



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
AGENDA
Thursday, March 12, 2026**

CALL TO ORDER

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

March 12, 2026

Approve

MINUTES

Board Meeting Minutes - February 26, 2026

Page 4-20

Approve

DELEGATIONS

WESTERN LNG- via Zoom

Natasha Westover, Director Community Relations
Heather Taylor, Senior Manager of Social Performance Re:
Prince Rupert Gas Transmission and Ksi Lisims LNG Update

PLANNING AND DEVELOPMENT SERVICES

Other

**Amy Wainwright, Deputy Director of Planning and Development
Services - Village of Burns Lake Boundary Redefinition**

Page 21-24

Recommendation

**Jason Llewellyn, Director of Planning and Development Services
- Prince Rupert Gas Transmission Project (PRGT) Management
Plans -Electoral Area G (Houston/Granisle Rural) and Electoral
Area C (Fort St.James Rural)**

Page 25-31

Recommendation

ADMINISTRATION BYLAW

Bylaw for Third Reading

**John Illes, Chief Financial Officer - Five-Year Financial Plan for
Third Reading**

Page 32-58

Recommendation

ADMINISTRATION REPORTS

**Wendy Wainwright, Deputy Director of Corporate Services -
North Central Local Government Association (NCLGA) 2026
Resolutions Follow-up**

Page 59-63

Recommendation

**John Illes, Chief Financial Officer - Bulkley Valley Pool Facility
Lifecycle Assessment Report**

Page 64-92

Receive

**Megan D'Arcy, Regional Agriculture Coordinator - BC Vegetable
Marketing Commission General Order Update**

Page 93-94

Recieve

ADMINISTRATION CORRESPONDENCE

**District of 100 Mile House - Request for Support - 2026 NCLGA
Resolution to Strengthen Rural Health Care**

Page 95-96

Receive

**City of Abbotsford - Request for Support - 2026 Proposed UBCM
Resolution**

Page 97-100

Receive

Ministry of Agriculture and Food Response - Premier's Task Force

Page 101-102

Receive

Trans Canada Yellowhead Highway Association Call for Resolutions Notice 2026

Page 103

Receive

SUPPLEMENTARY AGENDA

NEW BUSINESS

IN-CAMERA MOTION

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

- Labour Relations.

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, February 26, 2026

Directors Present: Chair Mark Parker
 Shane Brienen
 Leroy Dekens
 Martin Elphee
 Judy Greenaway
 Clint Lambert
 Linda McGuire
 Shirley Moon
 Kevin Moutray
 Chris Newell - via Zoom
 Michael Riis-Christianson
 Stoney Stoltenberg
 Henry Wiebe
 Alternate Director Audrey Fennema
 Alternate Director Frank Wray

Director Absent: Gladys Atrill, Town of Smithers
 Sarrah Storey, Village of Fraser Lake

Staff: Curtis Helgesen, Chief Administrative Officer
 John Illes, Chief Financial Officer
 Jason Berlin, Senior Building Inspector - left at 11:09 a.m.
 Nellie Davis, Manager of Strategic Initiatives and Rural Services - left at 1:42 p.m.
 Steve Davis, Building Inspector - left at 11:09 a.m.
 Alex Eriksen, Director of Environmental Services - arrived at 11:52 a.m., left at 12:04 p.m., returned at 12:50 p.m.
 Jason Llewellyn, Director of Planning and Development Services - via Zoom - left at 11:52 a.m.
 Amy Wainwright, Deputy Director of Planning and Development Services - left at 11:52 a.m.
 Wendy Wainwright, Deputy Director of Corporate Services

Other: Dale Bellavance, Bell Group - Hudson Bay Mountain

Estates - arrived at 11:00 a.m., left at 11:53 a.m..
Corey Goertzen, Burns Lake - left at 11:00 a.m.
Kyle MacDonald, 2nd Vice President, North Central
Local Government Association - via Zoom - left at
10:48 a.m.
Terry Robert, Executive Director, North Central Local
Government Association - via Zoom - left at 10:48 a.m.
Gary Mathiesen,, Quay North Urban Development,
Hudson Bay Mountain Estates - arrived at 11:03 a.m.,
left at 11:53 a.m.

CALL TO ORDER

Chair Parker called the meeting to order at 10:35 am.

First Nations Acknowledgement

AGENDA & SUPPLEMENTARY AGENDA

February 26, 2026

2026-BM-291

Moved by Director Stoltenberg

Seconded by Director McGuire

That the Agenda for February 26, 2026 be approved; and that the Supplementary
Agenda be dealt with at this meeting.

CARRIED UNANIMOUSLY

MINUTES

Board Meeting Minutes - January 29, 2026

2026-BM-292

Moved by Director Greenaway

Seconded by Director Dekens

That the Board Meeting Minutes for January 29, 2026 be approved.

CARRIED UNANIMOUSLY

Committee Meeting Minutes - February 12, 2026

2026-BM-293

Moved by Director Riis-Christianson

Seconded by Director Stoltenberg

That the following Minutes be received:

- Committee of the Whole Meeting Minutes
 - February 12, 2026
- Rural Services Committee Meeting Minutes
 - February 12, 2026.

CARRIED UNANIMOUSLY

DELEGATION

North Central Local Government Association (NCLGA)

Kyle MacDonald, 2nd Vice President

Terry Robert, Executive Director

Re: NCLGA Activities and Membership Benefits

Chair Parker welcomed Kyle MacDonald, 2nd Vice President and Terry Robert, Executive Director, North Central Local Government Association.

Mr. MacDonald and Mr. Robert provided an overview of the NCLGA.

- Introduction to the NCLGA
- What the NCLGA Does & Why it Matters
- 2026 NCLGA AGM & Conference.

Discussion took place regarding:

- NCLGA Quarterly Newsletter
 - Newsletter is posted on the website
 - Director McGuire's inclusion on the distribution list
- Streamlining the resolution process
 - Reach out to NCLGA staff to refine wording, ensure clarity and in line with guidelines for successful resolutions
 - Supporting resolutions from other local governments reach out to NCLGA

staff

- Best to have a coordinated approach to support other local governments
- Letter of support and or co-sponsors/multiple sponsors
 - Decreases overlap and provides an indication of level of support.

Chair Parker thanked Mr. MacDonald and Mr. Robert for attending the meeting.

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)

Chair called for comments from the gallery.

2026-BM-294

Moved by Director Stoltenberg

Seconded by Director Dekens

1. That the Board receive the February 25, 2026 letter from Sarah Hagan - Response to Notice of Alleged Contravention - 6380 Dawsons Lane.
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).

CARRIED UNANIMOUSLY

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

Chair called for comments from the gallery.

The Property Owner was in attendance and provided the following comments:

- Business owner for over 20 years
- Installation of two storage buildings at 1820 Peterson Road that were built

- without a building permit
- Been informed that the buildings are being used for purposes that contravene the RDBN's zoning bylaw.

The Deputy Director of Planning and Development Services provided an overview of the two zoning designations and allowable usages for the property.

Discussion took place regarding the history events and receipt of a Temporary Use Permit (TUP) application. Staff have requested additional information from the property owner in order to consider the TUP. Staff provided the property owner a timeline in which to submit the additional information. Staff explained the process to remove a Section 57 Notice on Title from a property.

2026-BM-295

Moved by Director Riis-Christianson

Seconded by Director Greenaway

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).

DEFEATED

2026-BM-296

Moved by Director Lambert

Seconded by Director McGuire

That the Board direct staff to bring forward the Section 57 Notice on Title for 1820 Peterson Road, Electoral Area B (Burns Lake Rural) to the Board for consideration if the information required to complete the Temporary Use Permit is not received by April 2026.

CARRIED UNANIMOUSLY

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

Chair called for comments from the gallery.

Director Moon provided the following information:

- The history of the building and that it had been constructed elsewhere and

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brought to the property.

- Read a letter received by the property owner Eugene and Rachelle Unruh dated January 26, 2026 from BC Housing Licensing and Consumer Services regarding CO 25-0031 dated December 19, 2026, issued to Eugene Paul Unruh and Rachelle Anna Unruh.
- Property owner has been addressing BC Housing concerns for 13 months.
- Property owners have indicated their intention to sell in the summer of 2026.

Discussion took place regarding the Building Code requirements for a tiny home and zoning of the property.

2026-BM-297

Moved by Director Moutray

Seconded by Director Greenaway

1. No comments from the gallery.
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).

Opposed: Director Lambert
Director Moon
Director Newell

CARRIED

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

Chair called for comments from the gallery.

2026-BM-298

Moved by Director Stoltenberg

Seconded by Alternate Director Wray

1. No comments from the gallery.
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).

CARRIED UNANIMOUSLY

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) 2026-BM-299

Moved by Director Greenaway

Seconded by Director Elphee

That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2101, 2026 be adopted. this 26th day of February, 2026.

CARRIED UNANIMOUSLY

ALR Applications

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

2026-BM-300

Moved by Director Stoltenberg

Seconded by Director Dekens

1. That the Board receive the February 20, 2025 letter from the Ministry of Agriculture and Food.
2. That Agricultural Land Reserve Subdivision Application No. 1287 be sent to the Agricultural Land Commission with a recommendation to deny.

DEFEATED

2026-BM-301

Moved by Director Stoltenberg

Seconded by Director Dekens

1. That the Board receive the February 20, 2025 letter from the Ministry of Agriculture and Food.
2. That Agricultural Land Reserve Subdivision Application No. 1287 be sent to the Agricultural Land Commission with a recommendation to approve.

CARRIED

Other

Amy Wainwright, Deputy Director of Planning and Development Services - Rezoning Application RZ A-02-25 - Additional Information - Electoral Area

A (Smithers/Telkwa Rural)

2026-BM-302

Moved by Director Dekens

Seconded by Director Stoltenberg

That the Board receive the Deputy Director of Planning and Development Services - Rezoning Application RZ A-02-25 - Additional Information - Electoral Area A (Smithers/Telkwa Rural) memorandum.

CARRIED UNANIMOUSLY

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

2026-BM-303

Moved by Director Stoltenberg

Seconded by Director Moutray

That the Direct Action Enforcement Policy be approved.

Opposed: Director Lambert

CARRIED

Jason Llewellyn, Director of Planning and Development Services Unightly Premises Amendment Bylaw – All Electoral Areas (except Electoral Area E (Francois/Ootsa Lake Rural)

2026-BM-304

Moved by Director Stoltenberg

Seconded by Director Elphee

That the Board give first and second reading to Regional District of Bulkley-Nechako Unightly Premises Amendment Bylaw No. 2103, 2026 as included on the Supplementary Agenda this 26th day of February, 2026.

Opposed: Director Moutray

CARRIED

The following was discussed:

- Board Motion
- Guidelines regarding setbacks for roadways and adjacent properties for stored and/or derelict vehicles

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- Visual quality for properties
- Screening on properties
- Clarity protecting the individual landscape and/or neighbour site lines
- Staff to bring forward amendments for the Board's considerations at third reading of the Bylaw addressing visual quality for properties and setback considerations.

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

2026-BM-305

Moved by Director Stoltenberg

Seconded by Director Dekens

That the Board receive the Electoral Area A (Smithers/Telkwa Rural) APC Meeting Minutes for February 9, 2026.

CARRIED UNANIMOUSLY

PARKS AND TRAILS

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

2026-BM-306

Moved by Director Stoltenberg

Seconded by Alternate Director Wray

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).

CARRIED UNANIMOUSLY

ENVIRONMENTAL SERVICES

Alex Eriksen, Director of Environmental Services - Pre-Approval - Purchase of a Covered Cargo Trailer

2026-BM-307

Moved by Director Brien

Seconded by Director Stoltenberg

That the Board approve the purchase of an 18' 2026 Rainbow Excursion Cargo Trailer.

Opposed: Director Newell

CARRIED

Alex Eriksen, Director of Environmental Services - Pre-Approval - Purchase of a Gooseneck Equipment Trailer

2026-BM-308

Moved by Director McGuire

Seconded by Director Moutray

That the Board approve the purchase of 2025 Trailtech 25' Gooseneck Equipment Trailer.

CARRIED UNANIMOUSLY

*** Lunch**

Break at lunch 12:04 p.m

Reconvened at 12:46 p.m.

ADMINISTRATION BYLAWS

Bylaw for First and Second Reading

John Illes, Chief Financial Officer - Five-Year Financial Plan Bylaw for 1st and 2nd Reading

2026-BM-309

Moved by Director Stoltenberg

Seconded by Director Wiebe

1. That the Board receive the Chief Financial Officer's Additional Budget information memorandum on the Supplementary Agenda.

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

CARRIED UNANIMOUSLY

Bylaw for First, Second, Third Reading

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

2026-BM-310

Moved by Director Stoltenberg

Seconded by Director Dekens

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 26th day of February, 2026.

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS

Wendy Wainwright, Deputy Director of Corporate Services - Committee Meeting Recommendations - February 12, 2026

2026-BM-313

Moved by Director Dekens

Seconded by Director Greenaway

That the Board approve Recommendations 1 through 5 as written.
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.

CARRIED UNANIMOUSLY

Cheryl Anderson, Director of Corporate Services - North Central Local Government Association (NCLGA) Resolutions 2026

Discussion took place regarding:

FireSmart Funding

- Report was brought forward prior to the announcement of the 2026 Provincial Budget
- RDBN funding in place until 2027
- Board consider advocacy
- Potentially consider Rural Fire Departments involvement.

Village of Fraser Lake - Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation

- Board support - co-sponsor.

BC Assessment Cap on Residential Assessment increases

- Comparison to rental caps
- Authorities not keeping with trends
- Advocacy - potentially write a letter
 - Sufficient staffing and resources to ensure consistency and keeping with trends
- Reach out to other Regional District's for their feedback
 - CAOs discussion.

Chair Parker noted that the Board can connect with CAO Helgesen if they have additional resolutions.

ADMINISTRATION CORRESPONDENCE

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

2026-BM-314

Moved by Director Stoltenberg

Seconded by Director Greenaway

That the Board receive the Administration Correspondence from the Ministry of Indigenous Relations and Reconciliation response regarding Health and Restoration of the Nechako River.

CARRIED UNANIMOUSLY

SUPPLEMENTARY AGENDA

*** ADMINISTRATION REPORTS**

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

Moved by Director Riis-Christianson

Seconded by Director Lambert

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.

CARRIED UNANIMOUSLY

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

Town of Smithers - Alternate Director Wray

- Province named the Town of Smithers recipient of the the Heart and Hearth Project to assist people to move out of the encampments and into a permanent shelter

Electoral Area E (Francois/Ootsa Lake Rural) - Director Lambert

- Attended the Skeena Cattlemen's Regional AGM in Smithers February 21, 2026
 - Spoke to the unawareness of the work the RDBN does in regard to Agriculture
 - Kevin Boone, General Manager, BC Cattlemen's Association and spoke highly of the work and advocacy work of the RDBN.

Village of Granisle - Director McGuire

- Final stages of the 2026 budget process
- Water restrictions update and challenges.

Village of Fraser Lake - Alternate Director Fennema

- Thanked surrounding community members and Volunteer Fire Departments for their assistance and support with the fire that took place in Fraser Lake on February 22, 2026
- 2026 Budget Open House
 - Received constructive feedback.

District of Fort St. James - Director Elphee

- Murray Ridge Ski Area & Terrain Park is celebrating 50 years
 - Land blessing took place February 20, 2026
- March 6 is the ribbon cutting for the Arena revitalization project.

District of Vanderhoof - Director Moutray

- Acknowledged the fire that took place in Fraser Lake and recognized the impact to the community
- July 4 & 5, 2026 is the Vanderhoof Centennial Celebration

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- BC Housing project on pause due to the Provincial Government 2026 Budget
 - Suggested gathering information from all the communities within the region on the number of projects on pause
 - Potential advocacy
- Attended the Nechako Regional Cattlemen's AGM in Vanderhoof on February 21, 2026.

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

- Attended BC Hockey League Roadshow in Burns Lake
 - Great event, gala and games
 - Thanked the Village of Burns Lake, Lake Babine Nation and sponsors for bringing the event to the community.

Electoral Area F (Vanderhoof Rural) - Director Moon

- Attended Nechako Exhibition Society's AGM
 - Concerns regarding funding moving forward
- Attended the Nechako Cattlemen's AGM
 - Brought forward the need for the expansion of community pastures for young ranchers
- Involved in the Vanderhoof Centennial Celebration Planning Committee.

Chair Parker - Electoral Area D (Fraser Lake Rural)

- Attended the Nechako Cattlemen's AGM
 - Spoke of the recognition of the RDBN and footprint in Agriculture
- Reviewed the Francois Lake Foreshore report
- Fire in Fraser Lake - February 22, 2026
 - Spoke to the impact and value of a facility/building as part of the fabric of the community and it being a significant loss to a community.

NEW BUSINESS

Provincial Budget Impacts to the Region

Director Riis-Christianson spoke of conducting an analysis of the potential impacts to the region from the Province's budget decisions. He noted the recent budget announcement

regarding the scaling back of its housing commitments and reallocating funds from the Province's housing strategy. He also noted the Province's decision to apply PST to many professional services. Director Riis-Christianson spoke of the increased cost to businesses and to the consumer.

Director Riis-Christianson asked staff if an analysis is conducted on the potential impacts from provincial budget decisions, specifically the application of PST on professional services. Staff provided an estimated cost to the Regional District.

Temporary Farm Workers and Reduction on Immigration

Director Moutray commented that the reduction on immigration is having an impact on temporary farm workers in the Vanderhoof area. He mentioned that the Regional District of North Okanagan has a Rural Community Immigration Pilot Project.

Ms. Davis, Manager of Strategic Initiatives and Rural Services noted that the Rural Community Immigration Pilot Project is in its second iteration and there is currently no new intake for the program. Ms. Davis noted the following:

- Significant staff time required to oversee the program
- Requirement for housing and confirmation from a housing committee
- Requirement for communities to have settlement services
 - Exist in a limited capacity in Vanderhoof and Smithers only
- 14 pilot projects operating in Canada with 4 of the projects being in francophone communities
- Significant challenges for communities to meet requirements to apply if there is future intake
- Similar streams at the provincial level
 - requires similar requirements as the Rural Community Immigration Pilot Project.

Discussion took place regarding:

- Impacts to communities and families being returned to their home countries
- Barriers to provide settlement services
- Lack of language and education classes in the region
- Continue to monitor and potential advocacy in the future.

