Reserve									
781003 Contribution to Vehicle Reserve									
490001 Transfer from Equity in Tangible Capital Assets	4,500	4,500	4,500	4,500	<b>4,500</b>	4,500	4,500	4,500	4,500
780101 Amortization Expense	4,500	4,500	4,500	4,500	<b>4,500</b>	4,500	4,500	4,500	4,500
780001 Capital Expenses	18,190	56,760	75,000	113,909					
<b>Revenues minus Expenditures less Reserves and Capital</b>	<b>133,385</b>	<b>(43,660)</b>	<b>-</b>	<b>(13,764)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
EMERGENCY PREPAREDNESS PLANNING 7601**

Five Year Financial Plan:

BYLAW 1201 ALL ELECTORAL AREAS NO LIMIT  
LAND AND IMPROVEMENTS

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	421,381	613,121	544,432	544,432	530,212	536,848	545,911	555,155	564,585
420095 Transfer from Northwest Revenue	382,241	31,536	240,000		52,000				
420099 Transfer from Community Works Fund	118,030		286,000		115,000				
444001 UBCM Grant (30k ESS,30k EOC)	70,311	40,864	80,000	154,681	60,000	50,000	50,000	50,000	50,000
446001 Grants in Lieu of Taxes	750	410	250		250				
446002 Grants in Lieu of Alcan Taxes	88,964	110,020	84,646	95,768	87,000	87,000	87,000	87,000	87,000
480001 Miscellaneous Revenue	5,809	90,355	56,000	26,790	100,624				
499999 Prior Year's Surplus									
<b>TOTAL REVENUE</b> .....	<b>1,087,485</b>	<b>886,307</b>	<b>1,291,329</b>	<b>821,671</b>	<b>945,086</b>	<b>673,848</b>	<b>682,911</b>	<b>692,155</b>	<b>701,585</b>
<b>EXPENDITURE:</b>									
601001 Salaries	225,359	270,274	334,440	324,680	327,936	334,494	341,184	348,008	354,968
601101 Benefits	59,182	81,564	115,072	107,599	116,338	118,664	121,038	123,458	125,928
603008 Repairs & Maintenance		2,341	2,500	294	2,500				
605803 Emergency Management Training	1,582	3,746	7,000	776	5,000	5,000	5,000	5,000	5,000
605810 Emergency Support Services Program	42,439	17,891	55,000	44,370	55,000	55,000	55,000	55,000	55,000
606001 Communications ( Sat Phones)	3,611	2,624	4,000	2,119	2,500	2,500	2,500	2,500	2,500
606003 Advertising			4,000		2,500	2,500	2,500	2,500	2,500
606008 Public Education									
607001 Legal Fees					-	-	-	-	-
608002 Liability Insurance	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
608003 Vehicle Insurance	250	427		304					
609001 Supplies	5,384	4,823	10,000	4,046	5,000	5,000	5,000	5,000	5,000
609011 Meeting Expense	2,409	5,464	7,000	361	5,000	5,000	5,000	5,000	5,000
612801 Special Projects	112,520		127,227	145,611	160,624	50,000	50,000	50,000	50,000
ESS Grant Expenditures	30,000								
EOC Grant Expenditures	30,000								
EOC Culture									
EDMA Agreement	100,624								
Engagement Initiatives									
					<u>160,624</u>				
651010 Administration Service Charges	75,180	58,872	61,438	61,438	56,777	56,777	56,777	56,777	56,777
651012 Share of Salaries from Rural Fire Departments			(71,500)	(71,500)	(64,250)	(64,250)	(64,250)	(64,250)	(64,250)
651014 Shared Services	58,040	91,160	105,152	105,152	99,162	99,162	99,162	99,162	99,162
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE</b> .....	<b>589,955</b>	<b>682,420</b>	<b>765,329</b>	<b>729,249</b>	<b>778,086</b>	<b>673,848</b>	<b>682,911</b>	<b>692,155</b>	<b>701,585</b>
Rural Fire Department Costs	90,295	34,385							
<b>Revenues minus Expenditures</b>	<b>407,235</b>	<b>169,502</b>	<b>526,000</b>	<b>92,423</b>	<b>167,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Reserve, Capital, and Amortization</b>									
490001 Transfer from Equity in Tangible Capital Assets	34,730	34,730	34,730	34,730	34,730	34,730	34,730	34,730	34,730
780101 Amortzation Expense	34,730	34,730	34,730	34,730	34,730	34,730	34,730	34,730	34,730
780001 Capital Expenditures	384,195	47,102	526,000		167,000	-	-	-	-
<b>Revenues minus Expenditures</b>	<b>23,039</b>	<b>122,400</b>	<b>-</b>	<b>92,423</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
BURNS LAKE & AREA VICTIM SERVICES 7701**

**Five Year Financial Plan:**

**Bylaw 2059 (1682) Limit \$25,000**

Taxation on Improvements only	2023	2024	2025	2025	2026	2027	2028	2029	2030
Taxes apportioned 60% VBL, 20% Area "B" and 20% Area "E"	Actual	Actual	Budget	Actual	Budget	Budget	Budget	Budget	Budget
<b>REVENUE:</b>									
400002 Taxation	12,327	17,784	22,479	22,479	<b>21,975</b>	22,895	22,895	22,895	22,895
446001 Grants in Lieu of Taxes	228	307	0	575	<b>0</b>	0	0	0	0
446002 Grant in Lieu of Alcan Taxes	2,809	2,486	2,583	2,927	<b>2,605</b>	2,605	2,605	2,605	2,605
499999 Prior Year's Surplus	1,171	360	437	438	<b>919</b>				
<b>TOTAL REVENUE.....</b>	<b>16,535</b>	<b>20,937</b>	<b>25,500</b>	<b>26,419</b>	<b>25,500</b>	<b>25,500</b>	<b>25,500</b>	<b>25,500</b>	<b>25,500</b>
<b>EXPENDITURE:</b>									
612110 Annual Grant to the Village of Burns Lake	15,675	20,000	25,000	25,000	<b>25,000</b>	25,000	25,000	25,000	25,000
651010 Administration Fees	500	500	500	500	<b>500</b>	500	500	500	500
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>16,175</b>	<b>20,500</b>	<b>25,500</b>						
<b>Revenues minus Expenditures</b>	<b>360</b>	<b>437</b>	<b>-</b>	<b>919</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**Smithers Victim Services**

**7702**

**Five Year Financial Plan:**

Bylaw 2058 (1776) Limit \$56,250

Smithers, Telkwa, Area A

Land and Improvements

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Taxes	45,000	45,000	45,000	45,000	<b>48,141</b>	50,620	53,140	53,140	53,140
446001 Grants in Lieu of Taxes	595	581	500	579	<b>500</b>	500	500	500	500
499999 Prior Year's Surplus	103	95	81	81	<b>79</b>				

TOTAL REVENUE.....	<u>45,698</u>	<u>45,676</u>	<u>45,581</u>	<u>45,660</u>	<b><u>48,720</u></b>	<u>51,120</u>	<u>53,640</u>	<u>53,640</u>	<u>53,640</u>
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**EXPENDITURE:**

612240 Annual Grant to Nothern Society for Domestic Peace	44,929	44,921	44,907	44,907	<b>48,000</b>	50,400	52,920	52,920	52,920
651010 Administration Service Charge	674	674	674	674	<b>720</b>	720	720	720	720
799999 Prior Year's Deficit									

TOTAL EXPENDITURE.....	<u>45,603</u>	<u>45,595</u>	<u>45,581</u>	<u>45,581</u>	<b><u>48,720</u></b>	<u>51,120</u>	<u>53,640</u>	<u>53,640</u>	<u>53,640</u>
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**REGIONAL DISTRICT OF BULKLEY NECHAKO**

**LAKES DISTRICT AIRPORT**

**8101**

**Five Year Financial Plan:**

BYLAW 1751 LIMITATION \$190,000  
 IMPROVEMENTS ONLY  
 VILLAGE OF BURNS LAKE, ALL OF B, ALL OF E

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	71,565	52,055	71,244	71,244	<b>61,783</b>	65,149	65,149	65,149	65,149
420001 Withdrawal from Capital Reserve				170,000					
442101 Grants									
446001 Grants in Lieu of Taxes	688	264	264	533	<b>533</b>	533	533	533	533
446002 Grant in lieu of Alcan Taxes	27,345	19,966	22,770	25,793	<b>20,593</b>	20,593	20,593	20,593	20,593
499999 Prior Year's Surplus	82,945	170,000			<b>3,366</b>	0	0	0	0
<b>TOTAL REVENUE.....</b>	<b>182,543</b>	<b>242,285</b>	<b>94,278</b>	<b>267,571</b>	<b>86,275</b>	<b>86,275</b>	<b>86,275</b>	<b>86,275</b>	<b>86,275</b>

**EXPENDITURE:**

612220 Monthly Grant to LD Airport Society	0	163,500	80,000	250,000		80,000	80,000	80,000	80,000
784001 Principal Payments on 5 year loan (2017-2021)									
783001 Interest Payments									
781001 Contribution to Capital Reserve	10,000	75,000			<b>80,000</b>				
651010 Administration Service Charge	2,543	2,588	1,275	1,275	<b>1,275</b>	1,275	1,275	1,275	1,275
607002 Accounting Fees		9,200	5,000	4,950	<b>5,000</b>	5,000	5,000	5,000	5,000
799999 Prior year's deficit			8,003	7,980					
<b>TOTAL EXPENDITURE.....</b>	<b>12,543</b>	<b>250,288</b>	<b>94,278</b>	<b>264,205</b>	<b>86,275</b>	<b>86,275</b>	<b>86,275</b>	<b>86,275</b>	<b>86,275</b>

**Revenues minus Expenditures**

	170,000	(8,003)	-	3,366	-	-	-	-	-
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**REGIONAL DISTRICT OF BULKLEY NECHAKO****Regional Transit Service****8203****Five Year Financial Plan:**

BYLAW 2055 (1790) LIMITATION \$115,000

TAXATION BASED ON POPULATION

**ALL MUNICIPALITIES****REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 All Municipalities	89,529	87,118	82,918	82,918	<b>81,768</b>	81,517	89,185	96,273	103,574
400001 Revenue Service Agreement	52,500	52,500	52,500	52,500	<b>52,500</b>	52,500	52,500	52,500	52,500
420003 Withdrawal from Operational Reserves		20,000	20,000						
420095 Northwest Revenue Sharing			75,000	75,000	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>
442101 Grants		15,011							
442102 Grant - BC Transit	13,918	9,445	11,500	9,640	<b>10,000</b>	10,000	10,000	10,000	10,000
450018 User Fees	25,105	29,960	28,000	25,826	<b>26,000</b>	26,000	26,000	26,000	26,000
446001 Grants in Lieu of Taxes	1,228	1,166	1,000	1,152	<b>1,000</b>	1,000	1,000	1,000	1,000
499999 Prior Year's Surplus	35,506	13,829	0	0	<b>0</b>				
<b>TOTAL REVENUE.....</b>	<b>217,786</b>	<b>229,030</b>	<b>270,918</b>	<b>247,036</b>	<b>246,268</b>	<b>246,017</b>	<b>253,685</b>	<b>260,773</b>	<b>268,074</b>

**EXPENDITURE:**

601001 Salaries	16,781	33,553	30,008	30,285	<b>23,323</b>	24,023	24,744	25,486	26,250
601101 Benefits	7,851	8,836	11,321	9,486	<b>9,590</b>	9,877	10,174	10,479	10,793
609001 Supplies		31	250	6	<b>250</b>	250	250	250	250
609011 Meeting Expenses			100		<b>100</b>	100	100	100	101
Agreement with BC Transit (Year 2027 estimate is solely based on the same cost sharing agreement with senior government)	164,182	177,969	198,121	183,615	<b>188,461</b>	194,688	201,339	207,379	213,601
781005 Contribution to Legal Reserve									
781007 Contribution to Operating Reserve									
679996 Commission on Ticket Sales	43	27	32	23	<b>32</b>	32	32	32	32
651010 Administration Service Charge	11,784	12,675	14,388	14,388	<b>13,303</b>	13,303	13,303	13,303	13,303
651014 Shared Services	3,316	7,387	5,251	5,251	<b>3,744</b>	3,744	3,744	3,744	3,744
799999 Prior Year Deficit			11,447	11,447	<b>7,466</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>203,957</b>	<b>240,477</b>	<b>270,918</b>	<b>254,502</b>	<b>246,268</b>	<b>246,017</b>	<b>253,685</b>	<b>260,773</b>	<b>268,074</b>
<b>Revenues minus Expenditures</b>	<b>13,829</b>	<b>(11,447)</b>	<b>-</b>	<b>(7,466)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
DECKER LAKE STREET LIGHTING**

**9101**

**Five Year Financial Plan:**

BYLAW 123 NO LIMITATION

Parcel Tax	2023	2024	2025	2025	<b>2026</b>	2027	2028	2029	2030
Specified portion of Electoral Area B	Actual	Actual	Budget	Actual	<b>Budget</b>	Budget	Budget	Budget	Budget

**REVENUE:**

Number of Parcels	60	60	60	60	<b>60</b>
Parcel Tax per Parcel	197.72	183.68	189.91	189.91	<b>172.30</b>

400003 Taxation	11,021	11,395	8,957	8,957	<b>10,338</b>	10,650	10,650	10,650	10,650
450001 School District # 91 CHARGE FOR 2 LIGHTS	700	350	350	350	<b>350</b>	350	350	350	350
499999 Prior Year's Surplus	234	320	1,693	1,693	<b>312</b>				

TOTAL REVENUE.....	<u>11,955</u>	<u>12,065</u>	<u>11,000</u>	<u>11,000</u>	<u><b>11,000</b></u>	<u>11,000</u>	<u>11,000</u>	<u>11,000</u>	<u>11,000</u>
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**EXPENDITURE**

602001 Utilities - Hydro	10,783	9,872	10,500	10,188	<b>10,500</b>	10,500	10,500	10,500	10,500
606003 Advertising	351								
651010 Administration Service Charge	500	500	500	500	<b>500</b>	500	500	500	500
799999 Prior Year's Deficit	0	0	0	0	<b>0</b>				

TOTAL EXPENDITURE.....	<u>11,635</u>	<u>10,372</u>	<u>11,000</u>	<u>10,688</u>	<u><b>11,000</b></u>	<u>11,000</u>	<u>11,000</u>	<u>11,000</u>	<u>11,000</u>
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<b>Revenues minus Expenditures</b>	320	1,693	-	312	-	-	-	-	-
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
ENDAKO STREET LIGHTING**

**9102**

**Five Year Financial Plan:**

BYLAW 130 NO LIMITATION

Specified Portion of Electoral Area D

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	3,447	3,904	3,262	3,283	<b>3,660</b>	3,657	3,657	3,657	3,657
460001 Ministry of Highways Cost Recovery	321	343	343	265	<b>343</b>	343	343	343	343
499999 Prior Year's Surplus	348		396	396					
<b>TOTAL REVENUE.....</b>	<b>4,116</b>	<b>4,247</b>	<b>4,000</b>	<b>3,943</b>	<b>4,003</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>
<b>EXPENDITURE:</b>									
602001 Utilities - Hydro	3,886	3,581	3,750	3,696	<b>3,750</b>	3,750	3,750	3,750	3,750
651010 Administration Service Charge	250	250	250	250	<b>250</b>	250	250	250	250
799999 Prior Year's Deficit	-	20			<b>3</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>4,136</b>	<b>3,851</b>	<b>4,000</b>	<b>3,946</b>	<b>4,003</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>
<b>Revenues minus Expenditures</b>	<b>(20)</b>	<b>396</b>	<b>-</b>	<b>(3)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****FORT FRASER STREET LIGHTING****9103****Five Year Financial Plan:**

LETTERS PATENT NO LIMIT

SPECIFIED PORTION OF AREA D

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	9,986	12,038	8,958	8,958	<b>10,635</b>	11,100	11,100	11,100	11,100
460001 Ministry of Highways Cost Recovery	451	462	400	794	<b>400</b>	400	400	400	400
499999 Prior Year's Surplus	1,013		1,642	1,642	<b>465</b>				
<b>TOTAL REVENUE.....</b>	<b>11,450</b>	<b>12,500</b>	<b>11,000</b>	<b>11,394</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>
<b>EXPENDITURE:</b>									
602001 Utilities - Hydro	11,195	10,114	10,500	10,429	<b>11,000</b>	11,000	11,000	11,000	11,000
779999 Misc. Expense	0	-	-	-	-	-	-	-	-
651010 Administration Service Charge	500	500	500	500	<b>500</b>	500	500	500	500
799999 Prior Year Deficit	0	245							
<b>TOTAL EXPENDITURE.....</b>	<b>11,695</b>	<b>10,858</b>	<b>11,000</b>	<b>10,929</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>
<b>Revenues minus Expenditures</b>	<b>(245)</b>	<b>1,642</b>	<b>-</b>	<b>465</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
GEROW ISLAND STREET LIGHTING**

**9104**

**Five Year Financial Plan:**

BYLAW 456 NO LIMITATION

Specified Portion Electoral Area "B"

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation	4,573	4,204	3,888	3,888	<b>4,576</b>	4,500	4,500	4,500	4,500
420099 Gas Tax Funds	12,442								
499999 Prior Year's Surplus	408	486	462	462					
<b>TOTAL REVENUE.....</b>	<b>17,423</b>	<b>4,690</b>	<b>4,350</b>	<b>4,350</b>	<b>4,576</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>
<b>EXPENDITURE:</b>									
602001 Utilities - Hydro	3,913	3,978	4,100	4,176	<b>4,250</b>	4,250	4,250	4,250	4,250
651010 Administration Service Charge	582	250	250	250	<b>250</b>	250	250	250	250
612801 Special Projects	12,442								
799999 Prior Year's Deficit	0	0	0	0	<b>76</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>16,937</b>	<b>4,228</b>	<b>4,350</b>	<b>4,426</b>	<b>4,576</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>
<b>Revenues minus Expenditures</b>	<b>486</b>	<b>462</b>	<b>-</b>	<b>(76)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**COLONY POINT STREET LIGHTING**

