



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

---

**PLANNING AND DEVELOPMENT**

**Building Inspection**

**Section 57 Notice on Title A-02-26 - 6380 Dawsons Lane - Electoral Area A (Smithers/Telkwa Rural)** Page 3

Board Agenda Pages 45-58  
Receive

**ALR Applications**

**Ministry of Agriculture & Food Response Letter - ALR Subdivision Application No. 1287 - Electoral Area A (Smithers/Telkwa Rural)** Page 4-5

Board Agenda Pages 93-103  
Receive

**Other**

**Amy Wainwright, Deputy Director of Planning and Development Services - Unsightly Premises Amendment Bylaw - All Electoral Areas except Electoral Area E (Francois/Ootsa Lake Rural)** Page 6-8

Board Agenda Pages 117-120  
Board Motion

**ADMINISTRATION REPORTS**

**John Illes, Chief Financial Officer - Additional Budget Information** Page 9-11

Receive

**Shari Janzen, Community Development Coordinator - Letter of Support Request - Lakes District Fair Association** Page 12-13

Recommendation

**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

Sarah Hagen  
6380 Dawsons Lane  
Smithers, BC V0J 2N2  
[REDACTED]

Date: February 25, 2026

Regional District of Bulkley-Nechako  
Attn: Board Members  
Burns Lake, BC

**Subject: Response to Notice of Alleged Contravention – 6380 Dawsons Lane**

Dear Regional District of Bulkley-Nechako Board,

I am writing in response to the notice regarding the placement of a well-site office trailer on my property at 6380 Dawsons Lane.

The trailer is a wellsite office trailer on skids. It was not constructed on site and has not been modified.

I want to be clear that I am not trying to avoid safety requirements. The intent here is not to bypass safety, but to avoid unnecessary regulation of a truly temporary, relocatable structure that I am using to start and grow a small business.

At the time the trailer was placed, my understanding, supported by conversations with local contractors, was that a permit was not required because the unit is not permanently affixed to the land, is on skids, and can be moved at any time. No construction or structural work took place on site.

The trailer is being used as a temporary business office. Once the business grows to the point that an in-town office is practical, the trailer will be relocated. This is not intended to be a permanent structure on the property.

This process has felt pressured and intimidating at times. My lack of response at points in the process was not intentional. I felt unsure how to engage and did not want to escalate the situation which led to my lack of response.

Based on this, I do not agree that the placement of this trailer should be treated the same as constructing a permanent building or structure requiring a building permit.

I am asking the Board to reconsider whether applying permanent building permit requirements to a mobile, temporary unit is appropriate in this situation.

Please confirm receipt of this response and advise if you require any further information before the Board meeting on February 26, 2026.

Sincerely,

[REDACTED]

Sarah Hagen



February 20, 2025

File: 0280-30

Ref: 201422

Dear Local Government Planning Staff:

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

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

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

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

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

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

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

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

complete

Sincerely,



**Arlene Anderson**

Executive Director

Phone: (778) 698-5170

Email: [Arlene.Anderson@gov.bc.ca](mailto:Arlene.Anderson@gov.bc.ca)



## Regional District of Bulkley-Nechako Board of Directors Supplementary

**To:** Chair and Board

**From:** Amy Wainwright, Deputy 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.

---

**BACKGROUND**

The Unsightly Premises Amendment Bylaw presented in the regular agenda has been revised for clarity. It has been restructured to clarify that on properties 2 ha or larger, the maximum total limit of combined Automobile Wrecks and Derelict Motor Vehicles is 10.

**ATTACHMENTS:**

Unsightly Premises Amendment Bylaw No. 2103, 2026

**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"

---

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. on a parcel which is less than 2 ha (4.94 ac):
  - i. any Automobile Wreck or any part thereof; or
  - ii. more than two (2) Derelict Motor Vehicles.
- b. on a parcel which is 2 ha (4.94 ac) or greater:
  - i. more than five (5) Automobile Wrecks; or
  - ii. more than ten (10) Derelict Motor Vehicles; and
  - iii. the total number of combined Automobile Wrecks or Derelict Motor Vehicles is not more than 10."

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

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

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

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

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

\_\_\_\_\_  
Chairperson

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



# Regional District of Bulkley-Nechako Board of Directors Supplementary

**To:** Chair and Board  
**From:** John Illes, CFO  
**Date:** February 26, 2026  
**Subject:** **Additional Budget Information**

---

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

Receive

---

## **BACKGROUND**

The Village of Burns Lake and the District of Houston have provided the information necessary for Burns Lake Rural Fire Service and the Houston Rural Fire Service. The budgets for these two minor services are attached to this memo.

This new information is not included in the current budget bylaw undergoing the first two readings but will be brought "into" the budget formally at third reading.