BC Agriculture Council: News Release - 2026 Provincial Budget Released

Director Moon brought forward the News Release from the BC Agriculture Council and the

Thursday, February 26, 2026

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impacts of the 2026 Provincial Budget. She spoke of the impacts of reduced funding on agriculture and food security.

ADJOURNMENT

Moved by Director Stoltenberg

Seconded by Director Dekens

That the meeting be adjourned at 1:45 p.m.

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate Services



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

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

Date: March 12, 2026

Subject: **Village of Burns Lake Boundary Redefinition**

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

That the Ministry of Housing and Municipal Affairs Governance and Structure Branch be advised that the Regional District of Bulkley-Nechako Board continues to support the inclusion of 1675 Gowan Road (District Lot 2503, Range 5, CD Except Plans 3750, PRP41383 and PRP42499) into the municipality.

BACKGROUND

A referral was received from the Ministry of Housing and Municipal Affairs Governance and Structure Branch regarding a boundary redefinition application for the Village of Burns Lake. This redefinition would include the property described as 1675 Gowan Road (District Lot 2503, Range 5, CD Except Plans 3750, PRP41383 and PRP42499) into the municipal boundary. The Regional District provided a letter of support to the Village of Burns Lake regarding this boundary redefinition application in November of 2024.

ATTACHMENTS:

- Email Referral RE Boundary Redefinition for Village of Burns Lake
- Map of Proposed Inclusion (1675 Gowan Rd)
- [Council Report Village Boundary Redefinition Inclusion of 1675 Gowan Road \(link\)](#)
- Letter of Support
- [Municipal Referral Report Boundary Redefinition 2024nov21 \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

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

2. Advocacy with the Province
4. Community and Economic Stability

From: [Curtis Helgesen](#)
To: [Amy Wainwright](#)
Subject: FW: Boundary Redefinition for the City of Burns Lake
Date: March 3, 2026 1:06:10 PM
Attachments: [Map of Proposed Inclusion \(1675 Gown Road\).pdf](#)
[Council Report Village Boundary Redefinition Inclusion of 1675 Gowan Road Oct2024.docx](#)
[image001.png](#)
[image002.png](#)

From: Maguire, Peter HMA:EX <Peter.Maguire@gov.bc.ca>
Sent: Monday, March 2, 2026 2:21 PM
To: Curtis Helgesen <curtis.helgesen@rdbn.bc.ca>
Subject: Boundary Redefinition for the City of Burns Lake

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

Hello Curtis Helgesen,

Please be advised that the Village of Burns Lake (Village) has approached the Province with a request to redefine the Village's municipal boundary. The reason for the Village's request is that they own a property in RDBN adjoining the city and believe it would be of benefit to have that property included within the Village boundary. The legal instrument to change a municipal boundary is Letters Patent, issued by an Order-in-Council (OIC). I believe the city contacted you for comment on this file in October of 2024.

The proposed boundary redefinition will alter the boundaries of Electoral Area B of the RDBN and the Village by transferring jurisdiction of 1675 Gowan Road (PID 008-395-772) within the Regional District boundary into the Village boundary.

Please see the enclosed map and council report that includes a map of the property and a detailed rationale for the request.

We are preparing to bring this to Cabinet in spring for a decision. As such, please let me know if you have any concerns with this proposal by March 20, 2026. Our understanding is that because this property was owned by Burns Lake it will have limited tax impact on Electoral Area B.

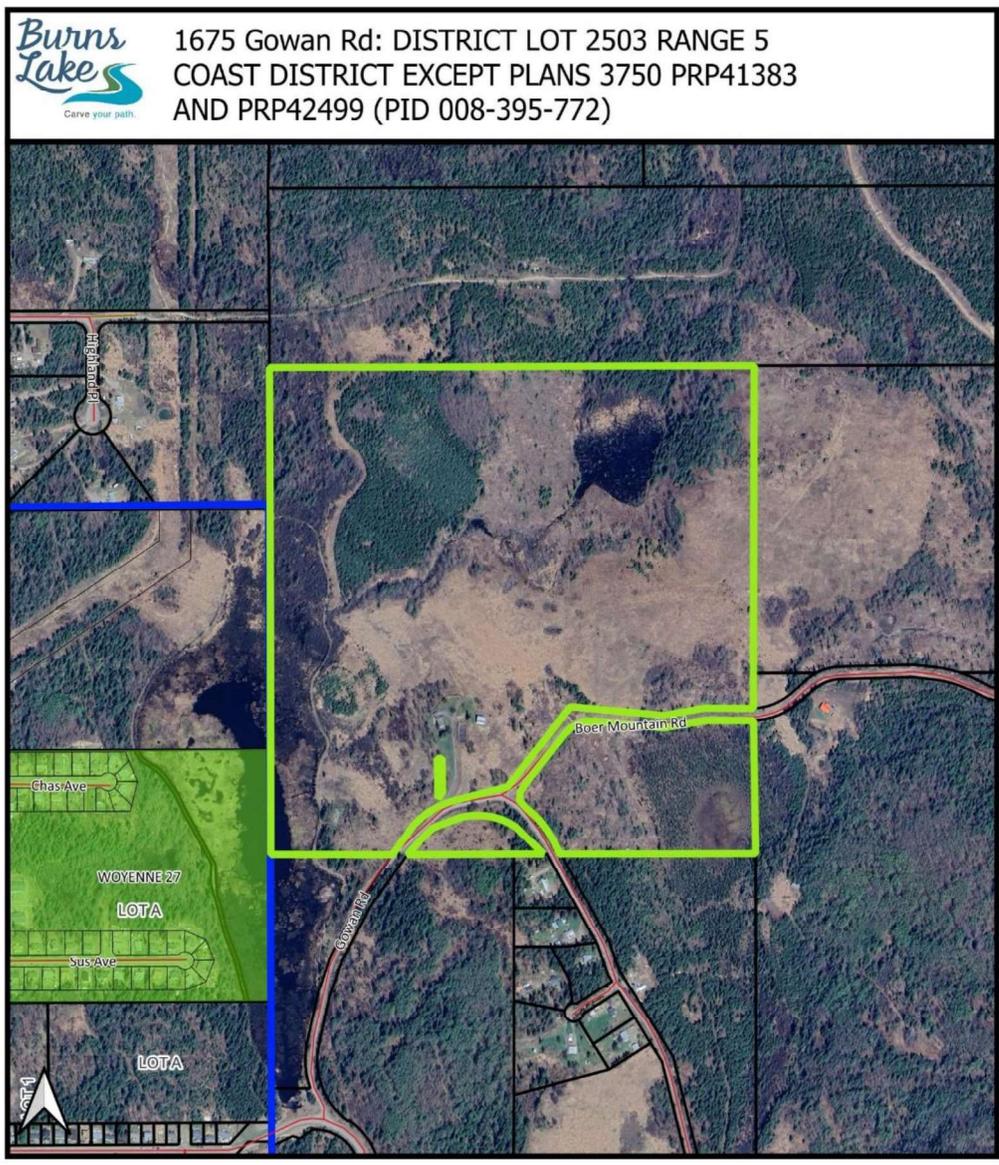
Please feel free to touch base directly if you have any questions.

Thanks,

Pete

Peter Maguire (he/him) | Program Analyst
Governance and Structure Branch
Ministry of Housing and Municipal Affairs
Phone: 778-445-5200 | Fax: 250-387-7972

Appendix A:



Legend

- | | | |
|--|---|---|
|  Subject Property | Transportation |  WOYENNE NO 27 |
| | Roads | Cadastré |
| |  collector |  PMBC_PF_O_polygon |
| |  local |  Cadastre_2024 |
| |  strata | Google Sattelite |
|  Municipal Boundary | Reserves |  First_Nations_Cadastré_2012-01-13 |
| | | |
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November 28, 2024

Village of Burns Lake
Sheryl Worthing, Chief Administrative Officer
PO Box 570
Burns Lake, BC V0J 1E0
Via email: sworthing@burnslake.ca

Letter of Support – Inclusion of 1675 into Municipal Boundaries

At their November 21, 2024 meeting the Regional District of Bulkley-Nechako Board of Directors considered the request from the Village of Burns Lake for a letter of support for the inclusion of 1675 Gowan Road (District Lot 2503, Range 5, CD, Except Plans 3750 PRP41383 and PRP42499) into the municipality. The Board directed staff to send this letter supporting the boundary redefinition process to include 1675 Gowan Road within the Village of Burns Lake.

Sincerely,

Jason Llewellyn
Director of Planning



Regional District of Bulkley-Nechako Board Meeting

To: Chair and Board

From: Jason Llewellyn, Director of Planning and Development Services

Date: March 12, 2026

Subject: **Prince Rupert Gas Transmission Project (PRGT) Management Plans - Electoral Area G (Houston Granisle Rural) and Electoral Area C (Fort St. James Rural)**

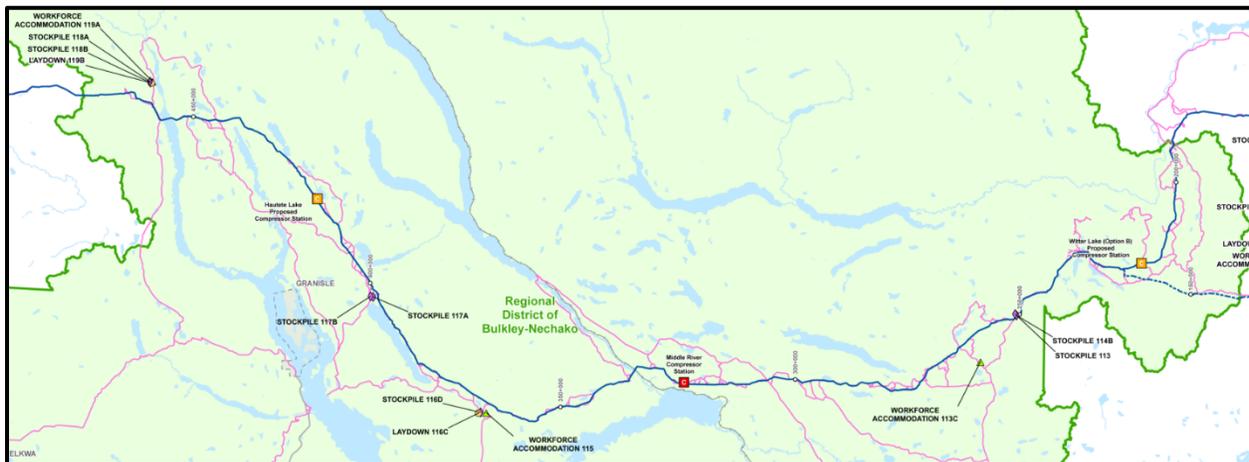
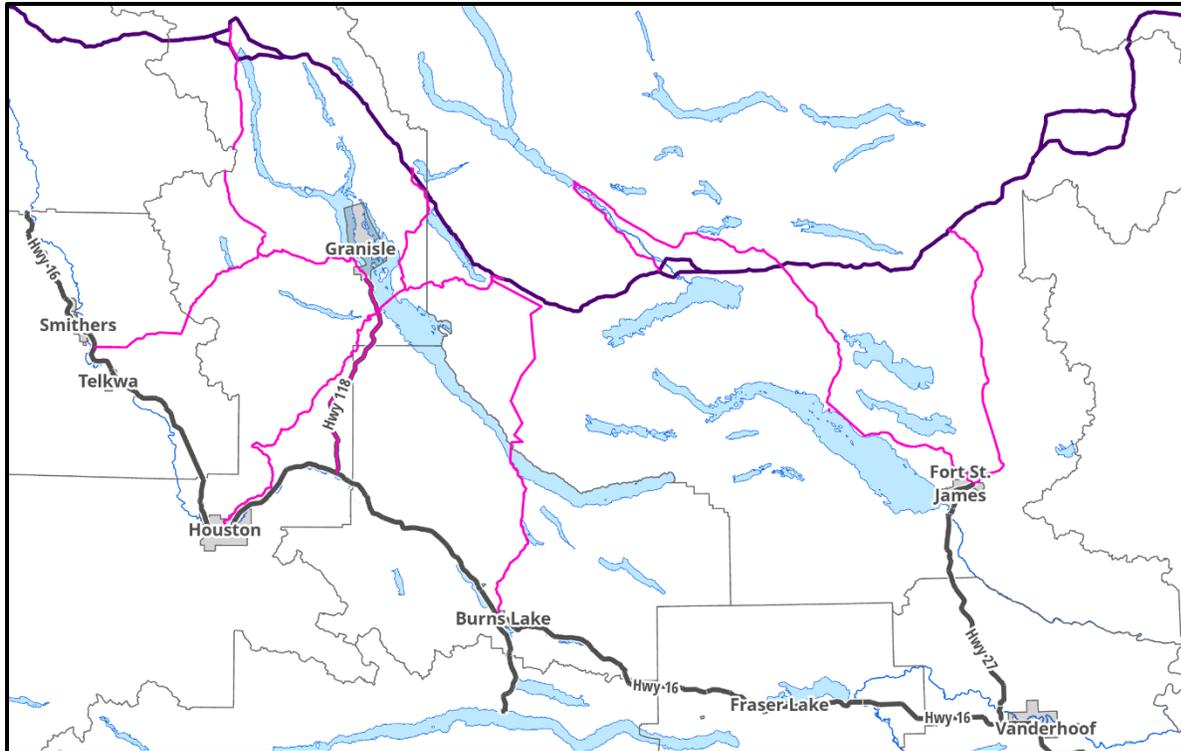
RECOMMENDATION: **(all/directors/majority)**

That a letter be sent to Prince Rupert Gas Transmission Ltd. (copied to the Environmental Assessment Office and BC Energy Regulator) which encourages the following:

- a) the development of a liquid and solid waste management plan in consultation with RDBN staff as soon as possible;
- b) a commitment to annual funding of the Northwest Invasive Plant Council post construction; and
- c) an opportunity for the RDBN to review and comment on drafts of the following plans:
 - i. Traffic and Access Management Plans
 - ii. Emergency Response Plan
 - iii. Wood Fiber Utilization Strategy
 - iv. Training and education initiative.

BACKGROUND

Prince Rupert Gas Transmission Ltd. has provided the RDBN with an amended Social and Economic Effects Management Plan (SEEMP) and a Health and Medical Services Plan (HMSP) for the PRGT Project for the RDBN's review. The location of the proposed pipeline, and the proposed compressor stations and construction related facilities (including workcamps), are shown on the following maps.



The requirement for a SEEMP is a condition of the environmental assessment certificate for the project which was issued in 2014. A previous version of the SEEMP was developed in 2016 and has been updated by the new ownership. The HMSP has been developed in response to Northern Health feedback on the project, and staff have no recommendations regarding this plan.

The attached letter dated July 21, 2014 was provided by the RDBN as its input into the environmental assessment process. A similar letter dated October 14, 2014 was sent to the Oil and Gas Commission (now the BC Energy Regulator) in response to their referrals. The letter

was also sent to Prince Rupert Gas Transmission Ltd. In 2024 when they retained ownership of the project.

THE PROPOSED SEEMP

The SEEMP is required to include the following:

- outline mitigation measures designed to address project impacts;
- engagement with affected First Nations, local governments, and provincial service delivery agencies regarding community level infrastructure and services including water, waste (solid and liquid), health and social services;
- the approach to designing and communicating programs related to employment and contracting opportunities, skills training and education;
- monitoring and reporting on the effectiveness of the mitigations; and
- description of an adaptive management approach, including the implementation of alternative mitigation, to address unpredicted effects directly related to the project.

The following is a summary of select components of the SEEMP for the Board's information.

Local Government Engagement and Communications

The SEEMP states that the proponent will engage with local governments by having meetings, providing timely and accessible information, documenting engagement, and responding to concerns in the same format in which they were received.

The SEEMP identifies that the proponent will engage with stakeholders, First Nations, and the community using newsletters, social media, direct engagement, a website, a toll-free phone line, public events, and semiannual SEEMP status reports.

Issue Management Outside of SEEMP Scope

Issues raised that fall outside the direct scope of the SEEMP will be tracked and follow-up actions recorded and the proponent commits to collaborate in addressing these issues. This collaboration includes facilitating introductions or arranging meetings between engaged parties and the relevant authorities, providing referrals to agencies or organizations that have the expertise and mandate to resolve the issue, and encouraging dialogue among engaged parties to collaboratively identify potential solutions.

Employment, Procurement, and Training

The mitigation measure identified in the SEEMP to address employment, procurement and training issues is the development of an Employment, Procurement and Training Strategy to be implemented by the proponent with support from the contractors.

Accommodation Strategy

The mitigation measure identified in the SEEMP to reduce the use of rental housing and short-term accommodations and reduce pressure on the regional housing market is the development of workcamps outside of communities.

Adaptive Management Process

Monitoring, noncompliance, and incident reports, specific to employment and community infrastructure and services, will be reviewed by the Proponent on a monthly basis to determine whether mitigation measures are effective and if the effects are the same as described in the EAC Application. Where effects are greater than or different from those predicted in the EAC Application, this SEEMP will be updated to provide additional or revised mitigation measures in accordance with the process set out in Sections 9–11 and included in SEEMP Status Reports.

Unless otherwise directed by the Board staff will provide the semi-annual SEEMP status reports to the Board at a regular meeting.

MANAGEMENT PLANS

The environmental assessment certificate requires the development of a number of management plans and strategies for the project. Many of these plans are being redrafted in anticipation of construction. The Planning Department has identified the following plans as being of potential interest to the RDBN. Staff recommend that the proponent be requested to refer and draft new plans being developed to the RDBN for review and comment.

- Traffic and Access Management Plans
- Emergency Response Plan
- Wood Fiber Utilization Strategy
- Training and Education Initiative.