**9106**

**Five Year Financial Plan:**

BYLAW 1792 LIMITATION \$0.36 PER \$1,000  
 BC ASSESSMENT U 756 26 SRVA #33 PORTION OF C

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Taxation - Land and Improvements	2,973	3,886	2,925	2,925	<b>3,347</b>	3,450	3,450	3,450	3,450
480001 Miscellaneous Revenue									
499999 Prior Year's Surplus	575		525	525	<b>103</b>				
<b>TOTAL REVENUE.....</b>	<b>3,548</b>	<b>3,886</b>	<b>3,450</b>	<b>3,450</b>	<b>3,450</b>	<b>3,450</b>	<b>3,450</b>	<b>3,450</b>	<b>3,450</b>
<b>EXPENDITURE:</b>									
602001 Utilities - Hydro	3,399	3,010	3,200	3,097	<b>3,200</b>	3,200	3,200	3,200	3,200
651010 Administration Service Charge	250	250	250	250	<b>250</b>	250	250	250	250
799999 Prior Year's Deficit		101							
<b>TOTAL EXPENDITURE.....</b>	<b>3,649</b>	<b>3,361</b>	<b>3,450</b>	<b>3,347</b>	<b>3,450</b>	<b>3,450</b>	<b>3,450</b>	<b>3,450</b>	<b>3,450</b>
<b>Revenues minus Expenditures</b>	<b>(101)</b>	<b>525</b>	<b>-</b>	<b>103</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
GOWAN LOOP LIGHTING SERVICE 9108**

**Five Year Financial Plan:**

BYLAW 1983 LIMIT \$1,800  
VILLAGE OF BURNS LAKE

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	1,772	1,774	1,459	1,459	<b>1,617</b>	1,700	1,700	1,700	1,700
480001 Miscellaneous Revenue	52	51		62					
499999 Prior Year's Surplus		56	241	241	<b>83</b>				
<b>TOTAL REVENUE.....</b>	<b>1,824</b>	<b>1,881</b>	<b>1,700</b>	<b>1,762</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>
<b>EXPENDITURE:</b>									
611001 Repayment of Alternative Approval Costs									
602001 Utilities - Hydro	1,518	1,390	1,450	1,429	<b>1,450</b>	1,450	1,450	1,450	1,450
651010 Administration Service Charge	250	250	250	250	<b>250</b>	250	250	250	250
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>1,768</b>	<b>1,640</b>	<b>1,700</b>	<b>1,679</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>
<b>Revenues minus Expenditures</b>	<b>56</b>	<b>241</b>	<b>-</b>	<b>83</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BULKLEY VALLEY REGIONAL POOL 10101**  
**AND RECREATION CENTRE**  
**BYLAW 1350 LIMITATION \$0.85 PER \$1,000**  
**0.4221**

**Five Year Financial Plan:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	1,035,365	1,069,114	1,104,086	1,104,086	<b>1,179,401</b>	1,181,216	1,201,248	1,221,775	1,242,811
441001 Donations Received	\$4,000	5,000		3,373	<b>125,000</b>				
443004 Climate Action Grant					<b>175,000</b>				
446001 Grants in Lieu of Taxes	16,937	17,027	17,000	17,467	<b>17,000</b>	17,000	17,000	17,000	17,000
.....	<b>1,056,302</b>	<b>1,091,141</b>	<b>1,121,086</b>	1,124,926	<b>1,496,401</b>	1,198,216	1,218,248	1,238,775	1,259,811
<b>EXPENDITURE:</b>									
601401 Staff Travel									
602001 Utilities (Natural Gas)	49,647	62,485	60,000	71,733	<b>72,000</b>	74,160	76,385	78,676	81,037
603008 Repairs and Maintenance		2,268							
307001 Legal Expense		3,208		347					
608001 Property Insurance	37,262	32,617	36,000	45,084	<b>46,000</b>	48,300	50,715	53,251	55,913
608002 Liability Insurance (share of MIA)	11,000	11,000	11,000	11,000	<b>11,000</b>	11,000	11,000	11,000	11,000
608004 Permits & Fees	636	310	750	322	<b>750</b>	750	750	750	750
612220 Monthly Contribution to BVR Pool	684,980	712,417	725,000	728,373	<b>754,500</b>	769,590	784,982	800,681	816,695
612801 Special Projects				28,500	<b>25,000</b>				
651010 Administration Service Charge	37,535	40,386	37,474	37,474	<b>43,816</b>	43,816	43,816	43,816	43,816
799999 Prior Year's Deficit		17,109	262	262	<b>17,735</b>				
TOTAL EXPENDITURE.....	<b>821,060</b>	<b>881,800</b>	<b>870,486</b>	923,096	<b>970,801</b>	947,616	967,648	988,175	1,009,211
<b>Revenues minus Expenditures</b>	<b>235,242</b>	<b>209,341</b>	<b>250,600</b>	<b>250,600</b>	<b>525,600</b>	<b>250,600</b>	<b>250,600</b>	<b>250,600</b>	<b>250,600</b>
<b>RESERVE BUDGET</b>									
<b>Transfer from Reserves</b>									
420003 Withdrawal from Operational Reserve		35,000		31,034					
420003 Withdrawal from Capital Reserves		85,000							
499999 Transfer from Prior Year Surplus	30,675	0	0	0	-	0	0	0	0
<b>Transfer to Reserves</b>									
781001 Contribution to Capital Reserve	75,675		250,000	250,000	<b>235,000</b>	250,000	250,000	250,000	250,000
781004 Contribute to Insurance Reserve	600	600	600	600	<b>600</b>	600	600	600	600
781007 Contribution in Operational Reserve									
<b>Net Reserves</b>	<b>-45,600</b>	<b>119,400</b>	<b>-250,600</b>	<b>-219,566</b>	<b>(235,600)</b>	<b>-250,600</b>	<b>-250,600</b>	<b>-250,600</b>	<b>-250,600</b>
<b>CAPITAL BUDGET</b>									
780001 New Capital Items	206,751	329,003	0	0	<b>290,000</b>	0	0	0	0
490001 Use of Capital Items	160,000	160,000	160,000	160,000	<b>160,000</b>	160,000	160,000	160,000	160,000
780101 Amortization	160,000	160,000	160,000	160,000	<b>160,000</b>	160,000	160,000	160,000	160,000
<b>NET BUDGET SUPPLUS - (DEFICIT)</b>	<b>(17,109)</b>	<b>(262)</b>	<b>0</b>	<b>(17,735)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**BURNS LAKE ARENA**

**10202**

**Five Year Financial Plan:**

BYLAW 1609 LIMITATION \$0.77 PER \$1,000

LAND AND IMPROVEMENTS

VILLAGE OF BURNS LAKE, ALL OF B, PORTION OF E

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	214,601	230,614	237,978	237,978	<b>242,220</b>	247,596	252,525	257,553	262,682
420001 Transfer from capital reserve									
441001 Donations Received									
446001 Grants in Lieu of Taxes	2,836	2,476	2,500	3,043	<b>2,500</b>	2,500	2,500	2,500	2,500
480001 Miscellaneous Revenue									
499999 Prior Year's Surplus	8,229	336			<b>543</b>				

TOTAL REVENUE.....	<u>225,666</u>	<u>233,426</u>	<u>240,478</u>	<u>241,020</u>	<u><b>245,263</b></u>	<u>250,096</u>	<u>255,025</u>	<u>260,053</u>	<u>265,182</u>
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**EXPENDITURE:**

612110 Annual Grant to the Village of Burns Lake - Operating	222,000	230,000	236,900	236,900	<b>241,638</b>	246,471	251,400	256,428	261,557
651010 Administration Service Charge	3,330	3,450	3,554	3,554	<b>3,625</b>	3,625	3,625	3,625	3,625
799999 Prior Year's Deficit			24	24					

TOTAL EXPENDITURE.....	<u>225,330</u>	<u>233,450</u>	<u>240,478</u>	<u>240,478</u>	<u><b>245,263</b></u>	<u>250,096</u>	<u>255,025</u>	<u>260,053</u>	<u>265,182</u>
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<b>Revenues minus Expenditures</b>	336	(24)	-	543	-	-	-	-	-
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
LAKES DISTRICT ARTS AND CULTURE 10303**

**Five Year Financial Plan:**

BYLAW 1831 LIMITATION OF \$0.55 PER \$1000  
IMPROVEMENTS ONLY  
VILLAGE OF BURNS LAKE, ALL OF B AND E

	2023	2024	2025	2025	0.196 2026	2027	2028	2029	2030
	Actual	Actual	Budget	Actual	Budget	Budget	Budget	Budget	Budget
<b>REVENUE:</b>									
400002 Requisition	257,511	346,615	345,877	345,877	<b>350,343</b>	350,019	361,589	373,502	385,769
446001 Grants in Lieu of Taxes	2,187	1,909	1,500	2,599	<b>1,500</b>	1,500	1,500	1,500	1,500
446002 Grant in Lieu of Alcan Taxes	109,073	128,525	105,725	119,061	<b>112,074</b>	112,074	112,074	112,074	112,074
499999 Prior Year's Surplus	68,657	47,222	112,988	112,988	<b>173,441</b>				
<b>TOTAL REVENUE:.....</b>	<b>437,428</b>	<b>524,270</b>	<b>566,090</b>	<b>580,526</b>	<b>637,357</b>	<b>463,593</b>	<b>475,163</b>	<b>487,076</b>	<b>499,343</b>
<b>EXPENDITURE:</b>									
606001 Communication - Internet for Library	14,482	14,124	14,124	16,119	<b>16,500</b>	16,830	17,167	17,510	17,860
608002 Liability Insurance	500	500	500	500	<b>500</b>	500	500	500	500
609001 Supplies	907								
612100 Arts and Culture Grant in Aid	23,000		100,000	3,500	<b>100,000</b>	15,000	15,000	15,000	15,000
612108 Arts and Culture Capital Grant	-	-	75,000		<b>125,000</b>	25,000	25,000	25,000	25,000
612220 Annual Grant to the Lakes District Museum	57,000	63,673	66,000	66,000	<b>67,320</b>	69,340	71,420	73,562	75,769
612221 Annual Grant to the Burns Lake Library	277,000	282,000	290,400	290,400	<b>296,208</b>	305,094	314,247	323,674	333,385
612222 Annual Grant to the Lakes District Arts Council	8,000	8,500	8,500	8,500	<b>8,500</b>	8,500	8,500	8,500	8,500
612220 One-time Grant to the Lakes District Museum		15,000							
612225 Grant to the Lakes District Fall Fair Society		16,650		10,500	<b>10,710</b>	10,710	10,710	10,710	10,710
612223 Annual Grant to Lakes District Festival Society	2,750	3,000	3,000	3,000	<b>3,000</b>	3,000	3,000	3,000	3,000
781004 Contribution to Insurance Reserve	200	200	200	200	<b>200</b>	200	200	200	200
651010 Administration Service Charge	6,367	7,635	8,366	8,366	<b>9,419</b>	9,419	9,419	9,419	9,419
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE:.....</b>	<b>390,206</b>	<b>411,282</b>	<b>566,090</b>	<b>407,085</b>	<b>637,357</b>	<b>463,593</b>	<b>475,163</b>	<b>487,076</b>	<b>499,343</b>
<b>Revenues minus Expenditures</b>	<b>47,222</b>	<b>112,988</b>	<b>-</b>	<b>173,441</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
FORT FRASER CEMETERY GRANT 10401**

**Five Year Financial Plan:**

BYLAW 712 LIMITATION \$5,000  
IMPROVEMENTS ONLY

<b>Portions of Electoral Areas "D" &amp; "F" LSA #6</b>	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400001 Taxation & Service Agreement	316	155	100	276	<b>100</b>	100	100	100	100
400002 Requisition	1,941	1,934	4,035	4,035	<b>3,974</b>	4,150	4,150	4,150	4,150
499999 Prior Year's Surplus	269	276	115	115	<b>176</b>				
<b>TOTAL REVENUE.....</b>	<b>2,526</b>	<b>2,365</b>	<b>4,250</b>	<b>4,426</b>	<b>4,250</b>	<b>4,250</b>	<b>4,250</b>	<b>4,250</b>	<b>4,250</b>
<b>EXPENDITURE:</b>									
612201 Annual Grant to Ft Fraser Cemetary Society	2,000	2,000	4,000	4,000	<b>4,000</b>	4,000	4,000	4,000	4,000
651010 Administration Service Charge	\$250	250	250	250	<b>250</b>	250	250	250	250
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>2,250</b>	<b>2,250</b>	<b>4,250</b>	<b>4,250</b>	<b>4,250</b>	<b>4,250</b>	<b>4,250</b>	<b>4,250</b>	<b>4,250</b>
<b>Revenues minus Expenditures</b>	<b>276</b>	<b>115</b>	<b>-</b>	<b>176</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**TOPLEY CEMETERY GRANT**

**10402**

**Five Year Financial Plan:**

BYLAW 805 LIMITATION \$2500  
IMPROVEMENTS ONLY  
PORTION OF B, PORTION OF G

	2023 Budget	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	1,750	1,746	1,746	1,746	<b>1,746</b>	1,750	1,750	1,750	1,750
499999 Prior Year's Surplus	4	8	4	8	<b>4</b>				
<b>TOTAL REVENUE.....</b>	<b>1,754</b>	<b>1,754</b>	<b>1,750</b>	<b>1,754</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>
<b>EXPENDITURE:</b>									
612201 Annual Grant to Topley Cemetery Society	1,500	1,500	1,500	1,500	<b>1,500</b>	1,500	1,500	1,500	1,500
651010 Administration Service Charge	250	250	250	250	<b>250</b>	250	250	250	250
799999 Prior Years Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>	<b>1,750</b>
<b>Revenues minus Expenditures</b>	<b>4</b>	<b>4</b>	<b>-</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
SMITHERS, TELKWA, HOUSTON  
TELEVISION REBROADCASTING**

**10501**

**Five Year Financial Plan:**

BYLAW 1818 LIMITATION \$62,500

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	60,335	60,884	60,355	60,355	<b>60,560</b>	60,400	60,400	60,400	60,400
446001 Grants in Lieu of Taxes	16	545	700	540	<b>500</b>	500	500	500	500
499999 Prior Year's Surplus									
<b>TOTAL REVENUE.....</b>	<b>60,351</b>	<b>61,429</b>	<b>61,055</b>	<b>60,894</b>	<b>61,060</b>	<b>60,900</b>	<b>60,900</b>	<b>60,900</b>	<b>60,900</b>
<b>EXPENDITURE:</b>									
612201 Monthly Grant to Rebroadcasting Society	60,000	60,000	60,000	60,000	<b>60,000</b>	60,000	60,000	60,000	60,000
651010 Administration Service Charge	900	900	900	900	<b>900</b>	900	900	900	900
607002 Miscellaneous Expenses									
799999 Prior Year's Deficit	135	684	155	155	<b>160</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>61,035</b>	<b>61,584</b>	<b>61,055</b>	<b>61,055</b>	<b>61,060</b>	<b>60,900</b>	<b>60,900</b>	<b>60,900</b>	<b>60,900</b>
<b>Revenues minus Expenditures</b>	<b>(684)</b>	<b>(155)</b>	<b>-</b>	<b>(160)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
FRASER LAKE AND AREA  
TELEVISION REBROADCASTING**

**10502**

**Five Year Financial Plan:**

BYLAW 1855 LIMITATION \$83,750

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	44,119	55,051	66,719	66,719	<b>58,319</b>	62,734	62,854	62,854	62,854
400001 Taxation & Service Agreement	1,277	856	500	897	<b>500</b>	500	380	380	380
446001 Grants in Lieu of Taxes	131	132	100	157	<b>100</b>	100	100	100	100
446002 Grants in Lieu of Alcan Taxes	34,892	29,091	29,806	33,768	<b>28,016</b>	28,016	28,016	28,016	28,016
499999 Prior Year's Surplus	5,033	445			<b>4,416</b>				
<b>TOTAL REVENUE.....</b>	<b>85,451</b>	<b>85,575</b>	<b>97,125</b>	<b>101,541</b>	<b>91,350</b>	<b>91,350</b>	<b>91,350</b>	<b>91,350</b>	<b>91,350</b>
<b>EXPENDITURE:</b>									
612220 Monthly Grant to Fraser Lake and District	83,750	90,000	90,000	90,000	<b>90,000</b>	90,000	90,000	90,000	90,000
651010 Administration Service Charge	1,256	1,350	1,350	1,350	<b>1,350</b>	1,350	1,350	1,350	1,350
799999 Prior Year's Deficit			5,775	5,775					
<b>TOTAL EXPENDITURE.....</b>	<b>85,006</b>	<b>91,350</b>	<b>97,125</b>	<b>97,125</b>	<b>91,350</b>	<b>91,350</b>	<b>91,350</b>	<b>91,350</b>	<b>91,350</b>
<b>Revenues minus Expenditures</b>	<b>445</b>	<b>(5,775)</b>	<b>-</b>	<b>4,416</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
 FORT ST. JAMES AND AREA  
 TELEVISION REBROADCASTING**

**10503**

Five Year Financial Plan:

BYLAW 1765 LIMITATION \$164,062  
 Portion of Electoral Area "C" LSA #9

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	164,053	163,357	162,376	162,376	<b>163,781</b>	162,445	162,445	162,445	162,445
446001 Grants in Lieu of Taxes	3,396	3,069	3,000	1,664	<b>3,000</b>	3,000	3,000	3,000	3,000
499999 Prior Year's Surplus		696	69	69					
<b>TOTAL REVENUE.....</b>	<b>167,449</b>	<b>167,122</b>	<b>165,445</b>	<b>164,109</b>	<b>166,781</b>	<b>165,445</b>	<b>165,445</b>	<b>165,445</b>	<b>165,445</b>
<b>EXPENDITURE:</b>									
612220 Monthly Grant to Fort St. James Television Society	164,200	164,500	163,000	163,000	<b>163,000</b>	163,000	163,000	163,000	163,000
651010 Administration Service Charge	2,468	2,468	2,445	2,445	<b>2,445</b>	2,445	2,445	2,445	2,445
799999 Prior Year's Deficit	85	85			<b>1,336</b>				
<b>TOTAL EXPENDITURE.....</b>	<b>166,753</b>	<b>167,053</b>	<b>165,445</b>	<b>165,445</b>	<b>166,781</b>	<b>165,445</b>	<b>165,445</b>	<b>165,445</b>	<b>165,445</b>
<b>Revenues minus Expenditures</b>	<b>696</b>	<b>69</b>	<b>-</b>	<b>(1,336)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
BURNS LAKE AND AREA  
TELEVISION REBROADCASTING**