## **ATTACHMENTS:**

Burns Lake Rural Fire  
Houston Rural Fire

## **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  
BURNS LAKE RURAL FIRE PROTECTION 7201**

Five Year Financial Plan:

BYLAW LIMITATION \$1.34 PER \$1,000

EST 1.035

BC ASSESSMENT F 755 26 LSA #18

**REVENUE:**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Taxation	147,360	151,273	152,825	152,825	161,479	168,814	172,323	173,499	175,403
480001 Miscellaneous Revenue	687	687	687	687	687				
420001 Transfer From Capital Reserve									
499999 Prior Year's Surplus	1,375	681	-	0	0				
<b>TOTAL REVENUE</b> .....	<b>149,422</b>	<b>152,641</b>	<b>153,512</b>	<b>153,512</b>	<b>162,166</b>	<b>168,814</b>	<b>172,323</b>	<b>173,499</b>	<b>175,403</b>

**EXPENDITURE:**

Converted Hospital Assessment (Completed Roll)									
Village of Burns Lake		27,255,880	29,896,346	29,896,346	30,921,786				
Lake Babine Band (Improvements Only)		4,444,279	4,444,279	4,444,279	4,500,604				
Burns Lake Band		819,085	819,085	819,085	986,160				
Rural Area		17,388,275	18,075,795	18,075,795	19,069,019				
<b>Total</b>		<b>49,907,519</b>	<b>53,235,505</b>	<b>53,235,505</b>	<b>55,477,569</b>				
<b>Rural Share</b>		<b>34.8%</b>	<b>34.0%</b>	<b>34.0%</b>	<b>34.4%</b>	<b>34.4%</b>	<b>34.4%</b>	<b>34.4%</b>	<b>34.4%</b>
<b>Projected Fire Department Budget</b>									
Operating		462,728	500,128	500,128	469,586	424,926	435,136	438,555	444,096
Capital Expenditures					272,500				874,650
Transfer from Capital Reserve		(28,750)	(52,500)	(52,500)	(272,500)				(874,650)
Less Bylaw Enforcement (included)									
Fire department portion of bylaw enforcement									
Proceeds from Borrowing									
Debt Financing									
Contribution to Capital Reserve					84,500	84,500	84,500	84,500	84,500
Other Revenues Service Contracts		(8,000)	(8,000)	(8,000)	(95,000)	(31,000)	(31,000)	(31,000)	(31,000)
Reconciliation of budget to actual expense, capital, reserves, revenues		425,978	439,628	439,628	459,086	478,426	488,636	492,055	497,596
<b>Rural Share</b>		<b>145,558</b>	<b>148,415</b>	<b>149,273</b>	<b>149,273</b>	<b>157,799</b>	<b>164,447</b>	<b>167,956</b>	<b>169,132</b>

612110 Annual Grant - Capital									
612110 Annual Contribution to the Village of Burns Lake	145,558	148,415	149,273	149,273	157,799	164,447	167,956	169,132	171,036
651012 Contribution for Regional Fire Chief	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
612202 Annual Contribution to the Fire Department Society		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
651010 Administration Service Charge	2,183	2,226	2,239	2,239	2,367	2,367	2,367	2,367	2,367
799999 Prior Year's Deficit									
<b>TOTAL EXPENDITURE</b> .....	<b>148,741</b>	<b>152,641</b>	<b>153,512</b>	<b>153,512</b>	<b>162,166</b>	<b>168,814</b>	<b>172,323</b>	<b>173,499</b>	<b>175,403</b>

**Revenues minus Expenditures**

681 - - - - -





## Regional District of Bulkley-Nechako Board of Directors Supplementary

**To:** Chair and Board  
**From:** Shari Janzen, Community Development Coordinator  
**Date:** February 26, 2026  
**Subject:** **Letter of Support Request - Lakes District Fair Association**

---

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

That the Board provide a letter to the Lakes District Fair Association to support its funding application to the Province of BC's Destination Events Program.

---

**BACKGROUND**

The Lakes District Fair Association is applying to the Province of BC's Destination Events Program for funding to support operational costs for the 2026 Lakes District Fall Fair and has requested a letter of support to accompany the funding application.

The Destination Events Program supports tourism, arts, culture and sport events throughout British Columbia to drive economic growth and position the province as a leading destination for diverse events. The application intake closes on March 6, 2026, and requires a letter of support from a local government.

The annual Lakes District Fall Fair is a three-day event held in early September. Events include livestock shows, logger sports, barrel racing, team roping, stock dog competitions, exhibits, a music festival, and a children's festival. The fair is a highly attended event that attracts 3,000+ attendees from across the region.

**ATTACHMENTS:**

Letter of Support Request

**STRATEGIC PLAN ALIGNMENT:**

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



## Lakes District Fair Association

5389 Highway 16 West  
Burns Lake, B.C. V0J 1E1  
www.ldfallfair.com

Regional District of Bulkley Nechako,

Box 820

Burns Lake, V0J 1E0

February 21, 2026

To Whom It May Concern,

The Lakes District Fair Association are applying for funding through Destination Events Program with the Province of B.C.

If successful, these funds will help us with some of our operational costs.

Part of the criteria to be successful is a letter of support.

Would the Regional District of Bulkley Nechako give us a letter of support to this cause.

The letter can be addressed to:

**Destination Events Program,**

**Victoria, B.C.**

**V8W 1E2**

Could you please mention in your letter that our Fall Fair brings folks from outlying communities to take part in our Fair. We do get participants all the way from Haida Gwai to Ft. St. John, south to Quesnel, east to Alberta and all points in between, especially to take part in our Livestock show, Team Roping and Sheep Stock Dog event.

This grant is focused on support for the economy, and tourism and how the participants and visitors from outlying areas use the facilities and services in the Burns Lake area.

Would it be possible for you to have this letter back to me by March 3, 2026.

The Lakes District Fair Association appreciates your support for this cause.

Thank you very much.

Kind regards,

[Redacted Signature]

Jóan McFee (Director)) [Redacted Contact Info]