ATTACHMENTS:

PRGT SEEMP Referral email

[PRGT Social and Economic Effects Management Plan \(link\)](#)

[PRGT Health and Medical Services Plan \(link\)](#)

[Letters from the RDBN dated July 21, and October 14, 2014 \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:
4. Community and Economic Sustainability

From: [Jason Llewellyn](#)
To: [Jason Llewellyn](#)
Subject: FW: PRGT's Social and Economic Effects Management Plan and Health and Medical Services Plan
Date: February 9, 2026 11:21:47 AM
Attachments: [rpt_prqt_SEEMP_rev0_20260127.pdf](#)
[rpt_prqt_HMSP_rev0_20260127.pdf](#)
[PRGT_mgmt-plan-comment-tracking-table_HMSP.xlsx](#)

From: Natasha Westover <nwestover@westernlng.com>
Sent: Tuesday, February 3, 2026 2:31 PM
To: Mark Parker <mark.parker@rdbn.bc.ca>; Curtis Helgesen <curtis.helgesen@rdbn.bc.ca>; Wendy Wainwright <wendy.wainwright@rdbn.bc.ca>
Cc: Heather Taylor <htaylor@westernlng.com>; Carly Merkosky <cmerkosky@westernlng.com>; Jessica Finders (Contractor) <jfinders@westernlng.com>; Melinda Bahr (Contractor) <mbahr@westernlng.com>
Subject: PRGT's Social and Economic Effects Management Plan and Health and Medical Services Plan

[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

Good Afternoon Chair Parker and Mr. Helgesen,

Hope you both are doing well. We are looking forward to coming up your way in March to do a project update to the Board. Wendy has been wonderful at helping send over some potential dates, so we will get something in calendar soon.

I am writing you today to share PRGT's Social and Economic Effects Management Plan (SEEMP) and Health and Medical Services Plan (HMSP) for your review (please see attached). Please ensure this is shared with the Board.

To provide some history on the development of these plans, PRGT completed a multi-year environmental assessment process, culminating in the receipt of an environmental assessment certificate (EAC) in 2014 (EAC #E14-06). The issuance of EAC #E14-06 included 45 conditions that PRGT must implement to comply with the EAC (Schedule B, Table of Conditions). The most up-to-date version of the EAC and its conditions are available on BC Environmental Assessment Office (EAO)'s Project Information Centre website. <https://projects.eao.gov.bc.ca/p/588511d9aaecd9001b826b33/project-details>

PRGT developed a SEEMP, approved on December 1, 2016, that included potential socio-economic effects related to the following valued components: employment, community infrastructure and services, transportation, and Nisga'a Nation. PRGT has decided to update the approved SEEMP based on the current Project; hence, this document

addresses Condition 34 of Schedule B of EAC #E14-06. In summary, the SEEMP is a plan to manage and monitor project related socio-economic effects on community infrastructure and services during the construction phase of the Project.

As per the EAO's report on the Review of an Application for Extension of an EAC (EAO 2019), Northern Health indicated that there has been new guidance developed for assessing and addressing social and health impacts since issuance of the EAC. Northern Health recommended that PRGT consider this guidance. PRGT committed to developing a HMSP. The HMSP will incorporate guidance from Northern Health to reduce potential Project related strain on local health services and to provide a healthy and safe environment for PRGT's employees and contractors. PRGT committed to continued engagement with Northern Health to identify new issues and mitigation relevant to PRGT.

To assist in the review of the SEEMP and the HMSP, please see the table below that highlights some of the concerns that have been shared by Nations throughout engagement on the Project. This is not intended to be a fulsome list of topics covered in the SEEMP and HMSP but areas of interest that have been noted to be commonly shared.

Topic	Where Addressed in the SEEMP
Cumulative Effects	Section 8.5 - Regional Social and Economic Management and Monitoring Committee - Page 23
Training and Employment	Section 8.1 - Employment, Procurement and Training Strategy - Page 21
Workforce Accommodation, Emergency & Medical Service & Drug & Alcohol Policy	Section 4.2 - Workforce Accommodation - Page 11 Section 8.3 - Accommodation Strategy - Page 22 Section 8.6 - Health and Social Services - Page 22 Section 8.6.1 - Medical Services and Equipment - Page 23 Section 8.6.2 - Drug & Alcohol Policy and Procedures - Page 23 Also covered in the Health and Medical Service Plan in more detail
Adaptive Management	Section 11.2 - Page 27

After you conduct an initial review of the management plans, if you could kindly let us know by **February 20, 2026**, if you plan to provide feedback, it would be much appreciated.

For this review period we respectfully request your comments on/before **March 13, 2026**, and ask that you please provide comments within the **attached spreadsheets**.

We look forward to receiving your feedback to help us more fully understand your Nation's interests and incorporate them into the management plans.

PRGT remains committed to maintaining open communication and collaboration with you as we move forward with the PRGT Project. We also acknowledge that certain matters related to the plans may require further discussion, and we look forward to continuing

dialogue on any issues or concerns you may have. We would be happy to set up a meeting to discuss the plans further should that be of interest.

Thank you,

Natasha Westover

Natasha Westover
Director, Community Relations

mobile: [\(604\) 305-4928](tel:6043054928)

email: nwestover@westernlng.com

web: www.westernlng.com



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Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: John Illes, CFO
Date: March 12, 2026
Subject: **Five-Year Financial Plan for Third Reading**

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

That the Regional District of Bulkley-Nechako Five Year Financial Plan Bylaw No. 2102, 2026 be given third reading as amended this 12th day of March, 2026.

BACKGROUND

The budget remains unchanged since the first two readings of the bylaw except for the addition of several minor service budgets – Burns Lake Rural Fire, Houston Rural Fire, Smithers Rural Fire, Telkwa Rural Fire, Fort St. James Rural Fire, Luck Bary Rural Fire, Vanderhoof Aquatic Centre Service, and Smithers Parks, Recreation, and Culture Service. There have been no changes to any major services.

This Five-Year Financial Plan provides an estimated 1.6% tax increase for the average municipal taxpayer and a 1.7% tax increase for the average rural taxpayer.

This bylaw will be brought back for adoption on March 26th in order to meet the provincial requirement to approve the Five-Year Financial Plan by March 31st of each year.

ATTACHMENTS:

Bylaw 2102
 2026 Taxation Year Bylaw Summary
 Taxation Rates for Major Services
 Draft Requisition (based on Completed Assessment)
 Burns Lake Rural Fire
 Houston Rural Fire
 Smithers Rural Fire
 Telkwa Rural Fire
 Fort St. James Rural Fire
 Luck Bay Rural Fire
 Vanderhoof Aquatic Centre
 Smithers Parks, Recreation, and Culture

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**

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 26th day of February, 2026

READ A SECOND TIME this 26th day of February, 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					2031					
	Taxes	Taxes	Taxes	Taxes	Taxes	Parcel Taxes	Parcel Taxes	Parcel Taxes	Parcel Taxes	Parcel Taxes	Fees and Charges	Proceeds of Borrowing	Other Revenue	Total Funding																	
1101 Rural Government Services	665,455	728,372	699,281	723,098	714,576																245,324	245,324	245,324	245,324	245,324	910,778	973,695	944,604	968,422	959,900	
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	1,611,093	1,915,416	2,282,039	2,308,785	2,402,001																523,282	537,319	564,245	606,057	606,057	2,134,375	2,452,735	2,846,283	2,914,842	3,008,059	
1206 Nechako Watershed/Fraser Basin Council	4,983	8,441	8,441	8,441	8,441																859	859	859	859	859	5,842	9,300	9,300	9,300	9,300	
1301 Feasibility Studies	0	0	0	0	0																0	0	0	0	0	0	0	0	0	0	
1501 Local Community of Fort Fraser	7,788	14,421	9,578	9,737	9,900																5,000	5,000	5,000	5,000	5,000	12,788	19,421	14,578	14,737	14,900	
1701 Chinook Community Forest																					25,000	20,000	20,000	20,000	20,000	25,000	20,000	20,000	20,000	20,000	
2401 Area "A" Economic Development	15,000	15,000	15,000	15,000	15,000																15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
2402 Area "B" Economic Development	68,475	50,000	50,000	50,000	50,000																100	0	0	0	0	68,575	50,000	50,000	50,000	50,000	
2403 Area "C" Economic Development	66,500	25,000	25,000	25,000	25,000																66,500	25,000	25,000	25,000	25,000	66,500	25,000	25,000	25,000	25,000	
2404 Area "D" Economic Development	19,068	13,000	13,000	13,000	13,000																11,303	12,000	12,000	12,000	12,000	30,371	25,000	25,000	25,000	25,000	
2405 Area "E" Economic Development	35,631	48,294	58,294	58,294	57,044																21,123	15,000	15,000	15,000	15,000	56,754	63,294	73,294	73,294	72,044	
2406 Area "F" Economic Development	46,630	50,000	50,000	50,000	50,000																46,630	50,000	50,000	50,000	50,000	46,630	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																694,574	621,980	624,980	610,338	596,827	694,574	621,980	624,980	610,338	596,827	
3101 Member Fiscal Services																					36,391	36,391	36,391	36,391	36,391	36,391	370,954	376,093	381,334	386,680	392,134
4101 Planning	314,563	319,701	324,943	330,289	335,742						20,000	20,000	20,000	20,000	20,000						36,391	36,391	36,391	36,391	36,391	370,954	376,093	381,334	386,680	392,134	
4201 Building Inspection	288,398	306,419	306,639	327,065	337,698						140,000	140,000	140,000	140,000	140,000						237,385	237,385	237,385	237,385	237,385	665,784	683,804	684,025	704,450	715,084	
4301 Development Services	358,341	424,547	488,410	500,299	512,544						42,500	42,500	2,500	2,500	2,500						84,820	34,820	27,500	27,500	27,500	485,661	501,867	518,410	530,299	542,544	
4401 Building Numbering Extended Service	19,594	21,467	21,862	22,265	22,677																3,207	3,207	3,207	3,207	3,207	22,801	24,674	25,069	25,473	25,884	
4501 Unsightly Premises Regulatory Control	2,176	2,553	2,553	2,553	2,553																197	197	197	197	197	2,373	2,750	2,750	2,750	2,750	
4601 Bylaw Enforcement																					75,978	78,792	79,915	81,060	82,229	75,978	78,792	79,915	81,060	82,229	
5101 Environmental Services	5,365,902	5,416,795	5,877,174	5,887,315	5,971,952																1,909,560	1,753,560	1,760,815	1,804,414	1,849,791	7,275,462	7,170,355	7,637,989	7,691,729	7,821,744	
5901 Invasive Plant Control	29,931	30,550	30,550	30,550	30,550																4,975	4,975	4,975	4,975	4,975	34,906	35,525	35,525	35,525	35,525	
5902 Lake Kathryn Aquatic Weed Harvesting						9,625	9,625	9,625	9,625	9,625	1,000	1,000	1,000	1,000	1,000						0	0	0	0	0	10,625	10,625	10,625	10,625	10,625	
5903 Glacier Gulch Water Diversion						7,800	7,800	7,800	7,800	7,800	350	350	350	350	350						0	0	0	0	0	8,150	8,150	8,150	8,150	8,150	
6101 Ft. Fraser Sewer System						49,796	58,933	67,859	73,789	77,724	31,495	32,125	32,768	33,423	34,092						0	0	0	0	0	81,291	91,059	100,627	107,213	111,816	
6201 Ft. Fraser Water System						61,980	60,533	65,417	69,518	69,238	52,565	53,616	54,688	55,782	56,898						0	0	0	0	0	114,545	114,149	120,106	125,300	126,136	
6301 Cluculz Lake - Somerset Estates Sewer						14,073	14,037	14,037	14,037	17,487											0	0	0	0	0	14,073	14,037	14,037	14,037	17,487	
6402 Liquid Waste Disposal											6,000	6,000	6,000	6,000	6,000						6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
7101 Ft. Fraser Fire Protection	63,982	65,590	70,682	71,621	71,621																15,000	15,000	15,000	15,000	15,000	78,982	80,590	85,682	86,621	86,621	
7102 Southside Rural Fire Protection	67,884	68,702	68,702	73,702	73,702																67,884	68,702	68,702	68,702	68,702	67,884	68,702	68,702	73,702	73,702	
7103 Topley Rural Fire Protection	89,139	90,250	90,250	100,250	105,250																2,310	0	0	0	0	91,449	90,250	100,250	100,250	105,250	
7104 Cluculz Lake Emergency Response	29,296	29,296	29,296	57,546	55,870																29,296	29,296	29,296	29,296	29,296	29,296	29,296	57,546	55,870		
7201 Burns Lake Rural Fire Protection	161,479	168,814	172,323	173,499	175,403																687	0	0	0	0	162,166	168,814	172,323	173,499	175,403	
7202 Ft.St.James Rural Fire Protection	246,025	246,025	246,025	246,025	246,025																246,025	246,025	246,025	246,025	246,025	246,025	246,025	246,025	246,025	246,025	
7203 Houston Rural Fire Protection	27,853	29,002	29,431	30,897	32,027																27,853	29,002	29,431	30,897	32,027	27,853	29,002	29,431	30,897	32,027	
7204 Luck Bay Rural Fire Protection	78,867	69,607	69,607	69,780	69,869																4,545	0	0	0	0	83,412	69,607	69,607	69,780	69,869	
7205 Smithers Rural Fire Protection	387,241	445,747	454,423	463,272	472,299																387,241	445,747	454,423	463,272	472,299	387,241	445,747	454,423	463,272	472,299	
7206 Telkwa Rural Fire Protection	174,902	176,790	180,319	182,859	185,450																										

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
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	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						3,458	0	0	0	0						3,458	0	0	0	0
1301 Feasibility Studies						37,079	0	0	0	0						37,079	0	0	0	0
1501 Local Community of Fort Fraser						7,934	0	2,000	4,000	6,000						7,934	0	2,000	4,000	6,000
1701 Chinook Community Forest						2,426	0	0	0	0						2,426	0	0	0	0
2401 Area "A" Economic Development						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
2403 Area "C" Economic Development						33,500	0	0	0	0						33,500	0	0	0	0
2404 Area "D" Economic Development						119,629	0	0	0	0						119,629	0	0	0	0
2405 Area "E" Economic Development						81,540	0	0	0	0						81,540	0	0	0	0
2406 Area "F" Economic Development						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
2500 Regional Economic Development						0	0	0	0	0						0	0	0	0	0
3101 Member Fiscal Services						0	0	0	0	0						0	0	0	0	0
4101 Planning						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						1,485	0	0	0	0						1,485	0	0	0	0
4501 Unightly Premises Regulatory Control						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						619	0	0	0	0						619	0	0	0	0
5902 Lake Kathryn Aquatic Weed Harvesting						215	0	0	0	0						215	0	0	0	0
5903 Glacier Gulch Water Diversion	15,105					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						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
7202 Ft.St.James Rural Fire Protection	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
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	50,000	0	0	0	0	0	0	0	0	0						50,000	0	0	0	0
7206 Telkwa Rural Fire Protection	7,000	0	0	0	0	30,000	30,000	20,000	10,000	0						37,000	30,000	20,000	10,000	0
7207 Vanderhoof Rural Fire Protection						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						919	0	0	0	0						919	0	0	0	0
7702 Smithers Victim Services						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
8203 Regional Transit Service	0	0	0	0	0	0	0	0	0	0						0	0	0	0	0
9101 Decker Lake Street Lighting						312	0	0	0	0						312	0	0	0	0
9102 Endako Street Lighting						0	0	0	0	0						0	0	0	0	0
9103 Ft. Fraser Street Lighting						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
9106 Colony Point Street Lighting						103	0	0	0	0						103	0	0	0	0
9107 Laidlaw Street Lighting						1,609	0	0	0	0						1,609	0	0	0	0
9108 Gowan Loop Street Lighting						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	-5,000	0	0	0	0	0	0	0	0	0						-5,000	0	0	0	0
10201 Ft.St.James Arena Grant						0	0	0	0	0						0	0	0	0	0
10202 Burns Lake Arena						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
10302 Vanderhoof Recreation & Culture						0	0	0	0	0						0	0	0	0	0
10303 Lakes District Recreation and Culture	-200	-200	-200	-200	-200	173,441	0	0	0	0						173,241	-200	-200	-200	-200
10401 Ft Fraser Cemetery Grant						176	0	0	0	0						176	0	0	0	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	Amortization NON CASH EXPENSE	Other Expenses	Deficit of Prior Year	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	2,318,706	2,177,735	2,209,201	2,277,760	2,370,977		2,951,114	2,322,735	2,404,201	2,422,760	2,565,977	
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	
1301 Feasibility Studies																37,079	0	0	0	0	0		37,079	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	
1701 Chinook Community Forest																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	
2402 Area "B" Economic Development																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	
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	
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	
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	
2407 Area "G" Economic Development																						0	0	0	0	0	
2500 Regional Economic Development																0	0	0	0	0		0	0	0	0	0	
3101 Member Fiscal Services	694,574	621,980	624,980	610,338	596,827																	694,574	621,980	624,980	610,338	596,827	
4101 Planning																370,954	376,093	381,334	386,680	392,134		370,954	376,093	381,334	386,680	392,134	
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	
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	
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	72,292	73,415	74,560	75,729	
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	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	
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	
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	
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	32,170	32,170	32,170	32,170	32,170	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																162,166	168,814	172,323	173,499	175,403		162,166	168,814	172,323	173,499	175,403	
7202 Ft.St.James Rural Fire Protection																246,025	246,025	246,025	246,025	246,025		246,025	246,025	246,025	246,025	246,025	
7203 Houston Rural Fire Protection																27,853	29,002	29,431	30,697	32,027		27,853	29,002	29,431	30,697	32,027	
7204 Luck Bay Rural Fire Protection	9,699	0	0	0	0	0	0	0	0	0	9,000	9,000	9,000	9,000	9,000	69,523	69,607	69,693	69,780	4,190	92,412	78,607	78,693	78,780	78,869		
7205 Smithers Rural Fire Protection																437,241	445,747	454,423	463,272	472,299		437,241	445,747	454,423	463,272	472,299	
7206 Telkwa Rural Fire Protection	1,133	9,070	0	0	0											162,646	197,828	200,319	192,859	185,450	48,230	212,009	206,898	200,319	192,859	185,450	
7207 Vanderhoof Rural Fire Protection																45,821	46,704	47,605	48,524	49,461		45,821	46,704	47,605	48,524	49,461	
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		0	0	0	0	0	
7501 9-1-1 Service						0	0	0	0	0	4,500	4,500	4,500	4,500	4,500	621,350	627,621	639,934	652,494	665,304		625,850	632,121	644,434	656,994	669,804	
7601 Emergency Preparedness Planning						167,000	0	0	0	0	34,730	34,730	34,730	34,730	34,730	1,260,143	923,848	932,911	942,155								