**10504**

**Five Year Financial Plan:**

BYLAW 982 \$30,000 OR \$0.115 PER \$1,000  
VILLAGE OF BURNS LAKE, ALL OF B ALL OF E

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	24,058	22,257	24,580	24,580	<b>23,851</b>	24,414	24,414	24,414	24,414
446001 Grants in Lieu of Taxes	762	123	190	157	<b>190</b>	190	190	190	190
446002 Grant in Lieu of Alcan Taxes	9,192	8,537	7,856	8,899	<b>7,950</b>	8,396	8,396	8,396	8,396
499999 Prior Year's Surplus	1,454	2,457	374	374	<b>1,010</b>				
<b>TOTAL REVENUE:</b> .....	<b>35,466</b>	<b>33,374</b>	<b>33,000</b>	<b>34,010</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>
<b>EXPENDITURE:</b>									
612220 Monthly Grant to Burns Lake Rebroadcasting Society	32,500	32,500	32,500	32,500	<b>32,500</b>	32,500	32,500	32,500	32,500
781001 Contribution to Capital Reserve									
651010 Administration Service Charge	509	500	500	500	<b>500</b>	500	500	500	500
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE:</b> .....	<b>33,009</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>	<b>33,000</b>
<b>Revenues minus Expenditures</b>	<b>2,457</b>	<b>374</b>	<b>-</b>	<b>1,010</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****FRASER LAKE LIBRARY****10602****Five Year Financial Plan:**

ELECTORAL AREA D

By-law No. 1349, 2005: Limitation the greater of:  
 \$0.16 per \$1,000 Total Land & Improvements  
 or \$15,000

Improvements Only

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	18,578	29,249	41,274	41,274	<b>52,680</b>	51,510	51,510	51,510	51,510
400001 Taxation & Service Agreement	330	433	400	462	<b>400</b>	200	200	200	200
446001 Grants In Lieu of Taxes									
446002 Grant in Lieu of Alcan Taxes	21,172	20,440	23,708	26,867	<b>31,229</b>	18,320	18,320	18,320	18,320
499999 Surplus	2,681	2,982	2,353	2,353	<b>3,221</b>				

TOTAL REVENUE.....	<u>42,761</u>	<u>53,103</u>	<u>67,735</u>	<u>70,956</u>	<u><b>87,530</b></u>	<u>70,030</u>	<u>70,030</u>	<u>70,030</u>	<u>70,030</u>
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**EXPENDITURE:**

612220 Monthly Grant to the Fraser Lake Public Library Associatic	39,191	50,000	66,734	66,734	<b>86,236</b>	68,736	68,736	68,736	68,736
651010 Administration Service Charge	588	750	1,001	1,001	<b>1,294</b>	1,294	1,294	1,294	1,294
799999 Prior Year's Deficit									

TOTAL EXPENDITURE.....	<u>39,779</u>	<u>50,750</u>	<u>67,735</u>	<u>67,735</u>	<u><b>87,530</b></u>	<u>70,030</u>	<u>70,030</u>	<u>70,030</u>	<u>70,030</u>
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<b>Revenues minus Expenditures</b>	2,982	2,353	-	3,221	-	-	-	-	-
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**FORT ST JAMES LIBRARY**

**10603**

**Five Year Financial Plan:**

BYLAW 1856 LIMITATION \$17,187

BYLAW 2062 LIMITATION \$21,483 DEC 2024

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	17,156	17,120	21,483	21,483	<b>21,483</b>	21,483	21,483	21,483	21,483
446001 Grants in Lieu of Taxes	117	46	50		<b>0</b>	0	0	0	0
499999 Prior Year's Surplus	31	67							
<b>TOTAL REVENUE:</b> .....	<b>17,304</b>	<b>17,233</b>	<b>21,533</b>	<b>21,483</b>	<b>21,483</b>	<b>21,483</b>	<b>21,483</b>	<b>21,483</b>	<b>21,483</b>
<b>EXPENDITURE:</b>									
612220 Monthly Grant to the Fort St. James Library	16,737	16,737	21,029	21,029	<b>20,933</b>	20,983	20,983	20,983	20,983
651010 Administration Service Charge	500	500	500	500	<b>500</b>	500	500	500	500
799999 Prior Year's Deficit			4	4	<b>50</b>				
<b>TOTAL EXPENDITURE:</b> .....	<b>17,237</b>	<b>17,237</b>	<b>21,533</b>	<b>21,533</b>	<b>21,483</b>	<b>21,483</b>	<b>21,483</b>	<b>21,483</b>	<b>21,483</b>
<b>Revenues minus Expenditures</b>	<b>67</b>	<b>(4)</b>	<b>-</b>	<b>(50)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**FORT FRASER COMMUNITY HALL**

**10801**

**Five Year Financial Plan:**

BYLAW 887 LIMITATION \$2,500  
IMPROVEMENTS ONLY  
PORTION OF "D" LSA #17

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	<b>2026 Budget</b>	2027 Budget	2028 Budget	2029 Budget	2030 Budget
<b>REVENUE:</b>									
400002 Requisition	2,315	2,365	2,564	2,564	<b>2,574</b>	2,657	2,657	2,657	2,657
400001 Taxation & Service Agreement Payments	385	186	93	176	<b>93</b>	93	93	93	93
441001 Donations Received									
499999 Surplus from Prior Year	342	292	93	93	<b>83</b>				
<b>TOTAL REVENUE.....</b>	<b>3,042</b>	<b>2,843</b>	<b>2,750</b>	<b>2,833</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>
<b>EXPENDITURE:</b>									
612201 Annual Grant to Society	2,500	2,500	2,500	2,500	<b>2,500</b>	2,500	2,500	2,500	2,500
651010 Administration Service Charge	250	250	250	250	<b>250</b>	250	250	250	250
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE.....</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>	<b>2,750</b>
<b>Revenues minus Expenditures</b>	<b>292</b>	<b>93</b>	<b>-</b>	<b>83</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**Regional Parks and Trails** **10902**  
**Smithers Area A**  
**Bylaw No. 1927 No Limit**

**Five Year Financial Plan:**

Taxation on Improvements Only

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	109,202	114,726	224,950	224,950	<b>159,763</b>	167,022	168,259	169,533	170,845
446001 Grants in Lieu of Taxes	698	1,546		3,036					
446002 Grant in Lieu of Alcan Taxes									
420001 Transfer from NCPG Reserve		80,063		10,000					
420003 Transfer from Capital Reserve	25,000	26,056							
420095 Northwest Revenue Sharing									
420096 Transfer from Growing Community			175,000	149,341	<b>50,000</b>				
420099 Transfer from Gas Tax	99,304								
480001 Miscellaneous Revenue	237,358			125					
450001 Rent	9,000	9,000	9,000	9,000	<b>9,000</b>	9,000	9,000	9,000	9,000
499999 Prior Year's Surplus			-	-	<b>54,557</b>				
<b>TOTAL REVENUE:</b> .....	<b>480,562</b>	<b>231,391</b>	<b>408,950</b>	<b>396,452</b>	<b>273,320</b>	<b>176,022</b>	<b>177,259</b>	<b>178,533</b>	<b>179,845</b>
<b>EXPENDITURE:</b>									
601001 Share of Salaries	63,592	42,610	47,204	35,609	<b>47,011</b>	47,011	47,011	47,011	47,011
601101 Staff Expenses	14,653	10,374	11,317	8,478	<b>11,421</b>	11,421	11,421	11,421	11,421
602001 Utilities and Property Taxes	7,504	7,762	7,500	7,415	<b>7,500</b>	7,501	7,502	7,503	7,504
603008 Repairs and Maintenance	10,589	4,441	35,000	8,943	<b>35,000</b>	35,000	35,000	35,000	35,000
606001 Communications	-	-	-	-	<b>-</b>	-	-	-	-
608001 Property Insurance	2,431	2,388	2,500	2,625	<b>2,000</b>	2,040	2,081	2,122	2,165
608002 Liability Insurance	4,000	3,000	4,000	3,000	<b>4,000</b>	4,000	4,000	4,000	4,000
606003 Advertising	-	214	2,500		<b>2,500</b>	500	500	500	500
608004 Permits and Fees		250							
607001 Legal	3,942	1,647	2,500	2,171	<b>2,500</b>	1,000	1,000	1,000	1,000
609001 Supplies		324	5,000	132	<b>5,000</b>	5,000	5,000	5,000	5,000
609011 Meeting Expenses			2,500	27	<b>2,500</b>	-	-	-	-
612801 Special Projects	23,835	8,143	50,000	66,482	<b>67,500</b>				
651014 Shared Supplies	5,306	8,442	7,702	7,702	<b>11,232</b>	11,232	11,232	11,232	11,232
651010 Administration Charges	14,614	19,785	11,451	11,451	<b>11,466</b>	11,466	11,466	11,466	11,466
780604 Lease Closure Expense	35,000	26,250	37,338	37,563	<b>38,690</b>	39,851	41,046	42,277	43,546
799999 Prior Year's Deficit	17,630	59,196	57,439	57,439		-	-	-	-
<b>Total Expenses</b>	<b>203,096</b>	<b>204,825</b>	<b>283,950</b>	<b>249,036</b>	<b>248,320</b>	<b>176,022</b>	<b>177,259</b>	<b>178,533</b>	<b>179,845</b>
<b>Revenues less Expenditures</b>	<b>277,466</b>	<b>26,566</b>	<b>125,000</b>	<b>147,417</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CAPITAL BUDGET</b>									
780001 Capital Costs	336,662	84,006	125,000	92,859	<b>25,000</b>				
490001 Use of Capital Items	35,000	35,000	35,000	35,000	<b>35,000</b>	35,000	35,000	35,000	35,000
780101 Amoritization	35,000	35,000	35,000	35,000	<b>35,000</b>	35,000	35,000	35,000	35,000
<b>Revenues less Expenditures and Transfers</b>	<b>(59,196)</b>	<b>(57,439)</b>	<b>-</b>	<b>54,557</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**Regional Parks and Trails**

**10903**

**Five Year Financial Plan:**

**Houston Granisle Area G**

**Bylaw No. 1928 No Limits**

Taxation on Improvements Only

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	0	0	12,525	13,024	<b>81,894</b>	40,318	40,318	40,318	40,318
446001 Grants in Lieu of Taxes				6					
420095 Northwest Revenue Sharing			50,000						
480001 Miscellaneous Revenue					<b>50,000</b>				
420096 Transfer from Growing Community					<b>24,606</b>				
420001 Transfer from NCPG	4,137		50,000	25,394					
446110 Admin Recovery									
499999 Prior Year's Surplus	18,844	17,564	7,909	7,909					
<b>TOTAL REVENUE:</b> .....	<b>22,980</b>	<b>17,564</b>	<b>120,435</b>	<b>46,333</b>	<b>156,500</b>	<b>40,318</b>	<b>40,318</b>	<b>40,318</b>	<b>40,318</b>
<b>EXPENDITURE:</b>									
601001 Share of Salaries	2,271	5,326	11,801	24,213	<b>29,288</b>	29,288	29,288	29,288	29,288
601101 Staff Expenses	523	1,297	2,829	5,754	<b>8,844</b>	100	100	100	100
606001 Communications	0	0	0	0	<b>0</b>	0	0	0	0
608001 Property Insurance	0	0	0	0	<b>0</b>	0	0	0	0
608002 Liability Insurance	0	0	0	0	<b>0</b>	0	0	0	0
608003 Vehicle Insurance	0	0	0	0	<b>0</b>	0	0	0	0
609001 Supplies	0	0	0	0	<b>0</b>	0	0	0	0
609011 Meeting Expenses	0	0	0	0	<b>0</b>	0	0	0	0
612801 Special Projects	0	0	50,000	25,394	<b>42,106</b>				
651014 Shared Services	1,296	2,110	1,427	1,925	<b>5,616</b>	5,616	5,616	5,616	5,616
651010 Administrative Recovery	1,326	921	4,378	4,378	<b>5,314</b>	5,314	5,314	5,314	5,314
799999 Prior Year's Deficit					<b>15,331</b>				
<b>Total Expenses</b>	<b>5,416</b>	<b>9,655</b>	<b>70,435</b>	<b>61,664</b>	<b>106,500</b>	<b>40,318</b>	<b>40,318</b>	<b>40,318</b>	<b>40,318</b>
780001 Capital Items			50,000		<b>50,000</b>				
<b>Revenues less Expenditures</b>	<b>17,564</b>	<b>7,909</b>	<b>-</b>	<b>(15,331)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**Regional Parks and Trails**

**10904**

**Five Year Financial Plan:**

**Burns Lake, Area B, Area E**

**Bylaw No. 1929 No Limits**

Taxation on Improvements Only

	2023 Actuals	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	49,066	31,256	86,343	86,343	<b>71,201</b>	63,787	63,831	63,876	63,876
442101 Other Grant Revenue	50,000	17,057							
420095 Northwest Revenue Sharing									
446001 Grants in Lieu of Taxes	404	172		649					
446002 Grant in Lieu of Alcan Taxes	20,783	11,590	26,392	29,722	<b>22,777</b>	12,156	12,156	12,156	12,156
420001 Transfer from NCPG Reserve	58,164	30,107	145,000	3,336	<b>160,000</b>				
499999 Prior Year's Surplus	2,029	47,458			<b>23,626</b>				
<b>TOTAL REVENUE:</b> .....	<b>180,446</b>	<b>137,640</b>	<b>257,735</b>	<b>120,050</b>	<b>277,604</b>	<b>75,943</b>	<b>75,987</b>	<b>76,032</b>	<b>76,032</b>
<b>EXPENDITURE:</b>									
601001 Share of Salaries	22,712	53,263	47,204	35,486	<b>33,086</b>	33,086	33,086	33,086	33,086
601101 Staff Expenses	5,233	12,967	11,317	8,382	<b>9,204</b>	100	100	100	100
602001 Utilities	110	118	200	133	<b>200</b>	100	100	100	100
603008 Repairs and Maintenance	262	4,099	37,000	5,243	<b>25,000</b>	25,000	25,000	25,000	25,000
606001 Communications	-		-	-	-	-	-	-	-
606003 Advertising		40							
608001 Property Insurance	-	-	-	1,343	<b>2,150</b>	2,193	2,237	2,282	2,282
608002 Liability Insurance	2,000	2,000	2,000	2,000	<b>2,000</b>	2,000	2,000	2,000	2,000
608003 Vehicle Insurance	-	-	-	-	-	-	-	-	-
609001 Supplies	208	22	-	119	-	-	-	-	-
609011 Meeting Expenses	-	-	-	-	-	-	-	-	-
612801 Special Projects	85,839	42,859		21,715	<b>32,500</b>				
651014 Shared Services	5,306	8,442	7,702	7,702	<b>5,616</b>	5,616	5,616	5,616	5,616
651010 Administrative Recovery	11,319	7,248	7,313	7,313	<b>7,848</b>	7,848	7,848	7,848	7,848
799999 Prior Year's Deficit			3,652	3,652					
<b>Total Expenses</b>	<b>132,987</b>	<b>131,060</b>	<b>112,735</b>	<b>93,088</b>	<b>117,604</b>	<b>75,943</b>	<b>75,987</b>	<b>76,032</b>	<b>76,032</b>
<b>Revenues less Expenditures</b>	<b>47,458</b>	<b>6,581</b>	<b>145,000</b>	<b>26,962</b>	<b>160,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CAPITAL BUDGET</b>									
780001 Capital	-	10,232	145,000	3,336	<b>160,000</b>				
490001 Use of Capital Items	3,000	3,000	3,000	3,000	<b>3,000</b>	3,000	3,000	3,000	3,000
780101 Amoritization	3,000	3,000	3,000	3,000	<b>3,000</b>	3,000	3,000	3,000	3,000
<b>Revenues less Expenditures and Transfers</b>	<b>47,458</b>	<b>(3,652)</b>	<b>-</b>	<b>23,626</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**Regional Parks and Trails**

**10905**

**Five Year Financial Plan:**

**Fort St. James, Area C**

**Bylaw No. 1930 No Limits**

Taxation on Improvements Only

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	-	-	28,299	28,299	<b>64,540</b>	48,591	48,591	48,591	48,591
446001 Grants in Lieu of Taxes				182					
420095 Northwest Revenue Sharing			50,000						
420096 Transfer from Growing Community									
480001 Miscellaneous Revenue					<b>50,000</b>				
420001 Transfer from NCPG	3,623		30,000	33,250	<b>16,750</b>				
446110 Admin Recovery									
499999 Prior Year's Surplus	21,048	19,158	9,341	9,341	<b>1,551</b>				
<b>TOTAL REVENUE:</b> .....	<b>24,671</b>	<b>19,158</b>	<b>117,640</b>	<b>71,072</b>	<b>132,841</b>	<b>48,591</b>	<b>48,591</b>	<b>48,591</b>	<b>48,591</b>
<b>EXPENDITURE:</b>									
601001 Share of Salaries	2,271	5,326	11,801	24,213	<b>29,288</b>	29,288	29,288	29,288	29,288
601101 Staff Expenses	523	1,297	2,829	5,754	<b>8,844</b>	8,844	8,844	8,844	8,844
606001 Communications	-	-	-	-	-	-	-	-	-
608001 Property Insurance	-	-	-	-	-	-	-	-	-
608002 Liability Insurance	-	-	-	-	-	-	-	-	-
608003 Vehicle Insurance	-	-	-	-	-	-	-	-	-
609001 Supplies	-	-	-	-	-	-	-	-	-
609011 Meeting Expenses	-	-	-	-	-	-	-	-	-
612801 Special Projects	-		47,205	33,250	<b>34,250</b>				
651014 Shared Services	1,326	2,110	1,427	1,925	<b>5,616</b>	5,616	5,616	5,616	5,616
651010 Administrative Charges	1,392	1,084	4,378	4,378	<b>4,843</b>	4,843	4,843	4,843	4,843
799999 Prior Year's Deficit									
<b>Total Expenses</b>	<b>5,513</b>	<b>9,817</b>	<b>67,640</b>	<b>69,520</b>	<b>82,841</b>	<b>48,591</b>	<b>48,591</b>	<b>48,591</b>	<b>48,591</b>
780001 Capital Items			50,000		<b>50,000</b>				
<b>Revenues less Expenditures</b>	<b>19,158</b>	<b>9,341</b>	<b>(0)</b>	<b>1,551</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Recreation Contribution**

**Smithers Area A**

**Bylaw No. 1976 Limit \$0.50 per \$1,000**

Taxation on Land and Improvements

**10912**

**Five Year Financial Plan:**

**0.0159**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	50,750	51,495	73,972	73,972	<b>55,039</b>	83,687	66,237	66,237	66,237
446001 Grants in Lieu of Taxes	5	698	500	998	-	-	-	-	-
499999 Prior Year's Surplus		50,005	45,298	45,298	<b>78,648</b>				
<b>TOTAL REVENUE:</b>	<b>50,755</b>	<b>102,198</b>	<b>119,770</b>	<b>120,268</b>	<b>133,687</b>	<b>83,687</b>	<b>66,237</b>	<b>66,237</b>	<b>66,237</b>
<b>EXPENDITURE:</b>									
612220 Grant to Societies		55,400	118,000	39,850	<b>82,450</b>	82,450	65,000	65,000	65,000
612220 Emergency Grant to Societies					<b>50,000</b>				
781003 Contribution to Emergency Reserves					<b>1,237</b>	1,237	1,237	1,237	1,237
651010 Administration Charges	750	1,500	1,770	1,770					
<b>Total Expenses</b>	<b>750</b>	<b>56,900</b>	<b>119,770</b>	<b>41,620</b>	<b>133,687</b>	<b>83,687</b>	<b>66,237</b>	<b>66,237</b>	<b>66,237</b>
<b>Revenues less Expenditures</b>	<b>50,005</b>	<b>45,298</b>	<b>-</b>	<b>78,648</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Recreation Contribution**  
**Houston Granisle Area G**  
**Bylaw No. 1979 Limit \$0.50 per \$1,000**

**10913**

**Five Year Financial Plan:**

**0.012**

Taxation on Land and Improvements

400002 Requisition

446001 Grants in Lieu of Taxes

499999 Prior Year's Surplus

TOTAL REVENUE:.....