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 Taxes	Parcel Taxes	Fees and Charges	Proceeds of Borrowing	Other Revenue	Total Funding	Transfer to Reserve	Transfer from Reserve	Surplus of Prior Yr.	Equity in TCAs	Total Transfers	Debt Pmts. Int. & P'pal.	Capital Expenditures	Amortization of TCAs	Other Expenses	Deficit from Prior Year	Total Expenditures
1101 Rural Government Services	665,455				245,324	910,778	0	385,000	0		385,000						1,295,778
1131 Area "A" Grant in Aid	0					0			0		0						0
1132 Area "B" Grant in Aid	0					0			0		0						0
1133 Area "C" Grant in Aid	0					0			0		0						0
1134 Area "D" Grant in Aid	0				0	0			0		0						0
1135 Area "E" Grant in Aid	0				0	0			0		0						0
1136 Area "F" Grant in Aid	0					0			0		0						0
1137 Area "G" Grant in Aid	0					0			0		0						0
1200 General Government Services	1,611,093				523,282	2,134,375	-525,000	582,408	614,331	145,000	816,739	0	487,408	145,000		2,318,706	2,951,114
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	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	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	65,975
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					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	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	0	30,000			13,070	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	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	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	747,776
7104 Cluculz Lake Emergency Response	29,296					29,296	0	320,000	0		320,000	290,000				52,653	349,296
7201 Burns Lake Rural Fire Protection	161,479				687	162,166			0	40,000	40,000	0		40,000		162,166	202,166
7202 Ft.St.James Rural Fire Protection	246,025			0		246,025	0		0		0					246,025	246,025
7203 Houston Rural Fire Protection	27,853					27,853			0		0					27,853	27,853
7204 Luck Bay Rural Fire Protection	78,867				4,545	83,412	0	0	0	9,000	9,000	9,699	0	9,000		69,523	92,412
7205 Smithers Rural Fire Protection	387,241					387,241		50,000	0		50,000					437,241	437,241
7206 Telkwa Rural Fire Protection	174,902				108	175,009	0	7,000	30,000		37,000	1,133				162,646	48,230
7207 Vanderhoof Rural Fire Protection	46,516					46,516	0		0		0					45,821	695
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			1,260,143	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	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
9101 Decker Lake Street Lighting		10,338	350			10,688			312		312					11,000	11,000
9102 Endako Street Lighting	3,660		343			4,003			0		0					4,003	4,003
9103 Ft. Fraser Street Lighting	10,635		400			11,035			465		465					11,500	11,500
9104 Gerow Island Street Lighting	4,576					4,576		0	0		0					4,500	4,576
9106 Colony Point Street Lighting	3,347					3,347			103		103					3,450	3,450
9107 Laidlaw Street Lighting	250					250			1,609		1,609					1,859	1,859
9108 Gowan Loop Street Lighting	1,617				0	1,617			83		83					1,700	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	1,735
10102 Vanderhoof Pool	552,558					552,558	-5,000		0		-5,000					547,558	547,558
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	245,263
10301 Smithers Rural Recreation/Culture	603,558					603,558			0		0					603,558	603,558

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 Bulkeley 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 Bulkeley 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		
Total for all Departments	15,529,815	153,611	437,003	0	5,387,008	21,507,437	-1,500,650	6,219,401	2,118,234	1,509,950	8,346,935	975,457	5,911,408	1,509,950	21,357,081	100,475	29,854,371

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)
Region-Wide Services										
1201	General Government	1,610,333	2,538,265	(927,932)	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
Total Region-Wide Services		8,113,096	8,001,066	112,030	71.68	73.29	(1.60)	71.68	73.29	(1.60)
Regional Rural Services										
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)			
Total Rural-Wide Services		1,225,599	1,194,194	31,405	18.44	18.77	(0.32)			
TOTAL		9,338,695	9,195,260	143,435	90.13	92.05	(1.93)	71.68	73.29	(1.60)

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		\$ 360.51			\$ 286.74	
		Tax amount increase for a \$400,000 Assessment		-\$ 7.70	-2.1%		-\$ 6.41	-2.2%
ALL PROPERTY CLASSES	3.87% MARKET INCREASE	Tax amount increase for a NOW \$415,480 Assessment		\$ 6.25	1.7%		\$ 4.69	1.6%
RESIDENTIAL PROPERTY CLASSES	3.64% MARKET INCREASE	Tax amount increase for a NOW \$414,560 Assessment		\$ 5.42	1.5%		\$ 4.03	1.4%

**REQUISITION AMOUNTS SUMMARY
ALL SERVICES**

	2026 Requisition Amount	2025 Requisition Amount	% Year over Year
Municipalities			
District of Houston	446,530	448,101	-0.4%
Town of Smithers	2,260,761	2,215,843	2.0%
Village of Burns Lake	420,885	423,631	-0.6%
District of Fort St. James	461,431	434,187	6.3%
Village of Fraser Lake	161,613	191,569	-15.6%
Village of Granisle	30,379	25,331	19.9%
Village of Telkwa	281,488	257,945	9.1%
District of Vanderhoof	731,902	750,281	-2.4%
	4,794,989	4,746,888	1.0%
Electoral Areas			
Electoral Area "A"	1,911,645	1,875,006	2.0%
Electoral Area "B"	828,307	824,609	0.4%
Electoral Area "C"	858,175	836,737	2.6%
Electoral Area "D"	907,615	895,388	1.4%
Electoral Area "E"	1,218,492	1,193,877	2.1%
Electoral Area "F"	1,688,343	1,685,214	0.2%
Electoral Area "G"	731,741	680,100	7.6%
	8,144,318	7,990,931	1.9%
All Jurisdictions - Subtotal	12,939,307	12,737,819	1.6%
Other Taxes			
Specified Areas	18,871	16,129	17.0%
Service Areas -Taxation on Land & Improvements	1,965,488	1,841,732	6.7%
Service Areas -Taxation on Improvements Only	317,755	306,604	3.6%
Defined Areas	288,398	250,711	15.0%
	2,590,512	2,415,176	7.3%
Parcel Taxes			
Parcel	41,835	35,638	17.4%
Frontage	111,776	117,250	-4.7%
	153,611	152,888	0.5%
TOTAL REQUISITION	15,683,430	15,305,883	2.5%

District of Houston		2026	2025
Tax rate per \$1,000 (Hospital Assessments)		0.822	0.777
Taxation on Land & Improvements:		Requisition	Requisition
Revised 2025 Hospital Converted Total - 100%		Amount	Amount
General Government	General Government	76,808	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
		373,813	404,095
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
		56,867	27,933
Taxation on Population			
Regional Public Transit	Bylaw 1790, 2017	15,850	16,073
		15,850	16,073
Total		446,530	448,101
Town of Smithers		2026	2025
Tax rate per \$1,000 (Hospital Assessments)		1.193	1.235
Taxation on Land & Improvements:		Requisition	Requisition
Revised 2025 Hospital Converted Total - 100%		Amount	Amount
General Government	General Government	267,968	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
		2,079,217	2,009,420
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
		153,614	178,100
Taxation on Population			
Regional Public Transit	Bylaw 1790, 2017	27,930	28,323
		27,930	28,323
Total		2,260,761	2,215,843

Village of Burns Lake**Taxation on Land & Improvements:****Tax rate per \$1,000 (Hospital Assessments)****Revised 2025 Hospital Converted Total - 100%**

		2026 Requisition 1.361 Amount	2025 Requisition 1.418 Amount
General Government	General Government	43,744	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

Revised 2024 Hospital Converted Total - 66%

Planning and Zoning	SLP - No. 1	6,612	8,386
		<u>215,082</u>	<u>213,360</u>

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

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	83,499	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>197,187</u>	<u>201,534</u>

Taxation on Population

Regional Public Transit	Bylaw 1790, 2017	8,616	8,737
		<u>8,616</u>	<u>8,737</u>

Total

420,885	423,631
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District of Fort St. James**Tax rate per \$1,000 (Hospital Assessments)****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		2026 1.004 Requisition Amount	2025 1.012 Requisition Amount
General Government	General Government	64,997	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

Revised 2024 Hospital Converted Total - 66%

Planning and Zoning	SLP - No. 1	9,824	12,046
		<u>414,094</u>	<u>404,710</u>

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

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>

Taxation on Population

Regional Public Transit	Bylaw 1790, 2017	1,440	1,460
		<u>1,440</u>	<u>1,460</u>

Total

461,431	434,187
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Village of Fraser Lake**Tax rate per \$1,000 (Hospital Assessments)****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		2026 0.795 Requisition Amount	2025 0.813 Requisition Amount
General Government	General Government	28,744	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
		<u>146,437</u>	<u>175,911</u>

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

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

Taxation on Population

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

Total

		<u>161,613</u>	<u>191,569</u>
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Village of Granisle**Tax rate per \$1,000 (Hospital Assessments)****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		2026 0.779 Requisition Amount	2025 0.736 Requisition Amount
General Government	General Government	5,514	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
		<u>26,392</u>	<u>23,712</u>

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
		<u>3,637</u>	<u>1,264</u>

Taxation on Population

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

Total

		<u>30,379</u>	<u>25,331</u>
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Village of Telkwa**Tax rate per \$1,000 (Hospital Assessments)****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		2026 0.961 Requisition Amount	2025 0.974 Requisition Amount
General Government	General Government	41,416	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

281,488	257,945
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District of Vanderhoof**Tax rate per \$1,000 (Hospital Assessments)****Taxation on Land & Improvements:****Revised 2025 Hospital Converted Total - 100%**

		2026 0.730 Requisition Amount	2025 0.744 Requisition Amount
General Government	General Government	141,780	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

731,902	750,281
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ELECTORAL AREAS

	2026 Requisition Amount	2025 Requisition Amount
Electoral Area "A"	1.2220	1.2758
Taxation on Land & Improvements:		
Rural Government Services (1101)	156,648	143,036
Area A Grant in Aid (1131)	0	0
General Government (1201)	221,305	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
	1,764,434	1,709,111
Taxation on Improvements Only:		
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
	147,211	165,895
	1,911,645	1,875,006

ELECTORAL AREAS

	2026 Requisition Amount	2025 Requisition Amount
Electoral Area "B"	1.606	1.650
Taxation on Land & Improvements:		
Rural Government Services (1101)	51,634	48,650
Area B Grant In Aid (1132)	0	0
General Government (1201)	72,945	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
	458,294	460,016
Taxation on Improvements Only:		
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)	131,967	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
	370,013	364,593
	828,307	824,609

ELECTORAL AREAS

	2026 Requisition Draft	2025 Requisition Invoiced
Electoral Area "C" Complete	1.093	1.052
Taxation on Land & Improvements:		
Rural Government Services (1101)	78,657	77,411
Area C Grant in Aid (1133)	0	0
General Government (1201)	111,122	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
	<u>723,055</u>	<u>766,058</u>
Taxation on Improvements Only:		
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
	<u>201,620</u>	<u>70,679</u>
	<u>858,175</u>	<u>836,737</u>
	2026 Requisition Draft	2025 Requisition Invoiced
Electoral Area "D" Complete	1.155	1.087
Taxation on Land & Improvements:		
Rural Government Services (1101)	86,945	80,131
Area D Grant in Aid (1134)	0	0
General Government (1201)	122,832	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
	<u>798,074</u>	<u>788,452</u>
Taxation on Improvements Only:		
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
	<u>109,541</u>	<u>106,936</u>
	<u>907,615</u>	<u>895,388</u>

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

	2026 Requisition Amount	2025 Requisition Amount
	1.260	1.332
Rural Government Services (1101)	96,820	87,233
Area E Grant in Aid (1135)	0	0
General Government Services (1201)	136,783	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

	858,995	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

	1,218,492	1,193,877
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ELECTORAL AREAS**Electoral Area "F"****Taxation on Land & Improvements:**

	2026 Requisition Amount	2025 Requisition Amount
	1.404	1.447
Rural Government Services (1101)	120,375	113,349
Area F Grant in Aid (1136)	0	0
General Government (1201)	170,060	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

	1,039,495	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)	552,558	551,689
	648,848	643,298

	1,688,343	1,685,214
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	2026 Requisition Draft	2025 Requisition Invoiced
Electoral Area "G" Complete	0.985	0.952
Taxation on Land & Improvements:		
Rural Government Services (1101)	74,376	69,525
Area G Grant in Aid (1137)	0	0
General Government (1201)	105,075	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>650,304</u>	<u>643,050</u>
Taxation on Improvements Only:		
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>731,741</u></u>	<u><u>680,100</u></u>

	2026 Requisition	2025 Requisition	Increase in Requisition
SPECIFIED AREAS			
Endako Street Lighting (9102)	3,660	3,283	11.5%
Fort Fraser Street Lighting (9103)	10,635	8,958	18.7%
Gerow Island Street Lighting (9104)	4,576	3,888	17.7%
	18,871	16,129	17.0%
PARCEL TAX			
Lake Kathlyn Aquatic Weed Control (5902)	9,625	9,350	2.9%
Glacier Gulch Water Diversion (5903)	7,800	3,268	138.7%
Cluculz Lake/ Somerset Sewer (6301)	14,073	14,063	0.1%
Decker Lake Street Lighting (9101)	10,338	8,957	15.4%
	41,835	35,638	17.4%
FRONTAGE TAX			
Fort Fraser Sewer System (6101)	49,796	54,015	-7.8%
Fort Fraser Water System (6201)	61,980	63,234	-2.0%
	111,776	117,250	-4.7%
SERVICE AREAS			
Service Areas Taxed on Land & Improvements:			
Fort Fraser Local Community (1501)	7,788	7,443	4.6%
Fort Fraser Fire Protection (7101)	63,982	64,946	-1.5%
Topley Rural Fire Protection (7103)	89,139	87,473	1.9%
Burns Lake Rural Fire Protection (7201)	161,479	152,825	5.7%
Fort St. James Rual Fire (7202)	246,025	243,995	0.8%
Luck Bay Fire Protection (7204)	78,867	70,514	11.8%
Smithers Rual Fire Protection (7205)	387,241	326,685	18.5%
Telkwa Fire Protection (7206)	174,902	150,959	15.9%
Cluculz Lake Emergency Resp (7301)	29,296	29,296	0.0%
FSJ Seniors Helping Seniors Transportation	0	0	
Colony Point Street Lighting (9106)	3,347	2,925	14.4%
Laidlaw Street Lighting Service (9107)	250	0	
Fort St. James Arena Grant (10201)	50,750	38,062	33.3%
Smithers Rural Rec & Culture (10301)	603,554	597,762	1.0%
Fort St. James T.V. (10503)	68,868	68,849	0.0%
	1,965,488	1,841,732	6.7%
Service Areas Taxed on Improvements Only:			
Southside Rural Fire Protection (7102)	67,884	67,968	-0.1%
Houston Rural Fire Protection (7203)	27,853	26,497	5.1%
Vanderhoof Rual Fire Protection (7207)	46,516	44,097	5.5%
Burns Lake Tom Forsyth Arena (10202)	26,754	26,323	1.6%
Vanderhoof Rec and Culture (10302)	108,199	101,500	6.6%
Ft Fraser Cemetary 756	3,974	4,035	-1.5%
* Ft. Fraser Cemetary 756	0	0	
Topley Cemetary 754	18	17	
Topley Cemetary 755	1,728	1,729	-0.1%
* Topley Cemetary 755	0	0	
Houston/Smithers T.V. (10501) 754	28,568	28,174	1.4%
Houston/Smithers T.V. (10501) 755	837	849	-1.4%
Fort Fraser Community Hall (10801)	2,574	2,564	0.4%
Braeside Community Hall (10802)	2,850	2,850	0.0%
	317,755	306,604	3.6%
	2,283,243	2,148,336	6.3%
DEFINED AREAS			
Building Inspection (4201) 754	138,308	118,636	16.6%
Building Inspection (4201) 755	52,119	45,195	15.3%
Building Inspection (4201) 756	97,971	86,880	12.8%
	288,398	250,711	15.0%
GRAND TOTAL.....	15,683,430	15,305,883	2.5%

**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 ASESMENT 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					0				
499999 Prior Year's Surplus	1,375	681	-	0	0				
TOTAL REVENUE.....	149,422	152,641	153,512	153,512	162,166	168,814	172,323	173,499	175,403

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				
Total		49,907,519	53,235,505	53,235,505	55,477,569				
Rural Share		34.8%	34.0%	34.0%	34.4%	34.4%	34.4%	34.4%	34.4%
Projected Fire Department Budget									
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
Rural Share		145,558	148,415	149,273	157,799	164,447	167,956	169,132	171,036

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									
TOTAL EXPENDITURE.....	148,741	152,641	153,512	153,512	162,166	168,814	172,323	173,499	175,403

Revenues minus Expenditures

681 - - - - -

REGIONAL DISTRICT OF BULKLEY-NECHAKO HOUSTON RURAL FIRE PROTECTION

7203

Five Year Financial Plan:

Bylaw 1838 \$2.57

BC ASSESSMENT J 754 25 SRVA #29

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
REVENUE:									
400002 Taxation	27,629	24,385	26,497	26,497	27,853	29,002	29,431	30,697	32,027
499999 Prior year's Surplus									
TOTAL REVENUE.....	27,629	24,385	26,497	26,497	27,853	29,002	29,431	30,697	32,027

EXPENDITURE:

Annual Contract with District of Houston

Projected Operating Budget	188,800	391,314	384,215	384,215	390,881	410,425	430,946	452,494	475,118
Projected Capital Budget	286,250	141,256	760,914	760,914	760,914				-
Lease Funding									
Debt/lease Repayment	-	-	-	-	-	-	-	-	-
Transfers to Capital Reserve	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Less Other Funding	(59,250)	(197,274)	(803,414)	(803,414)	(803,414)	(42,500)	(55,718)	(55,718)	(55,718)
Withdrawal from Capital Reserves									
Total	515,800	435,296	441,715	441,715	448,381	467,925	475,228	496,776	519,400

Converted Hospital Assessment - Improvements Only (Completed Roll)

District of Houston	43,632,857	44,754,090	46,761,951	46,761,951	42,808,144				
Rural	2,328,301	2,483,424	2,646,300	2,646,300	2,673,094				
Total	45,961,158	47,237,514	49,408,251	49,408,251	45,481,238	45,481,238	45,481,238	45,481,238	45,481,238
Rural Share	5.1%	5.3%	5.7%	5.7%	5.9%	5.9%	5.9%	5.9%	5.9%

612115 Payable to District of Houston	26,129	22,885	24,997	24,997	26,353	27,502	27,931	29,197	30,527
651012 Contribution for Regional Fire Chief	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
651010 Administratin Service Charges	500	500	500	500	500	500	500	500	500
799999 Prior Year's Deficit	0	0	0	0	0	0	0	0	0