**EXPENDITURE:**

612220 Grant to Societies

612220 Emergency Grant to Societies

781003 Contribution to Emergency Reserves

651010 Administration Charges

**Total Expenses**

**Revenues less Expenditures**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
	25,375	49,606	8,364	8,364	<b>15,371</b>	22,875	22,875	22,875	22,875
	1,519	36		4					
		26,519	52,536	52,536	<b>40,004</b>				
<b>TOTAL REVENUE:.....</b>	<b>26,894</b>	<b>76,161</b>	<b>60,900</b>	<b>60,904</b>	<b>55,375</b>	<b>22,875</b>	<b>22,875</b>	<b>22,875</b>	<b>22,875</b>
<b>EXPENDITURE:</b>									
612220 Grant to Societies		22,500	60,000	20,000	<b>25,000</b>	22,500	22,500	22,500	22,500
612220 Emergency Grant to Societies									
781003 Contribution to Emergency Reserves					<b>30,000</b>				
651010 Administration Charges	375	1,125	900	900	<b>375</b>	375	375	375	375
<b>Total Expenses</b>	<b>375</b>	<b>23,625</b>	<b>60,900</b>	<b>20,900</b>	<b>55,375</b>	<b>22,875</b>	<b>22,875</b>	<b>22,875</b>	<b>22,875</b>
<b>Revenues less Expenditures</b>	<b>26,519</b>	<b>52,536</b>	<b>-</b>	<b>40,004</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Recreation Contribution**  
**Burns Lake, Area B, Area E**  
**Bylaw No. 1977 Limit \$0.50 per \$1,000**

**10914**

**Five Year Financial Plan:**

**0.024**

Taxation on Land and Improvements

	2023 Actuals	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	18,079	74,972	43,450	43,450	<b>43,132</b>	51,082	51,082	51,082	51,082
446001 Grants in Lieu of Taxes	148	441	250	327	<b>250</b>				
446002 Grant in Lieu of Alcan Taxes	7,658	27,800	13,281	14,957	<b>13,798</b>	12,000	12,000	12,000	12,000
499999 Prior Year's Surplus		25,510	66,848	66,848	<b>65,902</b>				

TOTAL REVENUE:..... 25,885    128,723    123,830    125,582    **123,082**    63,082    63,082    63,082    63,082

**EXPENDITURE:**

612220 Grant to Societies		60,000	122,000	57,850	<b>62,150</b>	62,150	62,150	62,150	62,150
612220 Emergency Grant to Societies					<b>60,000</b>				
781003 Contribution to Emergency Reserve					<b>932</b>	932	932	932	932
651010 Administration Charges	375	1,875	1,830	1,830	<b>932</b>	932	932	932	932

**Total Expenses** 375    61,875    123,830    59,680    **123,082**    63,082    63,082    63,082    63,082

**Revenues less Expenditures** 25,510    66,848    -    65,902    -    -    -    -    -

**Recreation Contribution**  
**Fort St. James, Area C**  
**Bylaw No. 1978 Limit \$0.50 per \$1,000**

**10915**

**Five Year Financial Plan:**  
**0.028**

Taxation on Land and Improvements

- 400002 Requisition
- 446001 Grants in Lieu of Taxes
- 499999 Prior Year's Surplus

TOTAL REVENUE:.....

**EXPENDITURE:**

- 612220 Grant to Societies
- 781003 Contribution to Emergency Reserves
- 612220 Emergency Grant to Societies
- 651010 Administration Charges

**Total Expenses**

**Revenues less Expenditures**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
	50,750	50,711	50,821	50,821	<b>35,394</b>	50,750	50,750	50,750	50,750
	789	654	250	356	<b>250</b>				
		50,789	65,654	65,654	<b>65,106</b>				
<b>TOTAL REVENUE:</b>	<b>51,539</b>	<b>102,154</b>	<b>116,725</b>	<b>116,831</b>	<b>100,750</b>	<b>50,750</b>	<b>50,750</b>	<b>50,750</b>	<b>50,750</b>
<b>EXPENDITURE:</b>									
612220 Grant to Societies	0	35,000	115,000	50,000	<b>50,000</b>	50,000	50,000	50,000	50,000
781003 Contribution to Emergency Reserves					<b>50,000</b>				
612220 Emergency Grant to Societies	750	1,500	1,725	1,725	<b>750</b>	750	750	750	750
651010 Administration Charges									
<b>Total Expenses</b>	<b>750</b>	<b>36,500</b>	<b>116,725</b>	<b>51,725</b>	<b>100,750</b>	<b>50,750</b>	<b>50,750</b>	<b>50,750</b>	<b>50,750</b>
<b>Revenues less Expenditures</b>	<b>50,789</b>	<b>65,654</b>	<b>-</b>	<b>65,106</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## ENVIRONMENTAL SERVICES

Location	Project	Budget	Northern				Reserves	
			North West Revenue Sharing	Planning and Capital Grant	Growing Community Fund	Community Works Fund Taxation		
ADMIN	Signs	35,000				35,000		
ADMIN	Diversion projects	65,000				65,000		
ADMIN	Screening booths or enclosed trailer	25,000				25,000		
ADMIN	Cameras - additions	20,000				20,000		
Clearview	Leachate Lagoon	1,000,000	584,920		415,080			
Clearview	New Dump Truck	400,000	-			400,000		
Clearview	Cover Mats	20,000	20,000					
Clearview	3 Monitoring wells	75,000	75,000					
Clearview	Final Cover Soil	40,000	40,000					
Knockholt	Phase 4 Expansion - design, Geotech, pre-work	250,000	250,000					
Knockholt	6 monitoring wells	150,000	150,000					
Knockholt	Cover Mats	20,000	20,000					
Knockholt	Wetland dock	10,000	10,000					
Knockholt	T3 convert to KLF water	30,000	30,000					
Knockholt	Lagoon liner repair	15,000	15,000					
Burns Lake	Fall protection WSBC	40,000	40,000					
Burns Lake	Septage receiving beds upgrades	30,000	30,000					
Fraser Lake	Trailer Roof Structure	200,000	200,000					
Fraser Lake	Landfill closure topsoil (conjunction with CLF)	15,000	15,000					
Fraser Lake	Re-use shed upgrades	15,000	15,000					
Granisle	Site Upgrades	15,000	15,000					
Vanderhoof	Re-use shed upgrades	20,000	20,000					
Vanderhoof	2 skidsteers	240,000	240,000					
Vanderhoof	Fall protection WSBC	40,000	40,000					
Southside	Site upgrades	15,000	15,000					
Smithers Telkwa	New Gate	20,000	20,000					
Smithers Telkwa	Fall protection WSBC	40,000	40,000					
Smithers Telkwa	concrete pads behind seacans	10,000	10,000					
Smithers Telkwa	Plumb new Office	15,000	15,000					
Fort St. James	Fall protection WSBC	40,000	40,000					
Haul Fleet	New Tractor Truck - replace T1	300,000	-			300,000		
Haul Fleet	Walking floor refurb x 1 - R8	75,000	75,000					
Haul Fleet	T2 Motor Rebuild	60,000	36,000			24,000		
Field Operations	Gooseneck tandem duelly	30,000	30,000					
Field Operations	Small Trailer for Recycling & canopy	15,000	15,000					
Field Operations	Dozer Tracks	20,000	20,000					
	<b>SUBTOTAL</b>	<b>3,410,000</b>	<b>2,125,920</b>	<b>-</b>	<b>415,080</b>	<b>724,000</b>	<b>145,000</b>	<b>-</b>

**OTHER SERVICES**

Location	Project	Budget	Northern			Community Works Fund	Community Taxation	Reserves	
			North West Revenue Sharing	Planning and Capital Grant	Growing Community Fund				
Building Inspection	Passenger Vehicle	50,000						50,000	
Administration	Main Building Improvements/Land Purchase	332,408		332,408					
Administration	Board Room Upgrades	25,000		25,000					
Administration	Photocopier Replacement	27,500						27,500	
Administration	Minor Capital Upgrades and Repairs	25,000		25,000					
Administration	New Main Firewall and VPN unit	50,000		50,000					
Cluculz Lake Fire	Tender -Final Payment	260,000	260,000						
Cluculz Lake Fire	Minor Capital	30,000	30,000						
Fort Fraser Fire	Minor Capital	30,000	30,000						
Topley Fire	Generator	72,000				72,000			
Topley Fire	Tender -Final Payment	260,000	260,000						
Topley Fire	Minor Capital	30,000	30,000						
Southside Fire	Minor Capital	30,000	30,000						
Luck Bay	Underground Water Storage	167,000	52,000			115,000			
Parks and Trails Area A	Round Lake	25,000			25,000				
Parks and Trails Area BE	Imeson's Beach & Francois Boat Launch	160,000		160,000					
Parks and Trails Area G	Granisle Connector Trail	50,000			50,000				
Parks and Trails Area C	Stuart Lake Access	50,000			50,000				
Fort Fraser Sewer	Manhole Repairs	200,000	120,000				80,000		
Fort Fraser Water	SCADA System and Pump Replacement	280,000	134,000			46,375	99,625		
Cluculz Lake Sewer	SCADA Upgrade	30,000				30,000			
Bulkley Valley Pool	Engineering Design and Minor Capital	140,000					140,000		
	<b>SUBTOTAL</b>	<b>2,323,908</b>	<b>946,000</b>	<b>592,408</b>	<b>125,000</b>	<b>263,375</b>	<b>319,625</b>	<b>77,500</b>	<b>2,323,908</b>
	<b>GRAND TOTAL</b>	<b>5,733,908</b>	<b>3,071,920</b>	<b>592,408</b>	<b>540,080</b>	<b>987,375</b>	<b>464,625</b>	<b>77,500</b>	<b>5,733,908</b>



## Smithers Police Based Victim Services

Regional District of Bulkley Nechako  
37 3rd Avenue, PO Box 820  
Burns Lake, British Columbia V0J 1E0  
Attention: John Illes

Dear Board of Directors,

I am writing to thank the Regional District, and municipal governments for their continued financial support of the Smithers RCMP Based Victim Services (PBVS) and to request a continued partnership in line with the Ministry of Public Safety & Solicitor General. As you may know, we are in the Smithers Detachment and serve victims of crime or trauma in the Regional District, Smithers and Telkwa. The Northern Society for Domestic Peace has been administering the program for 30 years in the Bulkley Valley. Currently the program is averaging 324 active files monthly with 40 brief service contact files annually. Most of the people we serve have been victims or family members, of assaults, domestic assaults, sexual assaults (both child and adult), family difficulties, motor vehicle fatalities, and next of kin notifications. Demands on Victim Service programs and the RCMP have increased for many communities across the province for a variety of reasons, this past year we started recording statistics that present specific mental health and or addictions factors related to the incidents to better understand the communities' experiences.

The mandate for Victim Services ensures anyone who has been a victim of crime in British Columbia, their family members and witnesses can use victim services.

Services include:

- Help understanding and dealing with the effects of a crime
- Emotional support
- Referrals to other community agencies that can help
- Help understand what happens in court and provide support and guidance through the court process
- Help accessing information about and applying for financial benefits, if eligible

We also continue working to improve contributions to our communities; we have a long-term casual support worker who is always willing to respond to crisis calls and provide additional support. We participate with other community groups and are actively involved in the Critical Incident Stress Team, Community Coordination for Survivors Safety and the local situation table. We work closely with Emergency Social Services in the service area and can assist residents in accessing food, clothing, shelter, information and referrals to local and provincial services in the case of evacuations, house and wildfires or stranded motorists.

For your information I have attached the 2024-2025 annual and the 25-26 semi-annual Statistical Reports which identify the number of clients by: offence types, gender, age groupings and referral sources.

Victim Services support the RCMP by providing crucial assistance to crime victims, which in turn allows police to focus on their investigative duties. They offer immediate crisis response, emotional support, and practical help like safety planning. Additionally, they act as a liaison for victims within the criminal justice system, providing information about the process, helping with court preparation, and referring them to other specialized resources.

Victim services are more important now due to increases in crime (including new technology-based offenses), increased awareness of trauma, and the complexities of the modern justice system. The rise of technology has created new types of crimes like cyberbullying and identity theft, while also providing new avenues for victims to access services. Additionally, events like the pandemic highlighted existing issues and the need for flexible, responsive support systems that address both physical and mental health consequences of crime. The high rate of victimization among Indigenous people and Northern residents is attributed to the high prevalence of risk factors associated with offending and/or victimization, such as being young, living in a lone-parent family, living common-law, high level of unemployment, and the substance use.

The dynamics of crime, victimization and service delivery in the North and rural jurisdictions are also different from the urban areas of Canada:

- reliance on circuit court so there is limited time with victims/witnesses.
- limited infrastructure in many communities (such as “service hubs”, victim services, or offender programs).
- high costs of business and life in the North (travel, food, supplies).
- high crime rates of violent victimization that, like levels of substance abuse, stem from residential schools’ experiences and other policies of colonialism (community and individual trauma).
- lack of roads and distance between communities (note that while this presents isolation on one hand, it can also build community resilience on another).
- cycle of crime and victimization is strong in the North – there is a significant relationship between childhood victimization and adult offending (or further victimization).

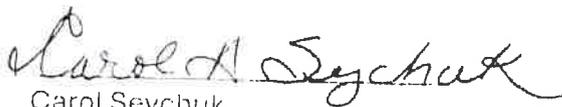
- approach to victim services as part of a larger community justice model (a more holistic view) and,
- the importance of community driven models and responses, drawing on the strength of community knowledge, community experience and community resources.

All Police Based Victim Services in British Columbia are funded by the Ministry of Public Safety and Solicitor General, and cost share (50-50) with municipalities/regional districts where the population is over 5000 to provide services. Our program is designated as a full-time program and can be available for crisis intervention 24 hours per day 365 days per year.

Since 2018 to better address the complex needs of victims, rising costs of living and equitable wages the provincial funding has increased the funding levels to reflect these costs the annual contribution is now \$58,015.00 Currently the regional district contribution is at \$44,929.00, we are seeking your support in matching the necessary funding level (additional \$13,086) to provide such valuable support to our region. Please let us know should you require further information.

Thank you again for your support of this program.

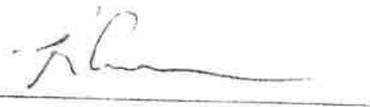
Kind Regards,



Carol Seychuk  
Executive Director  
Northern Society for Domestic Peace



Shannon Williams  
Coordinator



Sgt. Ryan Law  
NCO/ic Smithers RCMP

**Schedule B - Terms and Conditions of Payment**

1. The Contractor will be paid an amount not exceeding \$58,014.40 in the aggregate (the "Contract Price") for the Term of the Contract in the following manner:

The Province will pay the Contractor on the 15<sup>th</sup> of each specified period:

Quarterly Payments in the sum of; Will be paid on the following dates					
Program Name	Program Total	April 15, 2025	July 15, 2025	October 15, 2025	January 15, 2026
PBVS - Smlthers	\$58,014.40	\$14,503.60	\$14,503.60	\$14,503.60	\$14,503.60

2. The Contractor acknowledges that, if the reports referred to in **Section 6 - Obligations of the Contractor of the Agreement** and **Schedule A - Reports to be Provided to the Province** are not received and approved by the due date, the Province may withhold a payment or payments as set out in the above paragraph.

**RCMP BASED Victim Assistance (Smithers)**  
**ANNUAL REPORTING STATISTICAL SUMMARY**

Program: PBVS

April 2025- Sept 30, 2025

Brief Service Contact

24

Average Active Caseload per/month

324

**CLIENT/INCIDENT INFORMATION****Offence Type**

<b>1. Incident Type</b>	
Murder/Manslaughter	
Attempted Murder	
Robbery	
Abduction/Kidnapping	

<b>2. Sexual Assault/Abuse</b>	
Adult/Senior	4
Adult/Senior Survivor	
Trafficking	
Child/Youth	7

<b>3. Assault/Abuse</b>	
Partner (IPV)	22
Elder	1
Child/Youth	1
Other	3
Other Familial	

<b>4. Other Incidents</b>	
Criminal Harass/threat	7
Property Crime	1
Fraud	5
Other Crime	8

<b>5. Non-CCC Offence Service</b>	
Suicide/Attempted Suicide	5
Missing Persons	
Sudden Death	3
Motor Vehicle Accident	1
Natural Disaster	
MH/addiction (Double count)	11
Other Incident	19
<b>*Total Offence Types</b>	<b>87</b>

**Client Type**

<b>Primary # Males</b>	18
<b>Primary # Females</b>	69
<b>Primary # Other</b>	
<b>Total</b>	<b>87</b>

**Where Client Referred From:**

Victim Link	1
Police Based VS	6
Specialized	1
Victim Safety Unit	
Crown	1
Police	48
Other/Govt	
Hospital/Medical	
Community Agency	
Private Practitioners	
Other	8
Self	22
<b>*Total Referrals</b>	<b>87</b>

**PROGRAM STAFF**

Staffing Hours	1,098.75
Call Out Hours	17
<b>*Total Hours</b>	<b>1115.75</b>
Staff (FTE)	1.2
# Active Volunteers	0



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Cheryl Anderson, Director of Corporate Services

**Date:** February 26, 2026

**Subject:** **RDBN Solid Waste Management Facility Regulation and User Fee Bylaw No. 2090, 2026 - 1st, 2nd, and 3rd Reading**

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

That Regional District of Bulkley-Nechako Solid Waste Management Facility Regulation and User Fee Bylaw No. 2090, 2026 be given first, second, and third reading this 26<sup>th</sup> day of February, 2026.