TOTAL EXPENDITURE.....	27,629	24,385	26,497	26,497	27,853	29,002	29,431	30,697	32,027
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Revenues minus Expenditures

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REGIONAL DISTRICT OF BULKLEY-NECHAKO
TELKWA RURAL FIRE PROTECTION **7206**
BC ASSESSMENT B 754 25 LSA #3

Five Year Financial Plan:

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
REVENUE:									
400002 Taxation	125,871	112,316	150,959	150,959	174,902	176,790	180,319	182,859	185,450
420001 Transfer from Capital Reserve		48,312	58,037	9,801	7,000				
490002 MFA Acturial			108		108	108			
499999 Prior Year's Surplus* Temporary Borrowing				132	30,000	30,000	20,000	10,000	
TOTAL REVENUE.....	125,871	160,628	209,103	160,892	212,009	206,898	200,319	192,859	185,450

EXPENDITURE:

Converted Hospital Assessment (Completed Roll)									
Village of Telkwa	25,213,257	24,831,462	26,493,246	26,493,246	29,276,710				
Rural Area	20,426,573	21,765,237	23,057,256	23,057,256	23,946,997				
Round Lake Area	1,422,086	1,217,357							
Total	47,061,916	47,814,056	49,550,502	49,550,502	53,223,707				
Rural Share	43.40%	45.52%	46.53%	46.53%	44.99%	0	0	0	0
<i>Projected Operating Budget</i>	276,026	222,162	259,932	259,932	271,332	276,759	282,294	287,940	293,698
<i>Contribution to Capital Reserve</i>	77,203	82,074	92,337	92,337	78,338	84,428	84,428	84,428	84,428
<i>Loan Funding</i>									
<i>Special Projects</i>		137,156	278,580	278,580	289,308				
<i>Transfers from Reserves</i>	(210,000)	(225,200)	(72,080)	(72,080)	(72,500)	(58,500)	(54,500)	(39,500)	(39,500)
<i>Less other revenues</i>	(58,323)	(123,812)	(435,000)	(435,000)	(289,308)				
<i>Loan Payments - Fire Hall, Roof Replacement, SCBA</i>	58,500	58,500	58,500	58,500	54,500	58,500	54,500	39,500	39,500
<i>Loan Payments - New Fire Truck</i>									
<i>Capital</i>	135,500	138,000	150,000	150,000	18,000				
Total	278,906	288,880	332,269	332,269	349,670	361,187	366,722	372,368	378,126
<i>Rural share</i>	121,055	131,500	154,614	154,614	157,327	162,509	165,000	167,540	170,131

612113 Annual Contract with the Village of Telkwa	121,055	155,656	154,614	204,651	157,327	162,509	165,000	167,540	170,131
612113 Annual Contract with the Village of Telkwa	2,000	2,000	50,037		2,000	2,000	2,000	2,000	2,000
683001 Interest Expense			470	470	470	470			
784001 Debenture Principal Repayment PAY OUT in OCT 2027			664	682	664	8,600			
651012 Contribution for Regional Fire Chief	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
781001 Contribute to Capital Reserve									
651010 Administration Service Charge	1,816	1,972	2,319	2,319	2,319	2,319	2,319	2,319	2,319
799999 Prior Years Deficit					48,230	30,000	30,000	20,000	10,000
TOTAL EXPENDITURE.....	125,871	160,628	209,103	209,122	212,009	206,898	200,319	192,859	185,450

Revenues minus Expenditures - - - (48,230) - - - - -

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
LUCK BAY FIRE PROTECTION**

7204

Five Year Financial Plan:

BC ASSESSMENT T 756 26 SRVA #31 Limit \$3.00 per \$1,000 Bylaw #	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Revenue									
400002 Taxation	67,190	62,228	70,514	70,514	78,867	69,607	69,693	69,780	69,869
480001 Miscellaneous Revenue									
420001 Transfer from NCPG Reserve		37,759							
420099 Transfer from Gas Tax			11,000	14,916					
490002 Actuarial MFA	3,665	6,999	6,999	4,545	4,545				
499999 Surplus			967	967					
Total Revenue	70,855	106,986	89,481	90,942	83,412	69,607	69,693	69,780	69,869
Expenses									
602001 Utilities	5,639	7,705	8,000	6,147	6,000	6,000	6,000	6,000	6,000
603008 Repairs and Maintenance	2,140	1,657	2,000	5,935	5,000	5,000	5,000	5,000	5,000
606001 Communications	0	0	0	0	0	0	0	0	0
608001 Property Insurance (Fire Hall)	1,827	2,257	1,729	4,077	4,200	4,284	4,370	4,457	4,546
612250 Annual Contract with District of Fort St. James									
Converted Hospital Assessment (Completed Roll)									
District of Fort St. James	36,305,227	39,578,518	42,914,728	42,914,728	45,945,673				
Rural Fort St. James	18,348,498	20,545,590	21,934,175	21,934,175	23,006,352				
Luck Bay	3,392,980	3,941,055	4,329,715	4,329,715	4,562,795				
Total	58,046,705	64,065,163	69,178,618	69,178,618	73,514,820	73,514,820	73,514,820	73,514,820	73,514,820
Luck Bay Share	5.8%	6.2%	6.3%	6.3%	6.2%	6.2%	6.2%	6.2%	6.2%
Projected Operating Budget		613,868	649,670	649,670	704,550				
Less Contract Revenue		(89,000)	(173,497)	(173,497)	(284,400)				
Projected Capital Budget		1,185,600	1,185,600	1,185,600	752,520				
Contribution Capital Reserve		250,000	425,000	425,000	450,000				
Shared Surplus from prior year		-177,822	-146,114	-146,114	-98,765				
Withdrawal from Capital Reserve		-1,185,600	-1,185,600	-1,185,600	-752,520	0	0	0	0
Total	818,844	597,046	755,059	755,059	771,385	0	0	0	0
Luck Bay Share	47,864	36,728	47,257	47,257	47,877	47,877	47,877	47,877	47,877
612117 Payment to District of Fort St. James - Regular	47,864	36,728	47,257	47,257	47,877	47,877	47,877	47,877	47,877
612117 Payment to District of Fort St. James - Maintenance			4,500	4,500	4,500	4,500	4,500	4,500	4,500
651012 Contribution fo Rural Fire Chief	5,000	5,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
683001 Interest Expense - Issue No. 97 Until 2026	1,913	1,913	1,913	1,913	956				
784001 Debenture Principal Repayment	7,862	8,177	11,197	8,504	8,742				
651010 Administration Service Charge	883	716	885	885	946	946	946	946	946
799999 Prior Year Deficit	1,834	4,107		4,190					
Total Expenditures	74,962	68,260	78,481	80,216	83,412	69,607	69,693	69,780	69,869
Revenues minus Expenditures	(4,107)	-	11,000	10,726	-	-	-	-	-
490001 Transfer from Equity in TCA	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
780101 Amortization Expense	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
781003 Contribute to Capital Reserve for Building									
780001 Capital Purchase		37,759	11,000	14,916					
Revenues minus Expenditures less reserves and capital	-4,107	967	-0	-4,190	0	0	0	0	0

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
SMITHERS PARKS, RECREATION
AND CULTURE RURAL CONTRIBUTION**

10301

Five Year Financial Plan:

**BYLAW 1185 LIMIT 0.85 PER \$1000
BC ASSESSMENT F 754 25 LSA #16 PORTION OF A
REVENUE: 0.7949**

	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
400002 Requisition	590,458	587,300	597,766	597,766	603,558	606,157	606,157	606,157	606,157
499999 Surplus									
TOTAL REVENUE.....	590,458	587,300	597,766	597,766	603,558	606,157	606,157	606,157	606,157

EXPENDITURE:

Converted Hospital Assessment (Revised Roll)									
Town of Smithers	156,999,517		179,662,815	179,662,815	189,423,268				
Rural	71,002,819		72,166,480	72,166,480	77,781,325				
Total	228,002,336		251,829,295	251,829,295	267,204,593				
Rural Share	31.1%		28.7%	28.7%	29.11%				
<i>Net shareable Rec/Culture Budget</i>	1,345,610					-	-	-	-
<i>Rural share</i>	419,040					-	-	-	-

612114 Annual Grant to Town of Smithers	419,040	413,601	426,060	426,060	413,352	415,951	415,951	415,951	415,951
Library Operating Costs	396,118		431,620	431,620	483,696				
612220 Monthly Grant to Smithers Public Library	123,356	125,336	123,689	123,689	140,800	140,800	140,800	140,800	140,800
Museum Operating Costs	83,105		89,352	89,352	91,675				
612203 Annual Grant to BV Museum & Historical Society	25,880	26,124	25,606	25,606	26,686	26,686	26,686	26,686	26,686
Arts Council Operating Costs	5,682		7,109	7,109	6,268				
612204 Annual Grant to BV Community Arts Council	1,769	1,786	2,037	2,037	1,825	1,825	1,825	1,825	1,825
Art Gallery Operating Costs	37,456		40,271	40,271	41,138				
612205 Annual Grant to Smithers Art Gallery	11,664	11,774	11,540	11,540	11,975	11,975	11,975	11,975	11,975
651010 Administration Service Charge	8,726	8,679	8,834	8,834	8,920	8,920	8,920	8,920	8,920
799999 Prior Year's Deficit	22								
TOTAL EXPENDITURE.....	590,458	587,300	597,766	597,766	603,558	606,157	606,157	606,157	606,157

Revenues minus Expenditures

	-	-	0	-	0	-	-	-	-
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Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Wendy Wainwright, Deputy Director of Corporate Services
John Illes, Chief Financial Officer

Date: March 12, 2026

Subject: **North Central Local Government Association (NCLGA) 2026 Resolutions Follow-up**

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

That the Board approve the Northern and Rural Homeowner Benefit Program resolution for submission to the North Central Local Government Association (NCLGA) 2026 resolutions.

BACKGROUND

Following the February 26, 2026 Board meeting Director Riis-Christianson reached out to staff regarding a resolution to address the elimination in 2027 of the Northern and Rural Homeowner Benefit. This benefit provided a maximum increase of \$200 for a further reduction in residential property taxes on principle residences.

The Resolution is attached for consideration. An alternative to the resolution is to write a letter to the Minister of Finance.

Below is an overview of the resolutions discussed at the February 26, 2026 Board meeting.

BC Assessment Cap on Residential Assessment Increases

The Board discussed reaching out to neighbouring Regional Districts regarding BC Assessment Cap on Residential Assessment Increases. Chair Parker and CAO Helgesen will be meeting with their counterparts at the Regional District of Fraser-Fort George and Cariboo Regional District in the spring of 2026 and will include the topic as an item for discussion. Staff will bring forward any feedback. At that time consideration may be given to writing a letter to BC Assessment to advocate for a cap on residential assessment increases when factors may warrant this approach.

FireSmart Funding

As a result of FireSmart Program funding being included in the 2026 Provincial Budget and the RDBN funding being in place until July 2027 staff will continue to monitor any further developments with the Program moving forward.

Village of Fraser Lake Resolution – Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation

Staff will provide notification to NCLGA of the Regional District's support for the Village of Fraser Lakes's resolution regarding Amending the Depreciation of Industrial and Electrical Power Generating Facility Improvements Regulation.

ATTACHMENTS:

Northern and Rural Homeowner Benefit Resolution

Ministry of Finance News Release – B.C. raises threshold of homeowner grant – January 3, 2012

STRATEGIC PLAN ALIGNMENT:

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

2. Advocacy with the Province

Northern and Rural Homeowner Benefit Regional District of Bulkley-Nechako
Program

WHEREAS the Northern and Rural Homeowner Benefit Program was created to recognize that rural and northern homeowners face higher living costs, fewer services, and greater property tax pressures than people living in urban areas;

AND WHEREAS the Province will end this program after the 2026 calendar year, which will add \$200 in extra taxes for every electoral area residential property owner;

AND WHEREAS many rural communities in Central and Northern British Columbia are currently dealing with mill closures, job losses, and economic downturns, making it harder for residents to afford increased costs;

THEREFORE BE IT RESOLVED that the North Central Local Government Association urge the Province of British Columbia to restore a program that recognizes the higher costs and unique challenges faced by rural and northern homeowners, ensuring they do not face added financial pressure.

Finance

B.C. raises threshold of homeowner grant

News Release

Victoria

Tuesday, January 3, 2012 10:00 AM

British Columbians who own homes worth up to \$1.285 million may be eligible to receive the entire homeowners' grant this year, after the Province raised the threshold to accommodate rising property values.

BC Assessment estimates the value of all homes based on their market value on July 1 each year. The Province then reviews the information and adjusts the threshold of the homeowner grant to make sure at least 95.5 per cent of eligible homeowners receive the full amount. Those with homes valued above the threshold may still be eligible for a partial grant.

The homeowner grant provides a maximum reduction in residential property taxes on principal residences of \$570 in the Capital, Greater Vancouver and Fraser Valley regional districts and \$770 elsewhere in the province. An additional grant of \$275 is available to those who are age 65 or over, permanently disabled or a veteran of certain wars.

The government also announced in November 2011 plans to create a further grant of up to \$275 for low-income Canadian Forces veterans with more recent service in the event they do not already qualify as seniors or persons with disabilities. These details will be announced shortly.

In Budget 2007, the homeowner grant program was also expanded to include eligible low-income homeowners who, but for the high assessed value of their homes, would have been eligible for the full grant.

The homeowner grant is one of the ways the Province helps B.C. residents with property taxes. The Province also provides property tax deferral options for qualified individuals, including homeowners over 55, persons with disabilities, and families with children.

The deferment programs are low-interest loan programs that allow qualifying residents to defer all or part of their property taxes until they sell or transfer ownership of their home, or it becomes part of an estate. Application forms are available when property tax notices are issued in spring.

Quick Facts:

- In 2011, the threshold was raised to \$1.15 million, and the Northern and Rural Area Homeowner Benefit grant of \$200 was created to help those living outside the Capital, Greater Vancouver and Fraser Valley regional districts.
- In 2009 and 2010, the grant threshold was set at \$1.05 million.
- The grant is not provided automatically. Homeowners must apply every year.
- The grant is available to Canadian citizens and to landed immigrants who normally reside in B.C.

More information:

More information about the homeowner

grant: http://www.sbr.gov.bc.ca/individuals/Property_Taxes/Home_Owner_Grant/hog.htm

More information about property tax deferral

programs: http://www.sbr.gov.bc.ca/individuals/Property_Taxes/Property_Tax_Deferment/p td.htm

Contact:

Jamie Edwardson

Director of Communications

Ministry of Finance

250 356-2821



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: John Illes, CFO
Date: March 12, 2026
Subject: **Bulkley Valley Pool Facility Lifecycle Assessment Report**

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

Receive

BACKGROUND

As part of the Asset Management Planning process, staff have arranged for a lifecycle assessment to be completed for the Bulkley Valley Pool.

This assessment will form the basis for capital maintenance of the Pool building for the next ten years as well as forming the basis for the asset management plan for this building.

ATTACHMENTS:

Facility Lifecycle Assessment Report (BV Pool)

STRATEGIC PLAN ALIGNMENT:

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

4. Community and Economic Sustainability

Facility Lifecycle Assessment Report

Bulkley Valley Regional Pool and Recreation Centre— 1316 Toronto St, Smithers

March 2, 2026

Attention: John Illes, Chief Financial Officer
Regional District of Bulkley Nechako
37 3rd Avenue
Burns Lake, BC, V0J 1E3



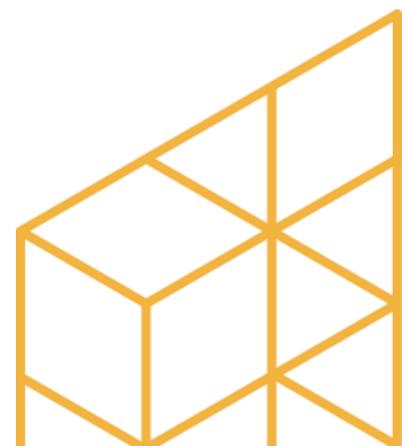
Prepared By:

Ben Mills, P.Eng., CEM, CPHD, LEED® AP
Founding Principal
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3875 3rd Avenue
Smithers, BC
V0J 2N3

Reliance & Exclusions apply; see Appendix C



Facility Lifecycle Assessment Report – BV Pool

March 2, 2026

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Facility Lifecycle Assessment Report – BV Pool

Executive Summary

The Bulkley Valley Regional Pool and Recreation Centre is in good overall condition and has been receiving regular maintenance and upgrade during its lifetime.

Impact Engineering coordinated this report as prime consultant and provided technical content for mechanical and electrical engineering. Bulkley Valley Engineering Services was engaged to provide technical content for Architectural, Civil and Structural engineering.

Opinions of probable cost are based on 2026 dollars and use a 3% inflation rate per year for planning purposes.

- **Immediate risks (≤90 days): M101.1, M02.2, M03.1, RAI-2** — focused on near-term reliability and operations. Key actions include investigating and replacing the corroded domestic water entry piping and shutoff valve (street shutdown required), completing annual backflow preventer inspection and tagging, installing a new modulating burner and addressing the AHU-1 glycol heat recovery loop, and confirming spring pavement condition (cracking / settlement / drainage) during the next snow-free season to validate renewal scope and timing.
- **Near-term monitoring / no immediate action required: M01.02, M01.3, M01.4, M02.4, M05.1** — no concerns observed at time of assessment (sanitary sewer, storm sewer, natural gas piping, wastewater piping, and air distribution); continue routine monitoring and address at end-of-life or if condition degrades.
- **5-year priorities:** Prioritize bundled work to reduce repeat shutdowns and leverage shared access, sequencing mechanical reliability work and any water / piping tie-ins to minimize downtime and disruption.
- **20-year capital (uninflated):** \$743,860; excludes design, escalation, taxes unless stated.
20-year planning total (with 3% inflation): \$1,241,952
- **Dependencies:** Coordinate domestic water shutdown coordination at the street, plan mechanical work around facility operating hours and seasonal demand, and align exterior investigation / repairs with snow-free access windows.
- **Energy/carbon opportunities (screening):** Use the AHU-1 burner / heat recovery scope to improve outdoor air heating efficiency and reduce gas consumption; incorporate controls tuning and equipment optimization during planned mechanical access.

Scope note: Planning-level visual assessment; not a design, tender package, or code-compliance certification. Costs are order-of-magnitude, uninflated, and exclude design, permitting, escalation, and taxes unless noted. See Appendix D – Reliance & Exclusions.



Facility Lifecycle Assessment Report – BV Pool

Scope & Method

Purpose

The purpose of this assessment is to document the current condition of the facility and its systems, identify and communicate material physical deficiencies, and highlight code/safety risks and maintenance issues. The assessment prioritizes renewal and modernization needs and provides a time-phased capital plan (immediate, 5-year, and 20-year horizons) to support budgeting, risk management, and long-term asset planning.

This assessment has been performed in accordance with ASTM E2018-24 for the property condition assessment elements, with additional screening of energy and carbon opportunities included to support facility planning. The report is a planning-level assessment and is not a design, tender, or code-compliance certification.

Cost Basis and Inflation

Opinions of probable cost are expressed in 2026 dollars and include an allowance for inflation over the planning horizon. Capital costs in the 5-year and 20-year plans have been escalated from the 2025 base year using a constant annual escalation rate of 3% per year for planning purposes. This escalation assumption is intended for order-of-magnitude budgeting only and should be reviewed and updated periodically to reflect actual market conditions.

Method

Conducted as a visual, non-destructive review supplemented by interviews with operations staff and a desktop review of available drawings, past reports, O&M records, and photos. Select representative observations were used to characterize typical conditions. Where noted, targeted functional tests or measurements were performed. Applicable codes, standards, and good-practice guidance were referenced for context.

Limits & Assumptions

Access may have been restricted to some areas (locked rooms, ceiling cavities, energized equipment, confined spaces, or weather-dependent locations). Concealed conditions were not opened or verified. Quantities and costs are planning-level estimates for budgeting only; they exclude design, permitting, escalation, and taxes unless stated otherwise.

The capital threshold for inclusion is \$5,000 per item. Capital repairs identified and estimated to cost less than the threshold, or that will likely be performed in phases, as part of routine maintenance as required, at a cost less than the threshold are not included in the Capital Expense Table. Recommendations may require additional investigation, design, and authority approval prior to implementation.

For planning purposes, short-term costs typically correspond to work in Years 1–2 of the capital plan.



Facility Lifecycle Assessment Report – BV Pool

Evaluation Criteria

The condition of building structures and components is evaluated using two measures: A Condition Rating (CR) and an issue/remedy Category (Cat).

Condition Rating (CR)

- 1 = **Critical** — high risk of injury or imminent system failure; not in acceptable working condition
- 2 = **Very Poor** — does not meet requirements; significant deficiencies; likely to require immediate or short-term work above maintenance level
- 3 = **Poor** — meets minimum functional requirements but has notable deficiencies; may require immediate or short-term corrective work and may carry above-average operating or maintenance costs
- 4 = **Fair** — in working condition with minor deficiencies; may require near-term corrective work; typical operating and maintenance costs
- 5 = **Good** — in working condition with no immediate or short-term corrective work required; meets all present requirements
- 6 = **Excellent** — as-new or state-of-the-art condition; meets present and foreseeable requirements.

These ratings are consistent in concept with the 'good, fair, poor' condition definitions used in ASTM E2018-24.

Category (Cat)

- A = Code/Safety — a life-safety or code issue needing urgent remedy
- B = Repair/Maintenance — day-to-day or deferred maintenance that restores functionality
- C = Capital Renewal — Replacement at or near end of life
- D = Modernization / Improvement — Discretionary upgrades beyond baseline (e.g., efficiency upgrades, aesthetic improvements)
- E = Other — items needing further study, owner-supplied works, or things outside of scope

Cost Exclusions

This report excludes costs for systems or components that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Immediate and Short-Term Repair Items

This report presents immediate costs, defined as opinions of costs to address physical deficiencies that are considered to be an imminent life-safety issue, physical deficiencies that, if left uncorrected, would be expected to result in or contribute to the failure of a building systems or component, and/or reported or recorded violations of building or fire codes. These items should be addressed at the first opportunity. In addition, this report presents short-term costs, defined as



Facility Lifecycle Assessment Report – BV Pool

opinions of cost to address physical deficiencies that may not warrant immediate attention but should be undertaken on a priority basis. Immediate and short-term costs are identified in the Immediate Actions (typically ≤ 90 days) table.

Recommended Additional Investigation

Items flagged for targeted testing or specialist review to reduce uncertainty and de-risk scope prior to projects.



Facility Lifecycle Assessment Report – BV Pool

Facility Snapshot

Impact Engineering has performed Facility Assessment of the parcel and improvements defined in the following table. The assessment was performed in accordance with ASTM E2018-24 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”. The purpose was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property and determine if conditions exist which may have a significant impact on the operation of the facility during the evaluation period.

Property Data	
Property Name	Bulkley Valley Pool & Recreation Centre
Property Address	1316 Toronto Street, Smithers, BC
Primary Use	Indoor swimming pool; and recreation centre
Number of Buildings	1
Year Built	1991
Additions	2001
Total Acreage	Site is ~0.8 hectares (1.97 acres). The only land under consideration is the land directly beneath the building
Gross Building Area	~1,430 m ² (15,395 ft ²)
Gross Floor Area	~1,430 m ² (15,395 ft ²)
Number of Storeys	Single storey (with a mechanical mezzanine)
Parking / Paving	Parking lot and drive aisles finished with asphalt pavement
EV Charging Station Count	Zero
Foundation / Substructure	1991 portion: concrete piers and grade beams; 2001: spread footings and reinforced concrete foundation walls
Superstructure	Load-bearing CMU walls/columns supporting timber beams / rafters / decking
Roofing Type	Flat roof with modified bitumen (SBS) membrane; internal roof drains
HVAC Systems	Heating: gas-fired air handling unit + make-up air unit; some unit heaters / fan coils. Cooling: roof-mounted outdoor condensers + indoor evaporators. Ventilation: AHUs + Fans (mechanical mezzanine).
Fire Suppression	Portable dry-type ABC fire extinguishers are provided throughout the building
Fire Alarm	Fire alarm panel not present; smoke detectors tied to / monitored by the security system
Water supply piping	Copper domestic water distribution piping; some sections crosslinked polyethylene (PEX) piping
Electrical branch wiring	Copper
Notable Constraints	Well-used community facility, major repair downtime ideally when pool is drained



Summary of Findings (Discipline Overview)

Site/Civil

The Bulkley Valley Pool & Recreation Centre site includes municipal water and sanitary sewer servicing and electrical power fed from BC Hydro overhead transformers. Exterior circulation and parking consist of asphalt paving with painted stall markings, with cast-in-place concrete pads at exterior doors and the storage shed, and pre-cast concrete traffic barriers at select locations. The BVES assessment notes the site / civil review was screening-level and constrained by winter conditions and recommends a snow-free season confirmation for pavement and related surface condition observations.

Recommendations

Confirm pavement condition in spring and plan renewal scope (repairs vs resurfacing) coordinated with line-marking and drainage touch-ups; address landscaping replacement where warranted

- **CIV-02— Parking Lots & Drive Aisles (Asphalt):** Spring pavement condition survey (cracking, rutting, drainage); plan patching, mill-and-overlay, or full resurfacing.
- **RAI-CIV-01 (RAI-2) — Spring Pavement Condition Confirmation:** Confirm asphalt distress / settlement / drainage performance during next snow-free season; update renewal scope / timing in the register.
- **CIV-07 Landscaped Areas / Planters:** Some mature plantings warrant full replacement.

Architectural (Envelope/Interiors/Roofing)

The building enclosure is primarily stucco cladding (with painted areas) with localized prefinished metal cladding, and relies on sealants at openings, expansion joints, and material transitions; mechanical louvers occur around the exterior. Roofing includes SBS / mod-bit membrane roof areas with internal drainage, and prefinished sloped metal roofing at canopy areas with metal cap flashing. The BVES assessment characterizes architectural renewal needs as predominantly exterior finish maintenance and localized interior impacts associated with condensation rather than leakage.

Recommendations

Renew exterior paint and complete associated envelope touch-ups (including minor stucco and sealant work); investigate and address condensation sources prior to replacing stained interior finishes; maintain and repair exterior windows and plan phased performance upgrades aligned with humidity / pressurization strategy; continue routine roof inspections and maintenance of drains and flashings while confirming roof ages and repair history.

- **ENV-02 — Exterior Paint:** Prepare and repaint exterior paint stucco and trim (front elevations first); coordinate with sealant / joint review and minor stucco repairs.
- **RAI-ENV-01 — Office Condensation / Ceiling Staining:** Resolve condensation source; replace stained ceiling tiles after confirming cause; align with humidity control approach.



Facility Lifecycle Assessment Report – BV Pool

- **ENV-06 — Exterior Windows:** Maintain / repair gaskets and seals; consider phased replacement / retrofit; coordinate with humidity / pressurization strategy.
- **ENV-14 — Interior Doors (panic hardware corrosion):** Inspect / clean / lubricate / replace corroded hardware as needed; confirm fire-rated assemblies remain compliant.
- **ENV-21 — Ceramic Tiles (Pool):** Complete localized repairs / maintenance during shutdowns.
- **ENV-23 — Athletic Wood Flooring:** Inspect / repair as needed; consider discretionary future upgrade for court conversion.
- **ROOF-01 — SBS Roofing Membrane:** Continue routine inspections; confirm roof section ages / repair history; maintain drains and flashings

Structural

The structural system comprises concrete foundations supporting load-bearing CMU walls and timber roof framing with wood decking; the 2017 report notes concealed foundations with a 1991 portion on concrete piers and grade beams and a 2001 addition on spread footings and reinforced concrete foundation walls. The 2017 assessment observed no significant cracking, deflection, heaving, or settlement and considered the structural components generally acceptable. The BVES assessment is screening-level and visual in nature (no load rating) and aligns with a condition profile where concerns are localized rather than indicating systemic structural deficiency.

Recommendations

Complete localized concrete slab / service-pad repairs where deterioration is present (including in the mechanical room) and mitigate chronic wetting to prevent recurrence; coordinate repair timing with mechanical equipment replacement where pads are being renewed as part of equipment swaps.

- **STR-03 — Slab on Grade (mechanical room / service pads):** Patch and seal affected concrete; address wetting sources; if reinforcing steel exposure / progression is confirmed, complete localized repair in accordance with CSA concrete repair methods.

Mechanical

The facility is served by municipal domestic water with sanitary waste discharged to municipal mains, and storm water managed through overland absorption and surface drainage to the municipal storm system. Domestic water distribution piping is primarily copper where observed, with some PEX sections; sanitary piping was concealed but is noted as likely cast iron with ABS and PVC waste piping. Domestic hot water is provided by two natural gas hot water heaters with a hot water storage tank located in the mechanical mezzanine.

Space heating is provided by a gas-fired air handling unit (AHU-1) and a make-up air unit (MUA-1), with unit heaters and fan coil units serving select areas including the entrance vestibule, washrooms, and gym. Cooling is provided in select areas (administration, fitness room) via roof-mounted outdoor condensers with indoor evaporators. The squash court area is provided with heating, cooling and ventilation by a packaged rooftop unit (RTU-1).



Facility Lifecycle Assessment Report – BV Pool

Ventilation is provided by the air handlers mentioned above as well as a return fan unit dedicated to AHU-1 and a central washroom exhaust fan (EF-1) both located in the mechanical mezzanine.

Pool mechanical equipment includes three (3) heating boilers, filtration tanks, UV disinfection systems, filters, pumps, and water treatment equipment, with systems generally maintained and repaired / replaced as needed.

The building is not sprinklered and fire protection consists of portable dry-type ABC fire extinguishers throughout the building. Carbon monoxide is monitored in both AHU-1 and MUA-1 as well as in the mechanical mezzanine. Ammonia is monitored at the fresh air intake to both units.

HVAC equipment is controlled via a Building Management System installed in 2015.

Recommendations

The following key recommendations are highlighted for attention by the RDBN.

- **M-01.1 — Domestic Water Supply:** Main domestic water piping entering the building in the pool mechanical room is in poor condition with significant rust and deterioration. Exposed piping should be insulated to extend life and main incoming pipe should be investigated and replaced along with the existing shutoff valve. Shutoff at the street is required. Consider some concrete removal to connect new piping to piping in better condition perhaps 12" below pool mech room floor.
- **M-02.2 — Backflow Prevention:** The backflow preventer in the pool mechanical room should be inspected annually and an inspection tag included on the unit. Latest tag showed 2017 which is likely the installation date.
- **M-03.1 — Air Handling Unit:** Install new modulating burner and repair / replace the glycol heat recovery loop as AHU-1 uses considerable natural gas for outdoor air heating. Plan for future motor replacements. Keep AHU-1 in service as long as possible.
- **M-02.12 — Pool Boilers:** Consider insulating all supply and return piping from the pool boilers. None are currently insulated.



Facility Lifecycle Assessment Report – BV Pool

Electrical

Electrical Service to the building is fed from an overhead transformer and delivered via underground conductors to the main electrical room located on the east elevation. An 800A, 120/208V, 3-phase, 4-Wire Westinghouse Central Distribution Panel (CDP) receives the incoming power, yielding a building capacity of 230.6 kW, derated to 80% in accordance with the BC Electrical Code 2024. Distribution Center supplies power to GMCC-A, GMCC-B, MCC C, Panel A, Panel B, Panel C, Panel D, and various secondary panels. All Interior and Exterior lighting, including emergency lighting, is provided by LED fixtures. A few areas—such as the janitor’s closet, gym, staff room, and the small stack room leading up to the AHU mechanical room—are controlled by motion sensors and occupancy sensors. A timer controls the perimeter lighting on the pool deck, which is scheduled to turn on at 3PM and turn off at 9PM. The exterior lighting, including the parking lot lights and the lights above the exit doors are controlled by photocell sensors. The building security system contains motion sensors throughout the building and a digital keypad in the main entrance vestibule. Emergency lighting for the building is provided by emergency remote heads with battery packs and exit signage is provided by red “EXIT” signs. The building is commonly metered.

In general, the visual review of the property indicates that the electrical equipment and systems are properly maintained.

For maintenance of the building the following actions are required annually: infrared scanning of switches and panels for overdutied equipment or faults, emergency lighting testing, and operation of equipment such as disconnect switches in accordance with Maintenance Testing Standards. Any equipment that fails regular testing should be identified and replaced immediately. Interior and exterior lighting fixtures and emergency lighting are all LED and within the evaluation period. No additional investigation is recommended currently.

Recommendations

- **E-02.1 — Primary Distribution:** Impact recommends having a detailed arc flash analysis performed on the electrical distribution, with detailed arc flash and shock hazard labels applied to the equipment so that electrical workers have sufficient information for a hazard/risk assessment and PPE selection.
- **E-02.3 — Secondary Distribution:** Impact recommends performing a full electrical system coordination study to ensure all circuit breakers and fuses operate selectively and safely to identify the appropriate settings and ratings for protective devices and minimizes unnecessary outages.
- **E-05.2 — Devices:** Impact recommends replacing equipment that is approaching or has reached the end of its service life to reduce the risk of failures and ensure continued safe operation.



Facility Lifecycle Assessment Report – BV Pool

March 2, 2026

Immediate Actions (typically ≤ 90 days)

Ref ID	Item (Component)	Why (CR/Cat)	Cost (\$)	Notes
M01.1	Domestic Water Supply	3 / B	\$ 5,000.00	Main domestic water piping entering the building in the pool mechanical room is in poor condition with significant rust and deterioration. Exposed piping should be insulated to extend life and main incoming pipe should be investigated and replaced along with the existing shutoff valve. Shutoff at the street is required. consider some concrete removal to connect new piping to piping in better condition perhaps 12" below pool mech room floor.
M01.2	Sanitary Sewer	4 / C	\$ -	No concerns observed or reported.
M01.3	Storm Sewer	4 / C	\$ -	No concerns observed or reported.
M01.4	Natural Gas	4 / B	\$ -	No concerns observed or reported. Steel gas piping inside the building has good longevity.
M02.2	Backflow Prevention	3 / B	\$ 500.00	The backflow preventer in the pool mechanical room should be inspected annually and an inspection tag included on the unit. Latest tag showed 2017 which is likely the installation date.
M02.4	Waste Water Piping	4 / C	\$ -	No concerns observed or reported.
M03.1	Air Handling Unit	4 / B	\$60,000.00	Install new modulating burner and repair / replace the glycol heat recovery loop as AHU-1 uses considerable natural gas for outdoor air heating. Plan for future motor replacements. Keep AHU-1 in service as long as possible.
M05.1	Air Distribution	4 / C	\$ -	No concerns observed or reported.
RAI-2	Spring Pavement Condition Confirmation	— / C	\$ 3,500.00	Confirm asphalt condition (cracking, settlement, drainage) during the next snow-free season to validate renewal scope and timing. Update the deficiency register accordingly.

Five Year Work Plan (roll-up)

Year	Budget (\$)	Notes (major Ref IDs)
Y1	\$ 8,755	S03.1
Y2	\$ 38,044	A01.12, A02.2, A07.1, S99.1
Y3	\$ 77,256	E03.3, E05.2, A01.2, A01.3, A01.7, A01.15, A09.4, N/A
Y4	\$ 15,194	A09.1
Y5	\$ 122,014	M02.6, M02.7, M02.9, M02.14, M03.2, M03.5, M04.2, M05.2, M06.1, A01.4, A02.4, A04.3, A06.3

Facility Lifecycle Assessment Report – BV Pool

Twenty Year Capital (summary)

Window	Total (\$)
Years 1–5	\$ 555,264
Years 6–10	\$ 177,749
Years 11–20	\$ 508,938
Immediate	\$ 69,000
Total (20-yr)	\$ 1,241,952

Note: Costs in the Five Year and Twenty Year tables include an assumed annual inflation rate of 3% from the 2026 base year and are suitable for planning-level budgeting only.

Itemized Capital Table

See companion Excel file provided.

Property and Systems Photos

Photographs documenting the observed conditions have been provided by electronic link for download by the Regional District of Bulkley Nechako.

Energy & Carbon – Screening View

Refer to the detailed ASHRAE Level 2 Energy Audit specific to the Bulkley Valley Pool and Recreation Centre, completed by Impact Engineering in February 2026.

File name: BVP_Energy_Audit_Report_cmplt_2026.02.06_signed

Actionable Next steps:

- ECM-1: Recommendation to repair and recommission the Glycol heat recovery loop
- ECM-2: Consider the addition of pool covers
- ECM-3: DDC Optimization including controls updates



Appendix A – Definitions

Capital Threshold

Items ≥ \$5,000 are listed individually; below-threshold work is grouped as maintenance allowances. This threshold is used to determine whether a capital repair item is to be included in the Capital Expense Table.