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**BACKGROUND**

On November 7, 2025, the Board reviewed and discussed proposed increases to disposal fees along with some clarifying wording and general housekeeping in the bylaw.

On December 11, 2025, staff presented the Board with proposed changes, and the Board provided further direction to be incorporated in the revised bylaw.

On February 12, 2026, staff presented the final draft bylaw to the Board.

The attached bylaw captures the changes discussed and is being presented for consideration of 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading.

**ATTACHMENTS:**

RDBN Solid Waste Management Facility Regulation and User Fee Bylaw No. 2090, 2026

**STRATEGIC PLAN ALIGNMENT:**

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

Choose an item.

## REGIONAL DISTRICT OF BULKLEY-NECHAKO

### BYLAW NO. 2090

A bylaw to regulate and set fees for the use of Regional District of Bulkley-Nechako municipal solid waste disposal and recycling facilities

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**WHEREAS** the Regional District of Bulkley-Nechako may make bylaws to establish the service for the regulation, storage and management of solid waste and recyclable material, including the regulation of facilities and commercial vehicles used in relation to these matters;

**AND WHEREAS** the Regional District of Bulkley-Nechako has enacted Refuse Disposal Local Service Establishment Bylaw No. 683, 1990 and established a local service for garbage disposal which includes all Municipal and Electoral Areas of the Regional District as participants;

**AND WHEREAS** the Regional District of Bulkley-Nechako is authorized under the *Local Government Act* to regulate the collection, storage, management, and disposal of solid waste and recyclable material, including the regulation of solid waste management facilities;

**AND WHEREAS** the Regional District of Bulkley-Nechako may, by bylaw, impose fees and charges payable in respect of all or part of a service of the Regional District;

**AND WHEREAS** the Regional District of Bulkley-Nechako has an approved Regional Solid Waste Management Plan;

**AND WHEREAS** the Regional District of Bulkley-Nechako has enacted the Solid Waste Management Facility Regulation and User Fee Bylaw No. 1764, 2016 and Regional District of Bulkley-Nechako Solid Waste Management Facility Regulation and User Fee Amendment Bylaw No. 1879, 2019 to regulate such disposal and to impose fees and charges payable in respect of all or part of this service;

**AND WHEREAS** the Regional District of Bulkley-Nechako considers it desirable to repeal those bylaws and enact a new bylaw to comprehensively regulate solid waste management facilities, update and clarify definitions, and establish revised user fees and disposal rules consistent with current operational, financial and waste management needs;

**NOW THEREFORE** the Board of Directors of the Regional District of Bulkley-Nechako, in open meeting assembled, enact as follows:

**1. CITATION**

This bylaw may be cited as “Solid Waste Management Facility Regulation and User Fee Bylaw No. 2090, 2026”.

**2. INTERPRETATION**

- 2.1 Words or phrases defined in the *British Columbia Interpretation Act, Community Charter, or Local Government Act* or any successor legislation shall have the same meaning

when used in this Bylaw, unless otherwise defined in this Bylaw. Unless otherwise stated, and notwithstanding the case used (upper case or lower case), when words or phrases that are defined in section 3 of this Bylaw are used in the body or schedules of this Bylaw, they have the meaning ascribed to them as set out in section 3.

- 2.2 The headings contained in this Bylaw are for convenience only and are not to be construed as defining, or in any way limiting the scope or the intent of the provisions of this Bylaw.
- 2.3 Any act or enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any bylaw referred to herein (as may be cited by short title or otherwise) is a reference to an enactment of the Regional District, as amended, revised, consolidated or replaced from time to time.
- 2.4 If any provision of this Bylaw is held to be invalid by a court of competent jurisdiction, the provision may be severed from the Bylaw and such invalidity shall not affect the validity of the remaining portions of this Bylaw.

### 3. DEFINITIONS

- 3.1 In this bylaw, unless the context otherwise requires:

**“Administrative Fee”** means a fee charged for administrative efforts such as managing special disposal contracts, government submissions, or other non-standard processes.

**“Agricultural Waste”** means solid waste that is discarded from agricultural operations, including, but not limited to: dead animals, slaughter waste, waste from crops, spoiled crops, manure and large quantities of film plastics, twine, and plastic containers used in agricultural operations.

**“Asbestos Containing Material (ACM)”** means any material, whether friable or non-friable, with an asbestos content of greater than 1% either at the time of manufacture, or as determined using a method specified in Section 40(1) of the *Hazardous Waste Regulation*, B.C. Reg. 63/88.

**“Auto Hulk”** means a vehicle that is no longer used for transportation purposes and/or is not registered.

**“Batteries - Lead-Acid”** means a product that falls under the ‘Lead-acid Battery’ product category in the *Recycling Regulation*, B.C. Reg. 449/2004, including, but not limited to: Lead-acid batteries for automobiles, motorcycles, recreation vehicles, marine vehicles and locomotives.

**“Batteries - Household”** means batteries that fall under the ‘Electronic and Electrical’ product category in the *Recycling Regulation*, B.C. Reg. 449/2004, including, but not limited to: Nickel Cadmium (NiCd), Lithium Ion (Li-Ion), Nickel Metal Hydride (Ni-MH), or Small-Sealed Lead (Pb) batteries weighing no more than 5 kilograms (11 pounds) each.

**“Biomedical Waste”** means waste defined as such in the *Hazardous Waste Regulation*, B.C. Reg. 63/88.

**“Biosolids”** means stabilized municipal sewage sludge resulting from a municipal wastewater treatment process or septage treatment process which has been sufficiently treated to reduce pathogen densities and vector attraction to allow the sludge to be beneficially recycled.

**“Board”** means the Board of Directors of the Regional District.

**“Brush”** means branches and small trees with a diameter of less than 6 inches.

**“Bulky Waste”** means items with a volume greater than 2 cubic meters when crushed including, but not limited to: recreational vehicles, pre-fabricated homes, trailers, watercraft, and other articles that the Director determines require special handling and disposal techniques.

**“Chief Administrative Officer (CAO)”** means the Chief Administrative Officer of the Regional District.

**“Clean Soil”** means soil or sediment material containing substances in quantities or concentrations less than Commercial Standards as specified in the *Contaminated Sites Regulation*, B.C. Reg. 375/96.

**“Clean Wood Waste”** means wood waste, typically originating from construction or demolition, that is not painted, treated with preservatives, or containing adhesives or filler.

**“Commercial waste”** means any waste originating from a business.

**“Concrete”** means a hardened mixture of cement with sand, gravel and metal reinforcement.

**“Contaminated Corrugated Cardboard”** means corrugated cardboard material which are soiled with blood, grease, oil chemicals, food residue, or wax, or have polyethylene, polystyrene, foil or other non-paper liners, or are contaminated with a material which will render the containers or materials non-marketable.

**“Contaminated Soil”** means soil or sediment or fill material containing substances in quantities or concentrations greater than Commercial Standard but less than Industrial Standard as specified in the *Contaminated Sites Regulation*, B.C. Reg. 375/96.

**“Contaminated Wood Waste”** means wood waste that is not defined as Clean Wood Waste, and includes wood that is painted, stained, or treated with preservatives, or that contains filler or adhesives, but does not include non-wood materials such as drywall, insulation, metal or plastic. Creosote treated wood is considered hazardous material and does not qualify as contaminated wood.

**“Corrugated Cardboard”** means multi-layer paper packaging material consisting of a wavy or fluted inner layer sandwiched between two flat layers.

**“Creosote Treated Wood”** means wood that has been preserved by a pressure treatment with an anti-microbial pesticide product containing creosote, including, but not limited to, railway ties, telephone poles, and dock pilings.

**“Decision”** means a decision made by a Person exercising their authority as granted to them pursuant to this Bylaw.

**“Demolition, Renovation and Construction Waste”** or **“DRC Waste”** means largely inert solid waste, resulting from the construction, remodeling, repair, and demolition of structures, roads, sidewalks and utilities, including, but not limited to, asphalt, bricks, Concrete and other masonry materials, roofing materials, wall coverings, plaster, gypsum board or wallboard, insulation, plumbing components and fixtures, electrical fixtures, electrical wiring, electrical components and clean soil, rock and other debris from clean-up.

**“Deposit Container”** means any container , typically ready-to-drink beverages, that qualifies for a deposit pay/return under the “ Return-it” program, or Brewers deposit program in BC.

**“Dewatered Lagoon Sludge”** means unprocessed sediments collected from private, community or municipal sewage treatment lagoons that have a solids content greater than 30%.

**“Director”** means the Director of Environmental Services of the Regional District or designate or, where one or both of those persons is absent or unable to act, the Chief Administrative Officer.

**“Extended Producer Responsibility (EPR) Program”** means a recycling program managed by an external steward, whether public or private, for a specific material or group of materials.

**“Facility”** means a Landfill or Transfer Station Facility leased, owned or operated by the Regional District and used for receiving or processing Municipal Solid Waste.

**“Fire Smarting Material”** means brush and wood waste originating from fire smarting activities as identified by the RDBN FireSmart program.

**“Free Liquid”** means any portion of material that passes through and drops from a paint filter using the USEPA Method 9095A Paint Filter Liquids Test (within a 5-minute test period).

**“General Waste”** means mixed non-hazardous waste that is non-recyclable, such as household & kitchen waste, non-recyclable packaging, and other soiled or end-of-life items.

**“Glass Containers”** means all clear and coloured containers made of glass, used to hold consumer products, but does not include window glass, laminated glass, safety or tempered glass, mirrored glass, automotive glass, fiberglass, plexiglass, light bulbs, fluorescent tubes, kitchenware, ceramics, or containers that have contained Hazardous Waste or Asbestos.

**“Handling Fee”** means a fee charged for specialized disposal requirements such as trench preparation, cover soil, stockpiling or other non-standard physical effort related to disposal activities.

**“Hazardous Waste”** means any material defined as such in the Hazardous Waste Regulation B.C Reg. 63/88, including, but not limited to, toxins, poisons, corrosives, irritants, strong sensitizers, flammables, and ignitables, but does not include Asbestos.

**“ICI Material”** means waste and recyclables generated from industrial, commercial and institutional sources such as businesses, offices, manufacturing facilities, hospitals and schools. The Term ICI is typically used to identify non-residential recyclables, which are typically managed separately.

**“Illegal Dumping”** means waste that has been deposited anywhere other than in designated waste facilities or receptacles.

**“Industrial Waste”** means solid waste materials discarded from extraction, harvesting, manufacturing, processing or production of goods and products, including, but not limited to production waste generated from industrial operations such as forestry, pulp and paper, mining, fisheries, oil and gas and food processing. This does not include waste generated during the construction or demolition of related facilities.

**“In-Region Waste”** means Waste that originates within the administrative boundaries of the Regional District.

**“Institutional Waste”** means waste generated from the operation of the public service sector such as schools, hospitals, government etc.

**“Land Clearing Waste”** means residual wastes and vegetation produced from land clearing and grubbing, municipal utility maintenance, and seasonal or storm-related cleanup, including, but not limited to stumps, tree trunks and branches, and wood chips.

**“Landfill”** means a location for final disposal of Municipal Solid Waste on land regulated by the British Columbia Ministry of Environment and Parks where Municipal Solid Waste is spread and compacted, and cover soil or alternate cover is applied, so that effects on the environment (including public health and safety) are minimized.

**“Large Dead Animals and Dead Stock”** means any dead stock, deceased animal or part thereof, weighing more than 15 kilograms, but does not include Specified Risk Material.

**“Major Project”** means a construction or demolition project that will generate significant waste that may impact short or long term landfill planning. This may include but is not limited to: transmission line construction, pipeline construction, major institution (school/hospital etc.) demolition and construction.

**“Metal Containers”** means any food or beverage container made of aluminum or tin-plated steel.

**“Metal Drums and Tanks”** means any empty metal container with a non-removable top, including, but not limited to drums to contain fuel and underground oil tanks, but does not include metal tanks used to hold compressed gasses, such as Propane Tanks.

**“Ministry”** means the British Columbia Ministry of Environment and Parks, or as updated from time-to-time.

**“Mixed Waste Paper”** means a mixture of various types and qualities of recyclable paper including, but not limited to: newspapers, magazines, white and coloured office paper, non-thermal printer paper, gift wrap, box board (cereal boxes, file folders etc.) and corrugated cardboard. As a recycling stream, materials cannot be soiled, have non-paper layers or wax coating.

**“Municipal Solid Waste”** means discarded or abandoned materials, substances or objects that originate from residential, commercial, institutional, demolition, land clearing or construction sources, including Recyclable Material, or material that is specified by the British Columbia Ministry of Environment and Parks to be included in a waste management plan. Also see “Waste”.

**“Noxious Weeds”** means all weeds designated within the Provincial and Regional Noxious Weed lists of the *Weed Control Regulation*, B.C. Reg. 66/85.

**“Officer”** means any member of the Royal Canadian Mounted Police, a Conservation Officer, the Chief Administrative Officer, a Regional District Bylaw Officer or other Regional District Personnel appointed from time to time by the Chief Administrative Officer or Director to administer and enforce this Bylaw.

**“ODS Appliance”** means refrigeration or heating appliances designed to operate with an Ozone Depleting Substance as the coolant or refrigerant in the function of the appliance.

**“Ozone Depleting Substances (ODS)”** means chlorofluorocarbons (CFCs), halons, chlorocarbons, and hydrochlorofluorocarbons or other chemical substance known to harm the earths ozone layer.

**“Out-of-Region Waste”** means Municipal Solid Waste that originates outside the administrative boundaries of the Regional District.

**“Person”** means an individual, a body corporate, a firm partnership, association or any other legal entity or an employee or agent thereof.

**“Product Stewardship Material”** means material that falls under a product category of the *Recycling Regulation*, B.C. Reg. 449/2004.

**“Prohibited Waste”** means materials not disposed of at RDBN waste Facilities under any circumstances as determined by the Ministry of Environment and Parks, and/or the RDBN. Those materials listed in Schedule “B” attached hereto.

**“Propane Tank”** means a refillable or non-refillable metal container rated at a capacity of less than 46 kg (101 lb) which is used to contain flammable hydrocarbon gases for use as fuel.

**“Recyclable Material”** means waste materials that can be used in the creation of new products, where there are existing markets for such new products.

**“Recycling Depot”** means a facility operated by the Regional District that collects recyclables for various EPR programs excluding deposit container recycling (Bottle Depot).

**“Regional District”** means the Regional District of Bulkley-Nechako.

**“Regional District Personnel”** means an employee of the Regional District.

**“Regulated Recyclable Material”** means those materials that have viable recycling pathways within the RDBN and are generally not accepted for disposal. Those materials listed in Schedule “C” attached hereto.

**“Residential Waste”** means waste originating from private residents.

**“Re-use”** means intact reusable items that can be freely retrieved by the public from designated areas.

**“Rules”** has the meaning assigned in section 8.1.

**“Scrap Metal”** means Recyclable Material which contains ferrous and/or non-ferrous metals, including, but not limited to sheet metal, siding, roofing, rebar, flashings, pipes, window frames, doors, furnaces, duct work, empty tanks, wire, cable, bathtubs, fencing, bicycle frames, automotive body parts, machinery, garbage cans, metal furniture, tire rims, appliances and fixtures, but does not include ODS Appliances (unless properly certified as having refrigerants professionally removed).

**“Site Operator”** means that person employed by or having a contract or agreement with the Regional District for attendant duties at a Facility.

**“Small Dead Animals”** means any deceased animal or portions thereof, weighing less than 15 kilograms, but does not include Specified Risk Material.

**“Slaughter House or Abattoir Waste”** means meat processing waste excluding specified Risk Material.

**“Specified Risk Material”** means the skull, brain, trigeminal ganglia (nerves attached to the brain), eyes, tonsils, spinal cord and dorsal root ganglia (nerves attached to the spinal cord) of cattle aged 30 months or older, the distal ileum (portion of the small intestine) of cattle of all ages, and cattle deadstock.

**“Suspect Asbestos”** means any material older than 1993 that may contain asbestos but has not been proven to contain asbestos.

**“Tires”** means a product that falls under the ‘Tire’ product category of the *Recycling Regulation*, B.C. Reg. 449/2004.

**“Transfer Station”** means a Facility that collects waste but is not a Landfill and which is owned or operated by the Regional District for collecting Municipal Solid Waste.

**“Unsegregated Waste”** means waste loads that have not been sorted according to RDBN guidelines and contain more than 10% of a restricted, banned or recyclable material.

**“Used Oil”** means used oil which falls under the ‘Lubricating Oil’ product category as defined in the *Recycling Regulation*, B.C. Reg. 449/2004.

**“Used Oil Containers”** means any plastic container, which falls under the ‘Empty Oil Containers’ product category as defined in the *Recycling Regulation*, B.C. Reg. 449/2004, with a capacity of less than 30 Litres, that was manufactured to hold lubricating oil.

**“Used Oil Filters”** means used oil filters which fall under the ‘Oil Filters’ product category as defined in the *Recycling Regulation*, B.C. Reg. 449/2004.

**“User Fee(s)”** means the user fees as set out and itemized in Schedule “D” attached hereto.

**“Valid Identification”** means government issued photo identification including a valid British Columbia Identification Card, Canadian driver’s license, International driver’s license, passport, or citizenship papers or immigration documents.