Category (Cat)

A = Code/Safety — a life-safety or code issue needing urgent remedy

B = Repair/Maintenance — day-to-day or deferred maintenance that restores functionality

C = Capital Renewal — Replacement at or near end of life

D = Modernization / Improvement — Discretionary upgrades beyond baseline (e.g., efficiency upgrades, aesthetic improvements)

E = Other — items needing further study, owner-supplied works, or things outside of scope

Condition Rating (CR)

1 = **Critical** — high risk of injury or imminent system failure; not in acceptable working condition

2 = **Very Poor** — does not meet requirements; significant deficiencies; likely to require immediate or short-term work above maintenance level

3 = **Poor** — meets minimum functional requirements but has notable deficiencies; may require immediate or short-term corrective work and may carry above-average operating or maintenance costs

4 = **Fair** — in working condition with minor deficiencies; may require near-term corrective work; typical operating and maintenance costs

5 = **Good** — in working condition with no immediate or short-term corrective work required; meets all present requirements

6 = **Excellent** — as-new or state-of-the-art condition; meets present and foreseeable requirements.

The above Condition Ratings are consistent in concept with the “good, fair, poor” condition definitions used in ASTM E2018-24.

Confidence (estimate quality)

- **High:** Verified access/docs (e.g., nameplates/as-builts), recent photos/tests; RAIs (if any) complete.
- **Medium:** Visual review with partial documentation; some assumptions remain.
- **Low:** Limited access or surrogate data; significant assumptions (plan an RAI and/or carry higher contingency).

Facility Lifecycle Assessment Report – BV Pool

Expected Useful Life (EUL)

The average amount of time in years that an item, component or system is estimated to function without material repair when installed new and assuming routine maintenance is practiced.

ID (Unique Item Identifier)

Single, persistent identifier per actionable item (format **PREFIX-NN**, ex., **MEC-07, ROF-01**). One ID per item across all sections. If an item splits/merges, cross-references are found in *Notes*.

In-Service Year (In-Svc)

Year of installation or last substantial renewal (resets remaining life). Use best available evidence (as-builts, nameplates, invoices). If ages vary, use “var” and explain in *Notes*.

Legacy ID

Identifier from prior reports/CMMS/asset tags (ex. previous report ID), retained for traceability.

Physical Condition

The physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used as defined in the report.

Physical Deficiency

A conspicuous defect or significant deferred maintenance of a subject property’s material systems, components, or equipment as observed during completion of the assessment

Remaining Useful Life (RUL)

Planning indicator calculated as $RUL = EUL - (ReportYear - In-Svc)$. A value of 0 years indicates the component is at or beyond typical life. Where uncertainty exists (ex. mixed ages or variable condition), RUL may be shown as a range (ex. 0–3 years) to reflect planning risk.

Year Coding

Y1–Y5 = near-term plan; Years 6–10; Years 11–20.



Appendix B: Limitations

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and is subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s), and accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages, and their expected useful life (EUL). Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed after site observations and/or that additional information may have been discovered, and that Impact Engineering, its officers, employees, vendors, successors, or assigns are not liable for changes in the condition of the property, failures in property components or systems, or damages that may occur as a result of such changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews, and client-, tenant-, or property-owner-provided documents. No material sampling, invasive or destructive investigations, or equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of all building components and systems.

Information regarding operations, conditions, and test data provided by the Client, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily available sources, including internet research and interviews of municipal officials or representatives, is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses, and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project. The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance, and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade, and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Appendix C — Reliance & Exclusions

This planning-level assessment was prepared for Regional District of Bulkley-Nechako to support budgeting and sequencing. Others may not rely without written consent. No destructive testing or hazardous materials sampling was performed. Costs are presented in [2026] dollars and have been escalated using an assumed annual inflation rate of 3% for future years shown. Recommendations may require additional investigation, detailed design, and authority approvals.



Facility Lifecycle Assessment Report – BV Pool

March 2, 2026

Appendix D — Recommended Additional Investigation (RAI)

RAI ID	Topic	Purpose	Ref ID (linked items)	Scope / Method	Timing	Allowance (\$)	Owner	Deliverable	Notes
RAI-01	Arc Flash studies	breaker settings / arc-flash	E02.1	arc flash and coordination studies	Y1	7,000	Electrical	Hazard/Risk Assessment, PPE selection	Having a detailed arc flash analysis performed on the electrical distribution, with detailed arc flash and shock hazard labels applied to the equipment.
RAI-02	Panel IR scan	Detect hotspots	E02.3	Live IR scan	Y1	3,000	Electrical	IR report	Requires load $\geq 40\%$ to accurately detect thermal anomalies.
RAI-03	Sanitary Sewer	Check condition of buried main	M01.2	Review of Sanitary Main by camera scoping is recommended as a visual inspection is not possible.	Y1	3,000	Mechanical / Civil	Camera video and brief report outlining condition and any maintenance recommendations	
RAI-ENV-01 (RAI-1)	Office condensation / ceiling staining	Confirm source is condensation (not roof leak); define HVAC pressurization / humidity controls needed to prevent recurrence	RAI-ENV-0	Replace stained ceiling tiles after confirming that the source is condensation (not a roof leak). Review air distribution, pressurization, and window condensation control with the mechanical consultant. Confirm interior relative humidity targets and assess whether local air-wash at glazing is needed.	Y1 (during operations, prior to finish replacement)	TBD	Mechanical / Envelope	Findings note + recommended corrective actions (inputs to deficiency register)	The main office has a history of condensation-related issues with visibly stained ceiling tiles. FLIR thermal imaging did not indicate active envelope leakage or moisture intrusion at the areas reviewed; the staining pattern is consistent with condensation rather than roof leak.
RAI-CIV-01 (RAI-02)	Spring Pavement condition confirmation	Validate pavement condition and draining performance to confirm renewal scope and timing	RIA-CIV-01	Confirm asphalt condition (cracking, settlement, drainage) during the next snow-free season to validate renewal scope and timing. Update the deficiency register accordingly.	Y1 (next snow-free season)	TBD	Civil	Confirmation memo + updated deficiency register scope / timing	Winter conditions (snow and ice cover) prevented detailed evaluation of asphalt pavement distress, grading, and drainage performance.

Facility Lifecycle Assessment Report – BV Pool

March 2, 2026

Appendix E — Detailed Findings & Actions (Tables Only)

Site / Civil

ID	Legacy	Component	Location	CR	Cat	EUL (yr)	In_Svc (yr)	RUL (yr)	Year	Window	Qty	Unit	Unit \$	Ext \$	Inflated Ext \$	Confidence	Dependencies	Notes
Civil	A01.1	Site Servicing	Site-wide	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	A01.2	Parking Lots & Drive Aisles (Asphalt)	Parking / drive aisles	3	C	25	2001	-1976	3	Years 1-5	3500	m ²	\$ 75.00	2625=00	\$ 291,038.44	Medium	A01.3, A01.8, CIV-12	Undertake a spring pavement condition survey (cracking, rutting, drainage) once snow-free. Plan patching, mill-and-overlay, or full resurfacing as warranted. Coordinate with line-marking refresh (CIV-03) and drainage touch-ups (CIV-06).
Civil	A01.3	Parking Lot Markings	Parking	4	C	10	2016	-2006	3	Years 1-5	1	LS	\$ 8,000.00	\$ 8,000.00	\$ 8,869.74	Medium	A01.2	Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	A01.4	Concrete Sidewalks / Pads	Exterior doors / storage shed	3	C	40	1986	-1946	5	Years 1-5	20	m ²	\$ 350.00	\$ 7,000.00	\$ 8,313.80	Low		Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	A01.7	Parking Bumpers	Parking		C	15	2011	-1996	3	Years 1-5	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 3,880.51	Medium	A01.2	Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	A01.8	Site Drainage	Parking area	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	A01.9	Landscaped Areas / Planters	Front of building	4	C				7	Years 6-10	1	LS	\$ 8,000.00	\$ 8,000.00	\$ 10,178.23	Low		Some mature plantings warrant full replacement.
Civil	A01.10	Fencing & Gates	West / east property lines	4	C	30	1996	-1966										Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	A01.12	Site Signage	Site / main entry	4	B				2	Years 1-5	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 4,820.51	Medium		Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	A01.14	Ancillary Building (Chemical Storage Shed)	North of building	4	C	30	1996	-1966										Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	A01.15	Bollards	North side (gas meter area)	3	C				3	Years 1-5	4	Each	\$ 650.00	\$ 2,600.00	\$ 2,882.67	Medium	A01.2	Routine maintenance; renew/repair at end-of-life or if condition degrades.
Civil	RAI-2	Spring Pavement Condition Confirmation	Parking / drive aisles	—	C				0	Immediate	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	High	A01.2	Confirm asphalt condition (cracking, settlement, drainage) during the next snow-free season to validate renewal scope and timing. Update the deficiency register accordingly.

Note: Costs shown in all tables in Appendix E also include a column with annual inflation of 3%.

Facility Lifecycle Assessment Report – BV Pool

Architectural (Envelope & Interiors)

ID	Legacy	Component	Location	CR	Cat	EUL (yr)	In_Svc (yr)	RUL (yr)	Year	Window	Qty	Unit	Unit \$	Ext \$	Inflated Ext \$	Confidence	Dependencies	Notes
Architectural	A02.1	Stucco Cladding	Exterior envelope	4	C	40	1986	-1946										Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A02.2	Exterior Paint	Exterior envelope (front-facing elevations primarily)	4	C	10	2016	-2006	2	Years 1–5	680	m ²	\$ 22.00	\$ 14,960.00	\$ 16,025.53	Medium	A02.1, A02.4	Prepare and repaint exterior painted stucco and trim on front elevations first; spot-prep other elevations as needed. Coordinate with sealant/joint review (ENV-04) and minor stucco repairs (ENV-01).
Architectural	A02.3	Metal Cladding	Exterior envelope	4	C	40	1986	-1946										Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A02.4	Joint Sealers	Exterior envelope	4	C	20	2006	-1986	5	Years 1–5	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 14,252.24	Low	A02.1, A02.2	Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A02.5	Louvers	Exterior envelope	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A03.1	Exterior Windows	Exterior envelope	4	C	35	1991	-1956	15	Years 11–20	15	Each	\$ 4,200.00	\$ 63,000.00	\$ 105,546.98	Low	M05.1, M05.2	Maintain and repair gaskets and seals as needed. Consider phased window replacement or retrofit with higher-performance glazing during a future energy-upgrade cycle. Coordinate with the mechanical consultant's humidity and pressurization strategy.
Architectural	A04.1	Main Entrance Door	Exterior doors	4	C	25	2001	-1976										Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A04.3	Utility Doors	Exterior doors	4	B	20	2006	-1986	5	Years 1–5	1	LS	\$ 8,500.00	\$ 8,500.00	\$ 10,095.33	Low		Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A05.1	Fascia	Roof perimeter	4	C	30	1996	-1966										Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A05.2	Soffit	Canopies	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A06.1	Fixed Partitions / Gym Wall	Fitness room / interior	4	B													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A06.3	Interior Paint	Interior walls	4	C	10	2016	-2006	5	Years 1–5	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 17,815.29	Medium		Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A06.5	Ceramic Wall Tiles	Change rooms / showers / sauna	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A07.1	Interior Doors	Various interior locations	4	B	25	2001	-1976	2	Years 1–5	12	Each	\$ 950.00	\$ 11,400.00	\$ 12,211.97	Medium	A07.2	Inspect door hardware (panic devices, closers) for corrosion and proper latching. Clean, lubricate, and replace components where corrosion affects operation. Confirm that fire-rated door assemblies remain compliant (see ENV-15).
Architectural	A07.2	Interior Fire-Rated Doors	Mechanical / electrical rooms	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A07.3	Interior Windows	Pool / administration interface	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Architectural	A07.4	Interior Storefront Doors	Vestibule, fitness room, squash court	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.



Facility Lifecycle Assessment Report – BV Pool

Structural

ID	Legacy	Component	Location	CR	Cat	EUL (yr)	In_Svc (yr)	RUL (yr)	Year	Window	Qty	Unit	Unit \$	Ext \$	Inflated Ext \$	Confidence	Dependencies	Notes
Structural	S01.1	Footings	Foundations (concealed)	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Structural	S01.2	Foundation Walls	Perimeter / 2001 addition	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Structural	N/A	Water treatment piping	Treatment room / cast iron and steel fittings	3.5	C				3	Years 1–5	1	LS	\$ 45,000.00	\$ 45,000.00	\$ 49,892.30	Low	M02.4	Approximately 3 large pipe fittings are showing significant surface corrosion and while the operator indicates they are not yet leaking they are likely reaching the end of their service life. Additionally, the main water service backflow valve should be checked and serviced and reinstalled.
Structural	S03.1	Office Condensation / Ceiling Staining	Main office / administration area	3	B				1	Years 1–5	1	LS	\$ 8,500.00	\$ 8,500.00	\$ 8,797.50	Medium	M05.1, M05.2	Replace stained ceiling tiles after confirming that the source is condensation (not a roof leak). Review air distribution, pressurization, and window condensation control with the mechanical consultant. Confirm interior relative humidity targets and assess whether local air-wash at glazing is needed.
Structural	S04.1	Timber Roof Structure	Pool / main roof	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Structural	S05.2	Squash Court Walls (Glass)	Squash courts	4	C													Routine maintenance; renew/repair at end-of-life or if condition degrades.
Structural	S99.1	Climbing Wall Structure	Squash court area	4	B				2	Years 1–5	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,356.13	Low		Routine maintenance; renew/repair at end-of-life or if condition degrades.



Facility Lifecycle Assessment Report – BV Pool

Mechanical (Plumbing / DHW / HVAC / FP / Controls)

ID	Legacy	Component	Location	CR	Cat	EUL (yr)	In_Svc (yr)	RUL (yr)	Year	Window	Qty	Unit	Unit \$	Ext \$	Inflated Ext \$	Confidence	Dependencies	Notes
Mechanical	M01.1	Domestic Water Supply		3	B	40	35	5	0	Immediate	1		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Medium	Building water shutdown at street level required.	Main domestic water piping entering the building in the pool mechanical room is in poor condition with significant rust and deterioration. Exposed piping should be insulated to extend life and main incoming pipe should be investigated and replaced along with the existing shutoff valve. Shutoff at the street is required. consider some concrete removal to connect new piping to piping in better condition perhaps 12" below pool mech room floor.
Mechanical	M01.2	Sanitary Sewer		4	C	75	35	40	0	Immediate					\$ -			No concerns observed or reported.
Mechanical	M01.3	Storm Sewer		4	C				0	Immediate					\$ -			No concerns observed or reported.
Mechanical	M01.4	Natural Gas		4	B	75	35	40	0	Immediate					\$ -			No concerns observed or reported. Steel gas piping inside the building has good longevity.
Mechanical	M02.1	Water Distribution		4	B	50	35	15	15	Years 11–20	1000	ft	\$ 15.00	\$ 15,000.00	\$ 23,369.51	Low		Monitor the domestic water piping for leaks and repair as needed. Consider a larger replacement project within the next 10 - 20 years based on observations of performance.
Mechanical	M02.2	Backflow Prevention		3	B	20	9	11	0	Immediate	1		\$ 500.00	\$ 500.00	\$ 500.00	High		The backflow preventer in the pool mechanical room should be inspected annually and an inspection tag included on the unit. Latest tag showed 2017 which is likely the installation date.
Mechanical	M02.3	Domestic Hot Water Heater		4	C	20	10	10	10	Years 6–10	1		\$ 15,000.00	\$ 15,000.00	\$ 20,158.75	Medium		No concerns observed or reported.
Mechanical	M02.4	Waste Water Piping		4	C	75	35	40	0	Immediate					\$ -			No concerns observed or reported.
Mechanical	M02.6	Washrooms Fixtures		4	C	50	35	15	5	Years 1–5	5	fixture	\$ 700.00	\$ 3,500.00	\$ 4,057.46	Medium		No concerns observed or reported. Plan for ongoing fixture replacements on failure.



Facility Lifecycle Assessment Report – BV Pool

Mechanical	M02.7	Sinks		4 C	30	35	-5	5	Years 1–5	5 fixture	\$ 500.00	\$ 2,500.00	\$ 2,898.19	Medium	No concerns observed or reported. Plan for ongoing fixture replacements on failure.
Mechanical	M02.8	Drinking Fountains		4 B	15	5	10	10	Years 6–10	3 fixture	\$ 4,000.00	\$ 12,000.00	\$ 16,127.00	Low	No concerns observed or reported.
Mechanical	M02.9	Water Pumps		4 B	15	10	5	5	Years 1–5	5 pump	\$ 3,000.00	\$ 15,000.00	\$ 17,389.11	Medium	No concerns observed or reported. Replace pumps and / or pump motors as they fail.
Mechanical	M02.10	Floor Drains		3 B	50	35	15	15	Years 11–20	1 drain	\$ 150.00	\$ 150.00	\$ 233.70	Medium	Replace floor drain covers as required based on condition. During maintenance ensure that floor drains have water in their traps to prevent smells.
Mechanical	M02.11	Storage Tanks		4 C	20	10	10	10	Years 6–10	1 tank	\$ 4,000.00	\$ 4,000.00	\$ 5,375.67	Medium	No concerns observed or reported.
Mechanical	M02.12	Pool Boilers		4 C	24	12	12	12	Years 11–20	1 boiler	\$ 20,000.00	\$ 20,000.00	\$ 28,515.22	Medium	No concerns observed or reported. Consider insulating the supply and return piping from all boilers.
Mechanical	M02.13	Water Filters		4 C	30	19	11	11	Years 11–20	1 tank	\$ 15,000.00	\$ 15,000.00	\$ 20,763.51	Low	No concerns observed or reported.
Mechanical	M02.14	UV Water Disinfection System		4 C	30	20	10	5	Years 1–5	1 UV Lamp	\$ 500.00	\$ 500.00	\$ 579.64	Low	No concerns observed or reported. Replace UV lamps on regular schedule. Housings should last a long time.