**“Waste”** means discarded materials destined for final disposal at a landfill.

**“Wet Organic Waste”** means waste comprised primarily of organic materials that contain fluid in concentrations less than Free Liquid but at levels to require special handling and disposal procedures.

**“Work Camp Waste”** means waste generated from the normal operation of industry worker camps whether permanent or temporary. This may include but is not limited to construction camps for major projects, long-term mine camps, logging camps etc.

**“Yard Waste”** means biodegradable, organic including, but not limited to: grass, lawn and hedge clippings, flowers, weeds, leaves, shrubs and material which originates from household, commercial or municipal gardening or other horticulture activities, but does not include tree stumps, tree branches, Noxious Weeds, rocks, sand, soil, or fruit or vegetable material.

#### **4. SCHEDULES**

4.1 The following schedules are hereby made and declared to be integral parts of this Bylaw and are attached to and form part of this Bylaw and are enforceable in the same manner as this Bylaw:

SCHEDULE “A”	RDBN Solid Waste Facilities
SCHEDULE “B”	Prohibited Waste
SCHEDULE “C”	Regulated Recyclable Material
SCHEDULE “D”	User Fees
SCHEDULE “E”	Volume to Weight Material Conversion Factors

#### **5. APPLICATION**

5.1 This bylaw shall apply to all Municipal Solid Waste Facilities owned or operated by the Regional District.

#### **6. EXEMPTIONS**

6.1 Schedule “D” does not apply to the Manson Creek Landfill.

#### **7. COMPLIANCE WITH OTHER LAWS**

7.1 Except as otherwise specifically provided, nothing in this Bylaw excuses any person from complying with all other applicable enactments and laws.

#### **8. CONDITIONS OF USE / REGULATIONS**

8.1 The Regional District hereby authorizes Officers and the Director to make rules governing the use of a Facility (“**Rules**”) and further the Regional District hereby authorizes Officers, the Director, Site Operators and Regional District Personnel to enforce and provide directions to users of the Facility which are consistent with this Bylaw and which are necessary or convenient for the efficient and lawful operation of the Facility.

8.2 The Director shall, in the event of a dispute concerning the application of this Bylaw to the disposal of Municipal Solid Waste, determine the acceptability of the Municipal Solid Waste, direct to which Facility the Municipal Solid Waste may be disposed or may refuse the acceptance of the Municipal Solid Waste in accordance with this Bylaw. The Director may deny acceptance of or limit the volume and frequency of any Municipal Solid Waste delivered to a Facility due to operational or other considerations.

- 8.3 The Regional District accepts no responsibility or liability for damage or injury to any Person or property. Each Person entering a Facility does so solely at their own risk and, as a condition of entry to a Facility, waives all claims against the Regional District and releases the Regional District from any and all liability and claims for all injury, death, loss, damage and expense of any kind that the Person or any other Person may suffer as a result of or in connection with the Person's use of a Facility due to any cause whatsoever, including but not limited to negligence, breach of contract, breach of any statutory duty or duty of care on the part of any of the Regional District and also including the failure on the part of the Regional District to safeguard or protect any Person from the risks, dangers and hazards associated with the use of a Facility.
- 8.4 Every Person depositing Municipal Solid Waste at a Facility shall comply with and abide by:
- (a) the terms and conditions of this Bylaw; and
  - (b) all rules and directions of the Director, Site Operator, Regional District Personnel, Officers whether such rules or directions are in the form of signage, written or verbal instructions.
- 8.5 Any person entering a Facility must, upon request, produce Valid Identification.
- 8.6 All material deposited at a Facility becomes the property of the Regional District, except where such material is deposited or disposed of contrary to the provisions of this Bylaw.
- 8.7 The Regional District hereby establishes and imposes the User Fees set out in Schedule "D" attached hereto. The billable weight (tonnage) shall be determined by the use of weigh scales at the Landfill Facility. In the event that the weigh scales are not operational, the weight (tonnage) shall be determined by measuring the load size and applying the material conversion factors set out in Schedule "E" attached hereto.
- 8.8 Every Person depositing Municipal Solid Waste at a Facility shall pay the applicable User Fees to the Regional District.
- 8.9 Every Person depositing billable volumes of Municipal Solid Waste must provide all information required for the Regional District to generate applicable invoicing or point-of-sale payment.
- 8.10 A Person with Out-of-Region Waste may be refused entry to a Facility.
- 8.11 No Person shall:
- (a) deposit or dispose of any material at a Facility except in accordance with this Bylaw and any Rules posted at a Facility;
  - (b) deposit Prohibited Waste at a Facility, unless the acceptance of such waste is specifically authorized in writing by both the Regional District and the BC Government, or in accordance with section 8.14 of this Bylaw.
  - (c) deposit Industrial Waste at a Facility, unless the acceptance of such waste is specifically authorized in writing by both the Regional District and the BC

Government;

- (d) deposit or dispose any Municipal Solid Waste at a Facility in a manner or in a location contrary to the signage or written or verbal direction and designation of the Site Operator;
- (e) deposit or dispose of any Out-of-Region Waste at a Facility, unless prior written approval is received from the Director;
- (f) enter a Facility or deposit or dispose of any material at a Facility at any time other than the designated hours of operation, except by prior arrangement with the Director;
- (g) verbally abuse or threaten any Person at a Facility, including the Site Operator, Regional District Personnel, or any Officer;
- (h) act at a Facility in a manner that is discourteous, disruptive, threatening, or reckless;
- (i) act in a manner contrary to Facility Rules, or directions given by Officers, the Site Operator, the Director, or Regional District Personnel;
- (j) remove, alter, or deface any sign placed or erected at a Facility;
- (k) operate a vehicle in a Facility exceeding the posted speed limit or in a manner deemed to be dangerous by a Site Operator, Regional District Personnel, or Officer. Operating a vehicle in a dangerous manner may include, but is not limited to: operating an overloaded vehicle or with a load not adequately secured, or driving too close to equipment, personnel or the public;
- (l) without authorization, drive a motor vehicle on any part of the Facility other than on roads or areas designated by signage or the Site Operator;
- (m) light or smoke any cigarette, cigar, pipe or any other substance within the boundaries of a Facility;
- (n) remove or salvage any material deposited at a Facility without prior permission of the Director, unless within an area that is clearly designated for reuse activities;
- (o) cause the release of an Ozone Depleting Substance at a Facility;
- (p) ignite a fire or cause a fire to be ignited at any Facility or bring any burning materials or hot ashes to a Facility;
- (q) discharge any firearm at a Facility, except as permitted under an applicable enactment and prearranged by the Director, for example, as may be necessary to control wildlife;
- (r) allow children under the age of 10 years to be outside a vehicle unsupervised at a Facility at any time, unless specifically directed or permitted otherwise by signage, or by the Site Operator or Regional District Personnel.

- (s) Allow pets outside of a vehicle at a Facility at any time
- 8.12 Without written approval of the Director, no Person shall remain at a Facility longer than is required to deposit Municipal Solid Waste or conduct other approved activities or business related to Facility operation.
- 8.13 All persons must truthfully disclose the origin of the waste brought to a Facility.
- 8.14 As an exception to the prohibition against depositing Regulated Recycling Material at a Facility, the Director may temporarily permit the deposit at a Facility specified by the Director of a Regulated Recyclable Material originating from one of the classes of operation specified in Schedule "D", and upon payment of the corresponding fee. The Director may only permit such deposit if the Director believes that pre-existing options for the deposit or disposal of the Regulated Recycling Material are temporarily unavailable, and may only permit the deposit until the Director believes that the pre-existing option is available again or has been replaced with another option.

## **9. VIOLATION AND PENALTIES**

- 9.1 No Person shall do any act or suffer or permit any act or thing to be done in contravention of this Bylaw.
- 9.2 Every Person who contravenes this Bylaw by the doing of an act that it forbids, or omitting to do an act that it requires to be done, shall be deemed to have committed an offence against this Bylaw and:
  - (a) shall be liable, upon summary conviction, to a fine of not less than five hundred dollars (\$500) and not more than ten thousand dollars (\$10,000); and
  - (b) may be prohibited, by written notice, from depositing or disposing material at a Facility for a specified period of time as the Regional District may determine.
- 9.3 Notwithstanding any other provision of this Bylaw, any Person who:
  - (a) contravenes this Bylaw and causes damage to a Facility shall be responsible to pay all costs associated with remediation of the Facility;
  - (b) contravenes this Bylaw and deposits waste in a non-designated location or causes contamination of stockpiles/storage areas, shall be responsible for removing and subsequently depositing the waste materials in the appropriate location;
  - (c) contravenes this Bylaw and deposits hazardous or suspected hazardous material that requires specialized clean-up shall be responsible to pay all cost associated with the removal of material and remediation of the facility.
  - (d) contravenes this Bylaw and commits theft or vandalism of Regional District property shall be responsible to pay all costs associated with remediation of the Facility and/or may be prohibited entry into any or all Regional District Facilities for a specified period of time at the discretion of the Director;

- (e) contravenes this Bylaw and/or fails to comply with Rules or directions of a Site Operator, Regional District Personnel, or Officer at a Facility may be prohibited entry into any or all Regional District Facilities for a specified period of time at the discretion of the Director;
- (f) contravenes this Bylaw and is deemed to be abusive or threatening may be ordered to immediately leave the Facility by a Site Operator, Regional District Personnel, or Officer. Any Person deemed to be abusive or threatening may be prohibited entry into any or all Regional District Facilities for a specified period of time at the discretion of the Director;
- (g) contravenes this Bylaw and fails to pay the fees and charges required under this Bylaw may be refused entry into any or all Regional District Facilities until all fees and charges are paid in full.

9.4 A separate offence shall be deemed to be committed upon each event or day during and in which a contravention occurs or continues.

9.5 The penalties imposed by this Bylaw shall be in addition to and not in substitution for any other penalty or remedy imposed by any other statute, law or regulation.

## **10. INSPECTIONS**

10.1 An Officer, Site Operator, Regional District Personnel, or the Director may inspect any load entering a Facility for the purposes of determining:

- (a) compliance with this Bylaw; or
- (b) compliance with operating permits or other regulatory requirements
- (c) the nature of the contents of the waste contained in the load for the purpose of a waste audit.

## **11. DISPUTE MECHANISM NOTICE**

11.1 A Person using a Facility may file a written notice of appeal with the Director in respect of Decisions made under this Bylaw by the Director, a Site Operator, Regional District Personnel, or an Officer.

11.2 The Person for whom a Decision has been made with respect to this Bylaw must file written notice of appeal to the Director within thirty days of the date of Decision.

11.3 Upon considering a matter under appeal, the Director may:

- (a) confirm, reverse or vary the Decision under appeal; and
- (b) make any Decision that the Director considers appropriate.

11.4 The Person for whom the appeal Decision has been made under section 11.3 may further appeal the Director's appeal Decision in writing to the Chief Administrative Officer within thirty days of the date of the appeal Decision.

11.5 Upon considering a matter under appeal, the Chief Administrative Officer may:

- (c) confirm, reverse or vary the Decision under appeal; and
- (d) make any Decision that the Chief Administrative Officer considers appropriate.

11.6 The Person for whom the appeal Decision has been made under section 11.5 may further appeal the Chief Administrative Officer’s appeal Decision in writing to the Board within thirty days of the date of the appeal Decision.

11.7 Upon considering the matter under appeal, the Board may:

- (a) confirm, reverse or vary the Decision under appeal; and
- (b) make any Decision that the Board considers appropriate.

11.8 An appeal under this Bylaw does not operate as a stay or suspend the operation of the Decision being appealed unless the authority that has jurisdiction under this Bylaw to consider appeal of the Decision decides otherwise.

11.9 At the request of the Chief Administrative Officer and Director, whose Decision is being appealed, the Board shall permit the Chief Administrative Officer and Director to have full party status at the appeal.

**12. NO LIMITATION**

12.1 Nothing in this Bylaw shall limit the Regional District from utilizing any other remedy that would otherwise be available to the Regional District at law.

**13. EFFECTIVE DATE**

13.1 This Bylaw shall take effect on the date of its adoption.

**14. REPEAL**

14.2 Bylaw No. 1764 cited as “Regional District of Bulkley-Nechako Municipal Solid Waste Management Facility Regulation and User Fee Bylaw No. 1764, 2016” and Bylaw No. 1879 cited as “Regional District of Bulkley-Nechako Solid Waste Management Facility Regulation and User Fee Amendment Bylaw No. 1879, 2019” are hereby repealed upon the adoption of this bylaw.

READ A FIRST TIME this    day of                    , 2026.

READ A SECOND TIME this    day of                    , 2026.

READ A THIRD TIME this    day of                    , 2026.

I hereby certify that the foregoing is a true and correct copy of Bylaw No. 2090 at third reading.

\_\_\_\_\_  
Corporate Administrator

APPROVED BY THE MINISTER OF ENVIRONMENT AND PARKS this \_\_\_\_ day of \_\_\_\_\_ ,  
2026

ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Corporate Administrator

\_\_\_\_\_  
Chair

**SCHEDULE "A" TO BYLAW NO. 2090****RDBN SOLID WASTE FACILITIES**

<b>Facility Name</b>	<b>Civic Address</b>
Knockholt Western Sub-Regional Landfill	8072 Aitken Road
Clearview Eastern Sub-Regional Landfill	22095 Hwy 27 South
Manson Creek Landfill	188653 Thutade Forest Service Road
Smithers/Telkwa & Area 'A' Transfer Station & Recycling Depot	6150 Donaldson Road
Burns Lake & Area 'B' Transfer Station & Recycling Depot	4410 Babine Lake Road
Fort St. James & Area 'C' Transfer Station & Recycling Depot	1521 Necoslie Road
Fraser Lake & Area 'D' Transfer Station & Recycling Depot	3366 Fraser Lake Airport Road
Southside & Area 'E' Transfer Station & Recycling Depot	36007 Eakin Settlement Road
Vanderhoof & Area 'F' Transfer Station & Recycling Depot	650 Dump Road
Houston & Area 'G' Transfer Station & Recycling Depot	8072 Aitken Road
Granisle & Area 'G' Transfer Station & Recycling Depot	66201 Babine Drive

**SCHEDULE "B" TO BYLAW NO. 2090****PROHIBITED WASTE**

1. Free Liquids
2. Hazardous Waste (not including Asbestos).  
Common hazardous materials include but are not limited to:
  - (a) PCBs (electrical transformers and light fixture ballasts)
  - (b) Creosote treated wood
  - (c) Biomedical Waste
  - (d) Sulfur waste or waste contaminated with sulfur
  - (e) Mercury containing products
  - (f) Lead containing products
  - (g) Radioactive materials
3. Industrial Waste
4. Waste on Fire or Smoldering
5. Soil exceeding industrial standards
6. Explosives and Ammunition
7. Compressed cylinders
8. Batteries
  - (a) Lithium
  - (b) Lead-acid
  - (c) Household
9. Automotive Fuels and Lubricants

**SCHEDULE "C" TO BYLAW NO. 2090**

**REGULATED RECYCLABLE MATERIAL**

1. Tires.
2. Corrugated Cardboard.
3. Metal
4. Lead-acid batteries

**SCHEDULE "D" TO BYLAW NO. 2090****USER FEES AND DISPOSAL RULES****(Applicable at all RDBN Solid Waste Facilities Except Manson Creek Landfill)**

WASTE TYPE	USER FEES						Disposal Rules/Special Conditions
	Landfill					Transfer Station	
	2026	2027	2028	2029	2030	2026 to 20230	
General Residential and Commercial	No Charge					No Charge	<ul style="list-style-type: none"> <li>Loose items must be bagged</li> <li>No limit</li> <li>Vehicle restrictions may apply</li> </ul>
Mixed DRC less than 2m <sup>3</sup>	Not Accepted					No Charge	<ul style="list-style-type: none"> <li>Suspect Asbestos Containing Materials are prohibited</li> <li>Concrete must be broken into pieces less than 12 inches in any direction and have no protruding rebar.</li> <li>Linear items must be cut into 4ft lengths</li> <li>Plastic tanks and culverts must be cut in half lengthwise</li> <li>Creosote treated wood is prohibited</li> </ul>
Mixed DRC greater than 2m <sup>3</sup>	\$120.00/MT	\$144.00/MT (+20%)	\$172.80/MT (+20%)	\$207.36/MT (+20%)	\$248.83/MT (+20%)	Not Accepted	
Temporarily Permitted Regulated Recyclable Material	\$120.00/MT	\$144.00/MT (+20%)	\$172.80/MT (+20%)	\$207.36/MT (+20%)	\$248.83/MT (+20%)	Not Accepted	<ul style="list-style-type: none"> <li>Requires approval of the Director;</li> </ul>
Bulky Waste – boats, hot tubs, campers etc.	\$120.00/MT	\$144.00/MT (+20%)	\$172.80/MT (+20%)	\$207.36/MT (+20%)	\$248.83/MT (+20%)	Not Accepted	
Intact Prefabricated homes, motorhomes, travel trailers etc.	\$120.00/MT (DRC) + \$150/MT (unsegregated)	\$144.00/MT (+20% DRC) + \$150/MT (unsegregated)	\$172.80/MT (+20% DRC) + \$150/MT (unsegregated)	\$207.36/MT (+20% DRC) + \$150/MT (unsegregated)	\$248.83/MT (+20% DRC) + \$150/MT (unsegregated)	Not Accepted	<ul style="list-style-type: none"> <li>Suspect asbestos containing materials must be tested and proved to be free of asbestos OR proof of age newer than 1993</li> <li>Forty-eight (48) hours prior notice</li> </ul>

Clean Wood Waste	No Charge					No Charge	<ul style="list-style-type: none"> <li>Residential Loads not accepted at Landfills</li> <li>High volume generators may be re-directed to the Landfills</li> </ul>
Contaminated Wood Waste	No Charge					No Charge	<ul style="list-style-type: none"> <li>Residential Loads not accepted at Landfills</li> <li>High volume generators may be re-directed to the Landfills</li> </ul>
Brush/Land Clearing Debris - less than 6" diameter	No Charge					No Charge	<ul style="list-style-type: none"> <li>Tree stumps not accepted at transfer station</li> <li>Residential loads not accepted at Landfills</li> <li>High volume generators may be re-directed to the Landfills</li> </ul>
Brush/Land Clearing Debris - greater than 6" diameter	No Charge					Not Accepted	<ul style="list-style-type: none"> <li>Tree trunks must be cut into 4ft lengths</li> </ul>
Garden/Yard Waste	Not Accepted					No Charge	<ul style="list-style-type: none"> <li>No tree fruit or kitchen scraps</li> </ul>
Noxious Weeds	No Charge					No Charge	<ul style="list-style-type: none"> <li>Must be bagged</li> <li>Disposed of as General Waste</li> </ul>
Asbestos Containing Materials – including suspect material and burnt buildings older than 1993	\$150/MT + \$100/load Admin Fee	\$180/MT (+20%) + \$100/Load Admin Fee	\$216/MT (+20%) + \$100/load Admin Fee	\$259.20/MT (+20%) + \$100/load Admin Fee	\$311.04/MT (+20%) + \$100/load Admin Fee	Not Accepted	<ul style="list-style-type: none"> <li>Requires approval of the Director;</li> <li>Must be packaged as per current Asbestos Disposal regulations</li> <li>(30 yard) maximum load size</li> <li>Forty-eight (48) hours prior notice;</li> <li>Material must be deposited a minimum of one hour before Landfill closing time.</li> </ul>

Biosolids	\$25/MT	\$25/MT	\$25/MT	\$25/MT	\$25/MT	Not Accepted	<ul style="list-style-type: none"> <li>Requires approval of the Director;</li> <li>Forty-eight (48) hours prior notice;</li> </ul>
*De-watered Lagoon Sludge Acceptance of this material is dependent on Ministry approvals and site development	\$75/MT	\$82.50/MT (+10%)	\$90.75/MT (+10%)	\$99.83/MT (+10%)	\$109.81/MT (+10%)	Not Accepted	<ul style="list-style-type: none"> <li>Requires approval of the Director;</li> <li>Forty-eight (48) hours prior notice;</li> </ul>
Clean Soil - less than Commercial Standards	\$25/MT	\$25/MT	\$25/MT	\$25/MT	\$25/MT	Not Accepted	<ul style="list-style-type: none"> <li>Requires approval of the Director;</li> <li>Forty-eight (48) hours prior notice;</li> </ul>
Contaminated Soil – greater than commercial Standards and less than industrial standards	\$75/MT	\$82.50/MT (+10%)	\$90.75/MT (+10%)	\$99.83/MT (+10%)	\$109.81/MT (+10%)	Not Accepted	<ul style="list-style-type: none"> <li>Requires approval of the Director;</li> <li>Forty-eight (48) hours prior notice;</li> </ul>
Specified Risk Material (SRM)(bovine spine and brain matter)	\$50/MT	\$50/MT	\$50/MT	\$50/MT	\$50/MT	Not Accepted	<ul style="list-style-type: none"> <li>Verification of Canadian Food inspection Agency (CFIA issued transportation permit required;</li> <li>Special handling procedures apply</li> </ul>
Small dead animals and dead stock excluding SRM	No Charge					No charge	<ul style="list-style-type: none"> <li>Dead animals must be sealed in a container or bagged to prevent Bloodborne Pathogens</li> </ul>
Large dead animals and dead stock excluding SRM	No Charge					Not Accepted	<ul style="list-style-type: none"> <li>If possible, Dead animals must be bagged or tarped to prevent Bloodborne Pathogens</li> <li>Disposal of greater than two (2) large carcasses requires approval of the Director;</li> </ul>

Slaughter House (Abattoir) Waste Excluding Specified Risk Material Waste	No Charge					Not Accepted	<ul style="list-style-type: none"> <li>Forty-eight (48) hours prior notice must be given to the Regional District for disposal;</li> <li>Special handling procedures apply.</li> </ul>
Appliances including ODS and non-ODS units	No Charge					No charge	
Commercial ODS Appliances & HVAC	No Charge					No Charge	<ul style="list-style-type: none"> <li>Must have proof of ODS removal</li> </ul>
Auto Hulks excluding Electric Vehicles	No Charge					No Charge	<ul style="list-style-type: none"> <li>Must be able to offload unassisted</li> <li>All fluids, batteries, ODS and tires must be removed prior to disposal;</li> <li>Multiple vehicles will be directed to the Landfills</li> </ul>
Auto Hulks - Electric Vehicles	Not Accepted					Not Accepted	
Scrap Metal	No Charge					No Charge	<ul style="list-style-type: none"> <li>Large volumes of small items are to be placed in a metal container (welding rods, nails screws);</li> <li>High volume generators may be redirected to the Landfills</li> </ul>
Metal Drums, Tanks and pressurized tanks	No Charge					No Charge	<ul style="list-style-type: none"> <li>Material must be visibly decommissioned: cut open or flattened and free of any liquids or contamination;</li> <li>Propane bottles placed in designated area</li> <li>Size restriction requirements may apply.</li> </ul>
Major Project or Work Camp DRC	\$300/MT	\$330.00MT (+10%)	\$363.00/MT (+10%)	\$399.30/MT (+10%)	\$439.23/MT (+10%)	Not Accepted	<ul style="list-style-type: none"> <li>Requires Approval of the Director</li> <li>Sorting Requirements apply</li> </ul>

Work Camp General Waste	\$300/MT	\$330.00MT (+10%)	\$363.00/MT (+10%)	\$399.30/MT (+10%)	\$439.23/MT (+10%)	Not Accepted	<ul style="list-style-type: none"> <li>Requires Approval of the Director</li> <li>Sorting Requirements apply</li> </ul>
Work Camp Temporarily Permitted Regulated Recyclable Material	\$300/MT	\$330.00MT (+10%)	\$363.00/MT (+10%)	\$399.30/MT (+10%)	\$439.23/MT (+10%)	Not Accepted	<ul style="list-style-type: none"> <li>Requires Approval of the Director</li> </ul>
Unsegregated loads	\$150/MT	\$150/MT	\$150/MT	\$150/MT	\$150/MT	Not Accepted	<ul style="list-style-type: none"> <li>Loads that are not segregated will be charged with this fee in addition to the regular disposal fees</li> </ul>
Out-of-Region Waste	2 x Applicable Fee					Not Accepted	<ul style="list-style-type: none"> <li>Requires Approval of the Director</li> </ul>
Administration	\$100 per load					Not applicable	<ul style="list-style-type: none"> <li>Disposal Contract Administration</li> <li>Ministry Submissions</li> <li>Non-standard process</li> </ul>
Handling Fee	\$100 per load					Not Applicable	<ul style="list-style-type: none"> <li>Assistance required to unload</li> <li>Additional labour required to dispose</li> <li>Preparation required for disposal</li> </ul>
Finance Fee (Credit Card Payments)	3.5% surcharge					3.5% surcharge	<ul style="list-style-type: none"> <li>Applied to all fees</li> </ul>

**SCHEDULE "E" TO BYLAW NO. 2090****VOLUME TO WEIGHT MATERIAL CONVERSION FACTORS**

Table 1: Material Conversion Factors

<b>Material Code</b>	<b>Primary Waste Material Type</b>	<b>Material Conversion Factor</b>
A	Concrete	1.2
B	Wood	0.5
C	Roofing	0.5
D	Land Clearing	0.4
E	Mixed	0.6

Note: Load Volume (m<sup>3</sup>) x Material Conversion Factor = Weight in Metric Tonnes

Table 2: Typical Vehicle Type and Volume Guide

<b>Vehicle Type</b>	<b>Load Volume</b>
Passenger vehicle or short pickup truck	Less than 2 m <sup>3</sup>
8 ft Pickup truck box filled level	2 m <sup>3</sup>
8ft Pickup truck box with side-board extensions filled level	4 m <sup>3</sup>
12 ft dump trailer filled level	4 m <sup>3</sup>
16 ft dump trailer filled level	6 m <sup>3</sup>
Single axle truck (5-ton)	6 m <sup>3</sup>
Tandem axle truck	10 m <sup>3</sup>
Pup trailer	8 m <sup>3</sup>
End dump	18 m <sup>3</sup>
Other	Measurement of box size in meters



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Cheryl Anderson, Director of Corporate Services  
**Date:** February 26, 2026  
**Subject:** **Fort Fraser Sewer Service Establishment Bylaw No. 2086, 2025**

---

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

That Fort Fraser Sewer Service Establishment Bylaw No. 2086, 2025 be adopted this 26<sup>th</sup> day of February 2026.

---

### **BACKGROUND**

Fort Fraser Sewer Service Establishment Bylaw No. 2086, 2025 was given third reading by the Board at its December 11, 2025 meeting. Statutory approval has been granted by the Deputy Inspector of Municipalities, and the Board may now adopt the bylaw.

### **ATTACHMENTS:**

Bylaw 2086

Statutory Approval

### **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. 2086****A bylaw to convert the Fort Fraser Sewer Specified Area Sewer Frontage Tax Bylaw function to a service**

---

**WHEREAS** under Section 341 of the Local Government Act, if a Regional District proposes to amend a service established by Supplementary Letters Patent, it must convert that service by adopting a bylaw respecting that service which:

- a) meets the requirement of Section 339 of the Local Government Act for an establishing bylaw, and
- b) is adopted in accordance with the requirements of Section 349 of the Local Government Act as if it were a bylaw amending an establishing bylaw;

**AND WHEREAS** the Regional District of Bulkley-Nechako was granted the function of the Fort Fraser Sewer Specified Area which service was provided under the function of Division XV as established by Supplementary Letters Patent dated May 1, 1980;

**AND WHEREAS** the Director of Electoral Area “D” has consented in writing to the adoption of this bylaw in accordance with Section 347 of the Local Government Act;

**NOW THEREFORE** the Regional Board of the Regional District of Bulkley-Nechako, in open meeting assembled, enacts as follows:

1. The function of Division XV – Fort Fraser Sewer Specified Area as established by Supplementary Letters Patent dated December 18, 1980, is hereby established as a service to be known as the “Fort Fraser Sewer Service”;
2. The boundaries of the service area shall be the boundaries as outlined on Schedule “A” which is attached hereto and forming part of this bylaw;
3. The Participating Area is Electoral Area D (Fraser Lake Rural);
4. The annual cost of the service shall be recovered by a sewer user fee against the owner or occupier of land or real property whose property is connected to the sewer system and a parcel tax upon the owners of land or real property within the Fort Fraser Sewer Service Area which

is capable of being connected with any sewer main, whether or not the parcel of land is connected with such sewer main.

- 5. The maximum amount of taxation that may be requisitioned annually for this service, under Section 388 of the Local Government Act, shall be EIGHTY THOUSAND (\$80,000) DOLLARS from the property owners within the Fort Fraser Sewer Service Area.
- 6. This bylaw may be cited as “Fort Fraser Sewer Service Establishment Bylaw No. 2086, 2025.”

READ A FIRST TIME this 18<sup>th</sup> day of September, 2025.

READ A SECOND TIME this 18<sup>th</sup> day of September, 2025.

READ A THIRD TIME this 18<sup>th</sup> day of September, 2025.

THIRD READING RESCINDED this 11<sup>th</sup> day of December, 2025.

READ A THIRD TIME AS AMENDED this 11<sup>th</sup> day of December, 2025.

I hereby certify that this is a true and correct copy of Bylaw No. 2086.



\_\_\_\_\_  
Corporate Administrator

CONSENT OF ELECTORAL AREA “D” DIRECTOR RECEIVED this 11<sup>th</sup> day of December, 2025.

RECEIVED APPROVAL FROM THE INSPECTOR OF MUNICIPALITIES this 30<sup>th</sup> day of January, 2026.

ADOPTED this        day of        , 2025

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator

255

7th Ave

Area Subject to  
Bylaw No. 2086

Spiller Rd

Hwy-16

Telegraph Rd

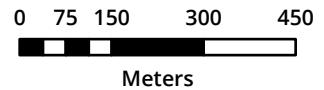
Dock Ave

Nechako  
River



**Bylaw 2086: Schedule A**  
Regional District of Bulkley-Nechako  
Electoral Area D (Fraser Lake Rural)  
Produced: 2025-11-10

Service Area: ≈163.2 ha





# *Statutory Approval*

***Under the provisions of section*** \_\_\_\_\_ **349**

***of the*** \_\_\_\_\_ **Local Government Act**

***I hereby approve Bylaw No.*** \_\_\_\_\_ **2086**

***of the*** \_\_\_\_\_ **Regional District of Bulkley Nechako**,

***a copy of which is attached hereto.***

***Dated this Thirtieth day***

***of January, 2026***

*M. Dana*

\_\_\_\_\_  
**Deputy Inspector of Municipalities**



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Cheryl Anderson, Director of Corporate Services  
**Date:** February 26, 2026  
**Subject:** **Refuse Disposal Service Amendment Bylaw No. 2089, 2026**

---

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

That Refuse Disposal Service Amendment Bylaw No. 2089, 2026 be adopted this 26<sup>th</sup> day of February 2026.

---

**BACKGROUND**

Bylaw 2089 was given three readings by the Board on January 29, 2026. The Board may now adopt the bylaw.

**ATTACHMENTS:**

Bylaw No. 2089

**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. 2089****A bylaw to amend the tax requisition limit from \$4,375,000 per annum to \$5,468,750 per annum for the Refuse Disposal Local Service**

---

**WHEREAS** the Regional District of Bulkley-Nechako has enacted Refuse Disposal Local Service Establishment Bylaw No. 638, 1990 and established a local Service for Garbage Disposal with all Municipal and Electoral Areas of the Regional District as participants;

**AND WHEREAS** the Regional Board wishes to increase the tax limit for the service from FOUR MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$4,375,000) per annum to FIVE MILLION, FOUR HUNDRED SIXTY-EIGHT THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$5,468,750) per annum;

**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 Refuse Disposal Local Service Establishment Bylaw No. 638 is hereby repealed and the following substituted therefore:
5. The maximum amount of taxation that may be requisitioned for the cost of this service shall be FIVE MILLION, FOUR HUNDRED SIXTY-EIGHT THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$5,468,750) per annum.
2. This bylaw may be cited as "Refuse Disposal Service Amendment Bylaw No. 2089, 2026."

READ A FIRST TIME this 29<sup>th</sup> day of January 2026

READ A SECOND TIME this 29<sup>th</sup> day of January 2026

READ A THIRD TIME this 29<sup>th</sup> day of January 2026

Page 2 of Bylaw No. 2089

ADOPTED this            day of            , 2026

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator

I hereby certify that the foregoing is a true and correct copy of Bylaw No. 2089 as adopted.

\_\_\_\_\_  
Corporate Administrator



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Wendy Wainwright, Deputy Director of Corporate Services

**Date:** February 26, 2026

**Subject:** **Committee Meeting Recommendations - February 12, 2026**

---

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

That the Board approve Recommendations 1 through 5 as written.

---

### **BACKGROUND**

That the following are the recommendations from the February 12, 2026 Committee Meeting Minutes for the Board's consideration and approval.

#### **Committee of the Whole – February 12, 2026**

##### **Recommendation 1:**

**Re: Updated Budget for Major Services**

That staff bring back the 2026 budget for major services to an increase equal to inflation of 1.7% and explore the possibility of removing the Minister and Deputy Minister line item and other potential areas for reductions.

##### **Recommendation 2:**

**Re: Northern Capital and Planning Grant (NCPG) Update**

That the Board support the final utilization of the Northern Capital and Planning Grant as proposed in the summary, and to include these amounts in the 2026 five-year financial plan as outlined.

And that the Board request permission from the Province to transfer any unused reserve funds as of December 31, 2026 to the Environmental Services reserve to be utilized against 2026 capital purchases.

**Recommendation 3:****Re: Growing Community Fund Update**

That the Board support the final utilization of the Growing Community Funds as proposed in the summary, and to include these amounts in the 2026 five-year financial plan as outlined.

**Rural Services Committee – February 12, 2026****Recommendation 4:****Re: Economic Development Service Grants for Labour Market Research Plan Applications**

That the Board approve a grant of \$10,000 for Electoral Areas B (Burns Lake Rural), D (Fraser Lake Rural), F (Vanderhoof Rural), and G (Houston/Topley Rural) from the Northern Capital Planning Grant (NCPG) to the Village of Burns Lake for the Village's application to the Labour Market Research Plan program facilitated by NDIT.

**Recommendation 5:****Re: Healthcare Recruitment and Retention Efforts**

That the Board invite Errol Winter, Executive Director, Northern Interior Rural Division of Family Practice to attend a future meeting to discuss recruitment and retention in healthcare.

**ATTACHMENTS:** None

**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:** Cheryl Anderson, Director of Corporate Services  
John Illes, Chief Financial Officer  
Jason Blackwell, Regional Fire Chief

**Date:** February 26, 2026

**Subject:** **North Central Local Government Association (NCLGA) Resolutions 2026**

---

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

Direction.

---

### **BACKGROUND**

At the January 29, 2026 Board meeting, discussion took place regarding resolutions for submission for the 2026 NCLGA Convention.

#### **BC Assessment Cap on Residential Assessment Increases**

At the time, discussion took place regarding a possible resolution advocating for a cap on residential BC Assessment increases, similar to rental caps.

There are often fluctuations in BC Assessment's appraisal for residential property. This is more common for rural properties as rural properties have less sales data as a comparison and rural properties often can receive substantial renovation or upgrades without the need of a building permit. Often there is a "catch up" reappraisal every few years when BC Assessment notices that the residence has been improved or that the value of the property was considerably undervalued.

While a resident may understandably feel that their property tax may suddenly increase in such a situation, they should also consider that they may have "artificially" paid lower property taxes in the previous few years when their property was appraised lower than it likely should have been.

If an assessment was capped for certain properties, it would be other properties in their general jurisdiction that would be forced to pay "their share" of the property taxes.

The following information has been pulled from the *Assessment Act*:

#### **Valuation and status dates**

**18** (1) For the purpose of determining the actual value of property for an assessment roll, the valuation date is July 1 of the year during which the assessment roll is completed.

(2) The actual value of property for an assessment roll is to be determined as if on the valuation date

(a) the property and all other properties were in the physical condition that they are in on October 31 following the valuation date, and

(b) the permitted use of the property and of all other properties were the same as on October 31 following the valuation date.

(3) Subsection (2) (a) does not apply to property referred to in section 10 (3) (b), (c) or (c.1).

(4) The actual value of property referred to in section 10 (3) (b), (c) or (c.1) for an assessment roll is to be determined as if on the valuation date the property was in the physical condition that it is in on December 31 following the valuation date.

**Section 19** states that the "actual value" means the market value of the fee simple interest in land and improvements.

### **Complaints respecting completed assessment roll**

**32** (1) Subject to the requirements in section 33, a person may make a complaint against an individual entry in an assessment roll on any of the following grounds:

(a) there is an error or omission respecting the name of a person in the assessment roll;

(b) there is an error or omission respecting land or improvements, or both land and improvements, in the assessment roll;

(c) land or improvements, or both land and improvements, are not assessed at actual value;

(d) land or improvements, or both land and improvements, have been improperly classified;

(e) an exemption has been improperly allowed or disallowed.

### **Notice of complaint [Appeal Process]**

**33** (1) A person who wishes to make a complaint under section 32 must file notice of the complaint with the assessor responsible for the assessment that is the subject of the complaint.

(2) The notice of complaint must be filed with the assessor no later than January 31 of the year following the year in which the assessment roll is completed under section 3 or changed or amended under section 12, as the case may be.

(3) The notice of complaint must

(a) clearly identify the property in respect of which the complaint is made,

(b)include the full name of the complainant and a telephone number at which the complainant may be contacted during regular business hours,

(c)indicate whether or not the complainant is the owner of the property to which the complaint relates,

(d)if the complainant has an agent to act on the complainant's behalf in respect of the complaint, include the full name of the agent and a telephone number at which the agent may be contacted during regular business hours,

(e)include an address for delivery of any notices in respect of the complaint,

(f)state the grounds on which the complaint is based under section 32 (1), and

(g)include any other prescribed information.

(8)Despite any requirement of this section respecting actual value, if the assessor receives, on or before January 31 in any year, from the owner and occupier of eligible residential property, a notice in the form prescribed by the assessment authority that the owner and occupier owned and occupied the eligible residential property as the owner and occupier's principal place of residence during the entire 10 year period ending on the preceding October 31, the actual value of the eligible residential property, for the purpose of the assessment roll for the calendar year following that October 31, must be determined taking into consideration only the actual use of the land and improvements that comprise the eligible residential property and not taking into consideration any other use to which the land or improvements could be put.

(9)If eligible residential property is the subject of a notice referred to in subsection (8) and the eligible residential property is, during the lifetime of the owner and occupier, or by will or on an intestacy, transferred to the spouse of the owner and occupier, the notice continues to be a valid notice for the purposes of subsection (8), and the spouse to whom the property is transferred is deemed to have owned and occupied the eligible residential property as that spouse's principal place of residence for the period referred to in subsection (8) and may in subsequent years give the notice referred to in subsection (8) on that basis.

## **FireSmart Funding**

The RDBN has had a provincially funded FireSmart program since 2019. FireSmart is an internationally recognized program and is the primary wildfire mitigation strategy for the Regional District.

In 2023, British Columbia spent over a billion dollars on wildfire response– this does not include insurable losses to individuals. According to the Canadian Climate Institute, every \$1.00 spent on adaptation yields \$13.00-\$15.00 in benefits. Mitigation and adaptation help make communities more resilient.

Since 2023 the RDBN FireSmart program has assessed 341 properties and have issued \$173,000 in rebates to 132 homeowners taking action to mitigate the risk to their homes. The number of people applying for rebates continues to grow each year.

On February 2, 2026, UBCM announced that the funding for the FireSmart Community Funding and Support Program is transitioning to a closed single year intake. This is a change from an open intake model. The RDBN is currently enrolled in the 2025-2027 intake, and we have guaranteed funding until July 2027. At this time, there is no indication from the province that the FireSmart program will continue past 2027. The Minister of Forests has indicated they are looking to the federal government and local communities to step up and help fund the program.

The FireSmart program is an essential part of communities learning to live safely with wildfire on the landscape.

In 2025, UBCM endorsed the City of West Kelowna’s resolution titled ‘FireSmart and Wildfire Mitigation Funding’ (attached).

## **Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation**

The Village of Fraser Lake passed a resolution endorsing the submission of “Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation” to the North Central Local Government Association for consideration at the 2026 AGM & Convention (attached). The Village of Fraser Lake has shared it with RDBN member municipalities for consideration.

### **ATTACHMENTS:**

1. West Kelowna – 2025 UBCM Resolution re: FireSmart and Wildfire Mitigation Funding

2. Village of Fraser Lake Council Report – NCLGA Resolutions – Electrical Power Generating Facility Improvements Regulation

**STRATEGIC PLAN ALIGNMENT:**

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

2. Advocacy with the Province



# FireSmart and Wildfire Mitigation Funding

**Year:** 2025

**Number:** EB23

**Sponsor(s):** West Kelowna

Whereas the Province of BC continues to face devastating wildfire events year after year and the risk of these events continues to climb, while the Province spends hundreds of millions of dollars on wildfire suppression, yet the amount dedicated to local governments for wildfire prevention via the Community Resilience Investment Grant is exponentially smaller; And whereas In April 2024, the Premiers Expert Task Force on Emergencies called the FireSmart program a success story but recommended building capacity to expedite wildfire risk reduction projects and streamline administrative requirements, and providing more year-over-year certainty for communities applying for FireSmart funding; And whereas while improvements are being made, portions of the existing grant process is onerous and resource intensive, and does not allow for long-term planning: Therefore be it resolved that UBCM work with the Province of British Columbia to dedicate additional grant funds to wildfire prevention and further ease and simplify the program, fully changing the process from a competition-based application process to an allocation-based formula for a term of at least five years to reduce red tape, and allow for future planning and more effective prevention-based response; And be it further resolved that UBCM work with the Province of British Columbia to reduce the grant approval timelines to less than 30 days.

**Convention Decision**

Endorsed

**Home > Convention & Resolutions > Resolutions > Resolutions Database  
> FireSmart and Wildfire Mitigation Funding**

**VILLAGE OF FRASER LAKE  
REGULAR MEETING OF COUNCIL  
ADDENDUM AGENDA**

Date: February 11, 2026  
Time: 5:30 PM  
Location: 210 Carrier Crescent, Fraser Lake, B.C.  
Municipal Chambers

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**Pages**

**8. Staff Reports**

**2. Director of Community Services**

**\*d. NCLGA Resolution - Industrial Tax Regulation**

**3**

Recommendation:

**THAT** Council endorse the resolution titled “Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation” and direct staff to submit the resolution to the North Central Local Government Association for consideration.

Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation

**WHEREAS** Section 9 of the *Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation* (the Regulation ) significantly reduces municipal property tax revenues at a time when communities are already experiencing substantial job losses, and further impedes the ability of municipalities to build reserves for the reclamation of abandoned industrial sites that lack regulatory requirements for dedicated reclamation funds; and

**WHEREAS** the Regulation can create incentives for industrial proponents to shut down operations earlier resulting in premature job losses and reduced government revenues; the Regulation limits opportunities for new investors to acquire and redevelop industrial sites; the Regulation provides exclusive subsidies to the natural resource sector that hinder economic diversification; and the Regulation shifts financial risk from investors to municipalities while subsidizing failing or failed enterprises;

**THEREFORE BE IT RESOLVED THAT** NCLGA and UBCM urge the provincial government, through the Ministry of Finance, to repeal and replace Section 9 of the *Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation* with provisions that support a clear and intentional

strategy to provide more stable local economies, government revenues, revenues for reclamation of abandoned industrial sites, diversified economies, and sustainable economic growth.



Date: February 11, 2026 Regular Council Meeting  
 To: Mayor & Council  
 From: Jesse Gervais, Director of Community Services  
 Subject: NCLGA Resolutions – Electrical Power Generating Facility Improvements Regulation

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### **PURPOSE**

For Council to consider submitting a resolution on the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation (the Regulation) to the North Central Local Government Association (NCLGA) for consideration at its annual AGM & Convention scheduled for May 20<sup>th</sup> – 22<sup>nd</sup>, 2026 in Prince George.

### **BACKGROUND**

Council approved advocacy on amending the Regulation in December 2025 for the 2026 BC Natural Resources forum.

Municipal Councils and Regional District Boards may put forward resolutions for consideration at the 2026 NCLGA AGM & Convention. NCLGA may then vote on forwarding the resolution to the Union of BC Municipalities Convention in September for consideration.

Resolutions require an endorsement from the local government making the submission.

Resolutions are due no later than March 13, 2026.

### **DISCUSSION & COMMENTS**

Authority for the Regulation is derived from Section 20(4) of the B.C. Assessment Act (the Act). The Act is administered by the Minister of Finance, but the Regulation requires the approval of the Lieutenant Governor in Council (the Cabinet).

Section 9 of the Regulation outlines the change in property tax rates for prescribed facilities, which include a reduction of the assessed value of improvements on a property from 100% to 10%, when the owner of the improvement applies for closure status with BC Assessment. These improvements include the following:

- (a) mining, extracting, beneficiating or milling of metallic or non-metallic ore;
- (b) mining, breaking, washing, grading or beneficiating of coal;
- (c) producing of aluminum;
- (d) smelting or refining of metal from ore or ore concentrate;
- (e) producing, manufacturing, processing or refining of petroleum or natural gas;
- (f) manufacturing of lumber or other sawmill and planing mill products;



- (g) manufacturing of wood veneer, plywood, particle board, wafer board, hardboard and similar products;
- (h) manufacturing of gypsum board;
- (i) manufacturing of pulp, paper or linerboard;
- (j) manufacturing of chemicals;
- (k) manufacturing of chemical fertilizer;
- (l) manufacturing of synthetic resins or the compounding of synthetic resins into moulding compounds;
- (m) manufacturing of cement;
- (n) manufacturing of insulation;
- (o) manufacturing sheet glass or glass bottles;
- (p) building, refitting or repairing ships;
- (q) loading cargo onto sea-going ships or barges, and associated cargo storage and loading facilities, including grain elevators.

Given the extremely broad scope of even this one section of the Regulation, providing very specific solutions to the economic impacts outlined below is complex.

In Fraser Lake, the Regulation applies directly to the Endako Mine and West Fraser Sawmill. The Endako Mine received closure status for the 2016 tax year and the West Fraser Sawmill has closure status effective for the 2026 tax year.

## ECONOMIC IMPLICATIONS

### 1. Abandoned Mill Sites

As has been the case across B.C., mills are abandoned when their owners declare bankruptcy and the sites aren't sold, and these sites then become brownfields.

Brownfield sites come with major cleanup liabilities after decades of operations, though the extent and cost of the cleanup will vary greatly depending on the location, accessibility, geology, and pollution at individual sites.

For a municipality to legally acquire the site once it's been abandoned takes a minimum of just under five years:

- The owner must not pay their taxes for three years in a row
- On the last Monday in September of the fourth year, the site must be put up for auction
- If no bids are received or the bids are insufficient to cover all taxes owing, the site becomes the property of the municipality
- From the date of the auction the owner of the site still has one year to pay their back-taxes, known as the Redemption Period
- During the Redemption Period the municipality is the legal owner of the property but cannot take any actions such as sale, demolition, or cleanup until the Redemption Period lapses, but must do all necessary things to



prevent additional environmental waste or damage, and as the owner is still legally responsible for any environmental damage caused by the site.

Only once the Redemption Period is over can a municipality clean up an abandoned site and/or try to sell the site.

In Prince Rupert, the Skeena Cellulose Pulp Mill was closed in 2002, and a subsequent owner failed to restart the mill in 2004. When no one bid on the property, Prince Rupert became the default owner in 2009. Carrying costs for the municipality for maintenance and security for the site was \$1.2 million/year. The B.C. Ministry of Environment provided \$5 million for cleanup. After very concerted efforts on Prince Rupert's part, in 2025 the site reopened for new industrial uses.

Another, more extreme example is the Port Alice mill site, on which the province has spent \$170 million to date to keep contamination from spreading.

Only being able to collect 10% of the taxes for improvements on industrial sites not only impacts Fraser Lake's ability to deliver core services but also leaves the municipality without a revenue source to place into reserve for a site cleanup should the mill site be abandoned.

Though this represents a very real risk, this risk is mitigated by potential sale of the site to another project proponent.

## 2. Municipal Finances

The Village of Fraser Lake lost an estimated \$1,000,000 in tax revenue, or 27% of the operating budget, from the Endako Mine closure in 2016 compared to 2015, and in 2026 the financial loss from the West Fraser Sawmill is estimated at \$450,000 compared to 2025, or 18% of 2025's Operating Budget.

Other communities are facing similar losses in 2026 including Houston, Vanderhoof, and 100 Mile House.

## 3. Shutdown Price

When the revenues of a business cover all of the variable costs of production and some portion of the fixed costs of production, it is more beneficial for the firm to continue operating. Only when the costs of production no longer cover any of the fixed costs is a firm incentivized to shut down.

By lowering the property taxes, which are typically a fixed cost in any operation (ie. they do not change, regardless of production levels), they become a variable cost, and the firm can save more money by shutting down instead of continuing operations.

In the commodity-price-taking environments of natural resources, this will encourage most firms to shut down when the selling price is higher than they otherwise would, resulting in earlier job losses and reduced government revenues than if the Regulation were not in place.



NB: This only applies to commodities with prices that may recover in the medium term, and not those whose price is expected to remain low or fall further (eg. newsprint production).

#### 4. Opportunity Cost of Shutdown Sites

There is significant demand for industrial sites in B.C., particularly those with access to three-phase power and water.

The reduced overhead costs created by the Regulation make it cheaper for current owners to stay on the land instead of putting it on the market.

Potential investors have contacted the municipality about the West Fraser Sawmill site for industrial operations in several different sectors. Fraser Lake has no ability to sell or otherwise dispose of the site, and West Fraser has not provided any public indication that they are looking to sell the West Fraser Sawmill.

For the Endako Mine, the majority owner of the mine has said they are focused on the Thompson Creek Molybdenum Mine in Idaho and have no intention of reopening the Endako Mine in the short-term, despite molybdenum prices being high and relatively stable since 2021.

While a mine is different from a mill in that it is a resource extraction site in place of a processing site, and access to the resource should not be limited from redevelopment should there be demand for the resource, encouraging more immediate extraction of the resource should be the priority for the economy.

#### 5. Economic Diversification

Many people recognize B.C.'s historical and current reliance on the natural resource sector for its economic well-being, and the detrimental impact this lack of economic diversification has on the province, communities, and people.

Provincial policies like the Regulation only serve to reinforce this lack of diversification by subsidizing the natural resource sector in a way that no small business, food and beverage industry producer outside of the Agricultural Land Reserve, or advanced manufacturing enterprise has access to.

#### 6. Subsidizing Failure

The Regulation applies exclusively to operations that are shuttering permanently; short-term shutdowns do not qualify.

Subsidizing any business only when it has already reached the point of shutdown may prevent immediate bankruptcies, but in the longer term, any business that is not producing will go bankrupt regardless. The Regulation only delays the inevitable.

Subsidizing a failing or already failed operation is illogical for any level of government. Instead of risk being borne by investors, as the financial system intended, the Regulation shifts that risk to municipalities. If any government is going to subsidize business, that subsidy should be focused on investments and successes that grow the economy and benefit people as a result.



Amending the regulation to increase the property taxes to the normal rate, or somewhere in between 10% and 100%, would incentivize West Fraser to sell the mill to another investor, opening new opportunities for the site and/or reducing the risk of the site being abandoned and becoming a liability for the municipality.

An amendment could also incentivize the owners of the Endako Mine to reopen the mine sooner or sell their shares to another proponent who is more focused on Canadian operations.

These changes could result in major benefits for workers, and restore municipal, provincial, and federal government revenues through property taxes, corporate and personal income taxes, and other natural resource royalties and taxes. These benefits would extend well beyond Fraser Lake and include all communities with heavy industrial properties.

An amendment to the Regulation would not require amending the Act.

#### **2024 – 2027 STRATEGIC PLAN**

Advocacy for an amendment to the Regulation was not part of the 2024-2027 Strategic Plan.

#### **ALTERNATIVE OPTIONS**

Council may direct staff to refine the resolution.

Council may elect to not adopt the resolution for submission to NCLGA.

#### **RECOMMENDATIONS**

THAT Council endorse the resolution titled “Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation” and direct staff to submit the resolution to the North Central Local Government Association for consideration.

Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation

WHEREAS Section 9 of the *Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation* (the Regulation ) significantly reduces municipal property tax revenues at a time when communities are already experiencing substantial job losses, and further impedes the ability of municipalities to build reserves for the reclamation of abandoned industrial sites that lack regulatory requirements for dedicated reclamation funds; and

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Prepared and Submitted by:	Jesse Gervais, Director of Community Services
CAO Approval:	Ethan Fredeen, Chief Administrative Officer



February 10, 2026

Ref. 65817

Mark Parker  
Chair  
Regional District of Bulkley Nechako  
37 3<sup>rd</sup> Avenue  
Burns Lake, BC V0J 1E0  
[mark.parker@rdbn.bc.ca](mailto:mark.parker@rdbn.bc.ca)

Dear Mark Parker:

Your letter of November 6, 2022, addressed to Honourable Spencer Chandra Herbert, Minister of Indigenous Relations and Reconciliation, regarding the health and restoration of the Nechako River, has been forwarded to me for response.

The Province is encouraged to see collaborative efforts underway among regional districts, First Nations, and industry partners to advance watershed health. We share your interest in the long-term health and restoration of the Nechako River and appreciate the work being done to move these discussions forward.

My team welcomes the opportunity to learn more about the status of the proposed projects, including your perspective on how they align with Bill 15 and Bill C-5. We would be pleased to meet to discuss these matters further, with the involvement of appropriate representatives from Saik'uz First Nation, Stellat'en First Nation, Nadleh Whut'en, Cheslatta Carrier Nation, the District of Vanderhoof, staff from the Ministry of Water, Land and Resource Stewardship and others as required.

Please reach out to Vahid Mathiscyk, Negotiator with the Ministry of Indigenous Relations and Reconciliation at [Vahid.Mathiscyk@gov.bc.ca](mailto:Vahid.Mathiscyk@gov.bc.ca) and he can help coordinate next steps to arrange a meeting.

Thank you again for reaching out, and we look forward to continuing the conversation.

Sincerely,



Dale Morgan  
Regional Executive Director, North Area  
Ministry of Indigenous Relations and Reconciliation

CC: Honourable Spencer Chandra Herbert  
Minister of Indigenous Relations and Reconciliation

Ian Hollingshead  
Regional Director (Omineca)  
Ministry of Indigenous Relations and Reconciliation

Vahid Mathiscyk  
Negotiator  
Ministry of Indigenous Relations and Reconciliation