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Mechanical	M03.1	Air Handling Unit		4 B	50	35	15	0	Immediate	1 maintenance	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	Medium	Install new modulating burner and repair / replace the glycol heat recovery loop as AHU-1 uses considerable natural gas for outdoor air heating. Plan for future motor replacements. Keep AHU-1 in service as long as possible.
Mechanical	M03.2	Make Up Air Unit		4 B	50	35	15	5	Years 1–5	1 maintenance	\$ 10,000.00	\$ 10,000.00	\$ 11,592.74	Medium	No concerns observed or reported. Allowance to replace a fan motor as needed.
Mechanical	M03.3	Roof-top Unit		4 C	20	7	13	13	Years 11–20	1 RTU	\$ 25,000.00	\$ 25,000.00	\$ 36,713.34	Medium	No concerns observed or reported.
Mechanical	M03.4	Unit Heaters		4 C	20	10	10	10	Years 6–10	1 unit heater	\$ 3,000.00	\$ 3,000.00	\$ 4,031.75		No concerns observed or reported.
Mechanical	M03.5	Baseboard Heaters		4 C	30	35	-5	5	Years 1–5	2 baseboard	\$ 2,500.00	\$ 5,000.00	\$ 5,796.37		The electric baseboards near the exit of the women's washroom are visibly rusting. Suggest review by an electrical contractor and planned replacement within the next 5 years.
Mechanical	M03.6	Heat Exchanger		4 C	24	19	5	7	Years 6–10	1 HEX	\$ 4,000.00	\$ 4,000.00	\$ 4,919.50	Medium	No concerns observed or reported. Pool HEX age varies. Monitor and plan to replace one of the units within the next 10 years.
Mechanical	M04.2	Condenser		4 C	18	13	5	5	Years 1–5	2 Condenser	\$ 8,000.00	\$ 16,000.00	\$ 18,548.39	Medium	No concerns observed or reported. The two Lennex outdoor condensing units will likely need replacing in approximately 5 years. Age is not listed on the equipment, but appears to be from ~2013.



Facility Lifecycle Assessment Report – BV Pool

Electrical (Service & Distribution / Lighting / Life-Safety)

ID	Legacy	Component	Location	CR	Cat	EUL (yr)	In_Svc (yr)	RUL (yr)	Year	Window	Qty	Unit	Unit \$	Ext \$	Inflated Ext \$	Confidence	Dependencies	Notes
Electrical	E01.1	Exterior Transformers	Electrical Room	4	C	50	34	16										Power to the building is fed from an overhead transformer. This is the responsibility of BC Hydro and will be upgraded or renewed as per BC Hydro's requirements. No concerns observed or reported.
Electrical	E01.2	Conductors		4	C	50	34	16										No concerns observed or reported. This is the responsibility of BC Hydro and will be upgraded or renewed as per BC Hydro's requirements.
Electrical	E02.1	Primary Distribution (Switchgear, CDPs, splitters, disconnects)		4	C	50	7	43	20	Years 11–20	1	upgrades	\$ 24,000.00	\$ 24,000.00	\$ 43,346.67	Medium	It requires coordinate a power disconnect/reconnect with BC Hydro.	No concerns observed or reported. There has been a major panels and breakers upgrade and renovation in 2017 and associated old conduits were replaced. Impact recommends having a detailed arc flash analysis performed on the electrical distribution, with detailed arc flash and shock hazard labels applied to the equipment so that electrical workers have sufficient information for a hazard/risk assessment and PPE selection.
Electrical	E02.3	Secondary Distribution (disconnects, splitters & sub-panels)		4	B	50	7	43	20	Years 11–20	8	Each	\$ 8,000.00	\$ 64,000.00	\$ 115,591.12	Medium	Requires electrical load analysis study to evaluate the capacity, safety, and efficiency of an electrical system	No concerns observed or reported. Impact recommends performing a full electrical system coordination study to ensure all circuit breakers and fuses operate selectively and safely to identify the appropriate settings and ratings for protective devices and minimizes unnecessary outages.
Electrical	E02.4	Branch Wiring		4	B	70	34	36	20	Years 11–20				\$ 20,000.00	\$ 36,122.22	Medium		No concerns observed or reported.
Electrical	E02.5	Receptacles		4	B	50	34	16	16	Years 11–20				\$ 1,000.00	\$ 1,604.71	Medium		The plugs are in good condition and had been replaced promptly if required.
Electrical	E03.1	Interior Lighting		5	B	40	7	33	20	Years 11–20				\$ 15,000.00	\$ 27,091.67	Medium		No concerns observed or reported.



Facility Lifecycle Assessment Report – BV Pool

Electrical	E03.2	Lighting Controls		4 B	15	7	8	8	Years 6–10				\$	1,000.00	\$	1,266.77	Medium	Interior Lighting for a few indoor areas are controlled by motion sensors, Exterior lighting is controlled by photocells.	
Electrical	E03.3	Emergency Lighting		4 C	10	7	3	3	Years 1–5	25	Each	\$	200.00	\$	5,000.00	\$	5,463.64	Medium	All Emergency Lights were replaced to LED on 2017. No concerns observed or reported.
Electrical	E03.4	Exit Lighting		4 C	30	7	23	20	Years 11–20	15	Each	\$	400.00	\$	6,000.00	\$	10,836.67	Medium	No concerns observed or reported.
Electrical	E03.5	Exterior Lighting		5 B	15	7	8	8	Years 6–10				\$	1,000.00	\$	1,266.77	Medium	No concerns observed or reported.	
Electrical	E04.1	Grounding		4 B	50	34	16	16	Years 11–20								Medium	A ground bar exist in the ground mechanical room, there is usually no need to change the ground bar. in good condition.	
Electrical	E05.2	Devices		4 B	10	7	3	3	Years 1–5				\$	300.00	\$	327.82	Medium	There are 2 non-life safety heat detectors, one in the ventillation room and one in the ground mechanical room, both are tied and monitored by the security system run by Telus. There is one battery operated smoke alarm in the staff room. All in good condition. Impact recommends replacing equipment that is approaching or has reached the end of its service life to reduce the risk of failures and ensure continued safe operation.	
Electrical	E06.1	Telephone		5 C														No concerns observed or reported. This is the responsibility of Telus and will be upgraded or renewed as per Telus’s requirements.	
Electrical	E06.2	Internet Systems		5 C														No concerns observed or reported. This is the responsibility of Telus and will be upgraded or renewed as per Telus’s requirements.	
Electrical	E06.3	Intrusive Systems		5 C														No concerns observed or reported. This is the responsibility of Telus and will be upgraded or renewed as per Telus’s requirements.	
Electrical	E06.4	Surveillance Systems		5 C	10	1	9	9	Years 6–10				\$	500.00	\$	652.39	Medium	No concerns observed or reported.	
Electrical	E99.2	Gas Monitoring		4 B	30	8	22	20	Years 11–20									There are two CO detection points with high exposure limits (HEL), both located upstairs in the ventilation room. They are in good condition and are monitored through the DDC system.	





Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Megan D'Arcy, Regional Agriculture Coordinator
Date: March 12, 2026
Subject: **BC Vegetable Marketing Commission General Order Update**

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

Receive.

BACKGROUND

After the expansion of its regulatory area, the [BC Vegetable Marketing Commission](#) (BCVMC) has completed an update to its General Order based on the findings of a year of consultation with stakeholders.

Highlights:

- The General Order now has a definition for small-scale producers specific to each regulated product.
- Northern small-scale producers that grow more than one ton of regulated crops have a threshold increase to an aggregate of 100 tons for regulated crops.
- Small-scale producers that grow over one ton of regulated vegetables are required to get a license, but to reduce administration burden, the BCVMC has created a simplified application process that is easily completed online. Small-scale producers are not required to submit reports to the BCVMC, nor are they required to pay application fees, annual fees, or volume levies.
- The BCVMC General Order does not have any specific requirement for food safety certification. The BCVMC is working with the province and certification bodies to look into potential options for developing programs and certifications suitable for small-scale production.
- The BCVMC has allocated staff resources for the development of a Northern Producers Advisory Group.

ATTACHMENTS:

None required

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.



March 3rd, 2026

RE: Request for Support – Resolutions to Strengthen Rural Health Care

Dear NCLGA Member Municipalities,

The District of 100 Mile House is bringing forward resolutions to the upcoming NCLGA convention focused on improving access to health care across rural and remote communities in our region.

Communities throughout the South Cariboo and the broader NCLGA area continue to face significant healthcare professional shortages. Current restrictions on Nurse Practitioner service hours are limiting access to primary care and increasing pressure on local emergency departments. Greater flexibility and sustained support for expanded Nurse Practitioner services would provide a practical, community-driven solution to help address these gaps.

In addition, long-term stability in rural health care depends on investing in education and training. Expanding healthcare training seats, reducing barriers to rural practice, and creating incentives for professionals to live and work in rural communities will help build resilient, self-sustaining regions. Working collaboratively through Union of British Columbia Municipalities, we can advocate to the Province for meaningful and sustained support.

We respectfully ask for your support and advocacy for these resolutions to strengthen rural health care now and into the future.

Thank you for your consideration.

A handwritten signature in black ink that reads "Maureen Pinkney". The signature is fluid and cursive.

Mayor Maureen Pinkney
District of 100 Mile House

North Central Local Government Association – 2026 Resolution Submission

Resolution #1 : Expansion of Nurse Practitioner Services to Address Rural Health Care Gaps

WHEREAS there is a significant and ongoing shortage of health care professionals in the South Cariboo and across communities within the Northern Central Local Government Association (NCLGA) region;

AND WHEREAS access to reliable and timely health care services is essential to the effective treatment, recovery, and overall well-being of residents in small rural, and remote communities throughout British Columbia;

THEREFORE BE IT RESOLVED that the NCLGA, in collaboration with the Union of British Columbia Municipalities (UBCM), advocate to the Provincial Government for increased and sustained support for the expansion of the Nurse Practitioner Services as a means to address health care service gaps and better meet the needs of rural British Columbians.

Resolution #2 : Expansion of Support for Medical Professional Services

WHEREAS there is significant and on-going shortages of healthcare professionals in the South Cariboo and across communities in Northern Central Local Government Association (NCLGA)

AND WHEREAS Efforts have been made in some healthcare professions, many other healthcare professions need attention for the overall wellbeing of residents in small, rural, and remote location;

THEREFORE BE IT RESOLVED THAT the NCLGA, in collaboration with the Union of British Columbia (UBCM), advocate to the Provincial Government for increased educational training seats in any appropriate college/university;

AND FURTHER BE IT RESOLVED THAT the NCLGA, in collaboration with the Union of British Columbia (UBCM), advocate to the Provincial Government look to reduce any barriers in accessing those training seats and create incentives to encourage healthcare professionals to practice in rural areas.





Mayor
Ross Siemens

Councillors
Les Barkman
Kelly Chahal
Patricia Driessen
Simon Gibson
Dave Loewen
Patricia Ross
Dave Sidhu
Mark Warkentin

March 3, 2026

File: 0530-003/0400-60

Via Email

UBCM Member Municipalities and Regional Districts

Dear UBCM Members:

Re: Request for Support – 2026 Proposed UBCM Resolutions

I am writing on behalf of Abbotsford City Council to respectfully request your favourable consideration and support for two proposed UBCM resolutions that will be brought forward for consideration at the 2026 Lower Mainland Local Government Association (LMLGA) Convention, in advance of the UBCM Convention.

At a recent Council meeting, Abbotsford City Council approved the submission of the following proposed resolutions:

1. Engagement on Pipeline Valuation Changes
2. Exempting Local Governments from Expanded Provincial Sales Tax Requirements

Both resolutions speak to issues of province-wide significance and reflect growing concerns shared by local governments and regional districts across British Columbia regarding financial sustainability, predictability, and intergovernmental fairness.

The first resolution calls on the Province to ensure that any future changes to the valuation methodology for gathering and transmission pipelines, or other major regulated utility properties, are preceded by a robust and transparent engagement process with local governments and regional districts, through UBCM. Stable and predictable assessment practices are essential for long-term financial planning, and changes of this magnitude have the potential to significantly affect taxation equity and local government budgets across the province.

The second resolution addresses the expanded application of the Provincial Sales Tax (PST) to professional and related services relied upon by local governments to deliver essential infrastructure and community services. As public-sector entities with limited revenue tools, local governments are already facing significant cost pressures. The application of expanded PST requirements represents a cost shift within the public sector that further constrains local government fiscal capacity without increasing service value.

Abbotsford believes these resolutions align with shared interests across local governments in advocating for meaningful consultation, fiscal fairness, and sustainable service delivery. We respectfully request your support for these resolutions as they move forward through the UBCM resolution process.

Thank you for your continued collaboration and leadership. We appreciate your consideration and look forward to working together on these important matters.

Sincerely,

A handwritten signature in cursive script that reads "Ross Siemens".

Ross Siemens
Mayor

cc: Council members
Peter Sparanese, City Manager

Attachments:

- 2026 Proposed Resolution – Engagement on Pipeline Valuation Changes
- 2026 Proposed Resolution – Exempting Local Governments from Expanded Provincial Sales Tax Requirements



**ENGAGEMENT ON PIPELINE
VALUATION CHANGES**

City of Abbotsford

WHEREAS in December 2025, the Province directed BC Assessment to postpone implementation of significant changes to the valuation methodology for Gathering and Transmission Pipelines, which would have resulted in substantial shifts in the tax burden from pipeline operators to residential and business property classes, creating financial impacts for local governments, and;

AND WHEREAS local governments rely on stable, predictable assessment practices for long-term financial planning, and any future changes to regulated rate property valuation methodologies (particularly within the Utilities Tax Class), will have province-wide implications for local government taxation, budgeting, and equity among property classes;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities urge the Province of British Columbia to direct BC Assessment to undertake a robust and fulsome engagement process with local governments and regional districts, through UBCM, prior to advancing any future changes to the valuation methodology for Gathering and Transmission Pipelines or other major regulated utility properties, including sufficient notice, clear disclosure of financial impacts, and opportunities for local government input before decisions are finalized.



**EXEMPTING LOCAL GOVERNMENTS FROM
EXPANDED PROVINCIAL SALES TAX**

City of Abbotsford

WHEREAS the Government of British Columbia's 2026 Budget expands the application of the Provincial Sales Tax (PST) to a broader range of services, including professional services such as engineering, architectural, and related advisory services that are routinely required by local governments to deliver core infrastructure and services;

AND WHEREAS local governments have limited revenue tools and are already facing significant financial pressures related to infrastructure renewal, climate adaptation, housing delivery, and regulatory compliance, and unmitigated application of the expanded PST further constrains local government fiscal capacity;

AND WHEREAS local governments are public-sector entities that deliver provincially mandated and community-essential services, and the application of PST to local government purchases represents a cost shift within the public sector that does not increase service value but places additional pressure on local government operating and capital budgets;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities urge the Government of British Columbia to exempt or eliminate the impact to local governments from the application of the expanded Provincial Sales Tax requirements introduced in the 2026 Budget, including PST applied to professional and related services, to avoid intergovernmental cost downloading and to protect local government financial sustainability and local affordability.



March 4, 2026

File: 0280-30

Ref: 287175

Mark Parker, Chair
Regional District of Bulkley-Nechako
37 - 3rd Avenue
Burns lake, BC V0J 1E0
Via email: mark.parker@rdbn.bc.ca

Dear Mark Parker:

Thank you for your letter of February 5, 2026, addressed to Honourable David Eby, Premier, and to Honourable Lana Popham, Minister of Agriculture and Food, regarding the report of the Premier's Task Force on Agriculture and Food Economy (Premier's Task Force) and its subsequent recommendations. As this matter falls under the responsibility of the Ministry of Agriculture and Food (the Ministry), I am pleased to respond on behalf of Premier Eby and Minister Popham.

The Ministry recognizes that strong regional representation is essential when addressing complex issues, including those reflected in the 32 recommendations from the Premier's Task Force. We appreciate your observations regarding the unique perspectives of producers and processors in northern British Columbia (B.C.), which will help inform priority actions within the province.

As you highlighted, the Premier's Task Force identified the need for a joint-advisory panel to address the complex challenges associated with investment in primary production and food processing in B.C. Ministry staff are currently assessing this recommendation and will consider options for possible approaches, including whether and how a panel may be established.

.../2

Thank you again for reaching out. Your concerns have been noted and will be considered during the implementation process.

Sincerely,

A handwritten signature in black ink that reads "Michelle Koski". The signature is written in a cursive, flowing style.

Michelle Koski
Deputy Minister

cc: Cheryl Anderson, Director of Cooperate Services, Regional District of Bulkley
Nechako



Call for 2026 Resolutions Notice

Celebrating 100 Years of Collaboration ~ 1926 - 2026

Resolutions provide an opportunity for local governments of all sizes and from all areas of the TCYHA region/Yellowhead Corridor to express concerns, share their experiences and take a united position.

The date for our Annual General Meeting has been set for Friday May 29th – this will also be our Centennial celebration. As in previous years, the Annual General Meeting will be in Edmonton AB as a hybrid event; both In Person as well as virtual participation (by Zoom).

We take this opportunity to invite your Municipality to consider preparing a Resolution(s) for the AGM in hopes this provides ample time to consider making a submission.

Are there any issues concerning the highway (TC Yellowhead #16 or BC Yellowhead #5) that are bothering you? Is there anything to do with the highway corridor that is of concern to your municipality? Is it infrastructure improvements that are needed, or better signage, or some other issue that you need assistance with to advocate to Government. If so, please construct that in the form of a Resolution and submit it for discussion at our Annual General Meeting.

Our members submit resolutions on province-wide or region-specific issues for consideration by the full membership at the TCYHA's Annual General Meeting. Resolutions endorsed by the membership are conveyed to senior levels of government and other stakeholders involved in the affairs of our four western provinces.

Resolutions must be submitted by a member community in order to reach the floor at the TCYHA Annual General Meeting. A representative of the municipality is required to present the Resolution for it to be voted on; this assures that if there are any questions concerning the Resolution someone would be available to answer.

We would like to give municipalities' sufficient time to consider submitting Resolutions and we encourage you to begin the process and submit at your earliest convenience. At this time the deadline for submitting Resolutions for consideration at the AGM is set for Thursday April 30th.

The procedures and forms can be found at: <https://www.goyellowhead.com/association/resources/>. Please ensure that all the documentation is completed prior to submission.

Submit your resolution(s), with the Subject line "TCYHA Resolutions **2026** – Attn: Resolutions Chair" to admin@goyellowhead.com.

If you would like any further information on the above, including the Zoom link for the AGM, contact our C.A.O. John Wojcicki at admin@goyellowhead.com.

Thank you.

Safe travels and stay healthy,

Pete Pearson (Councillor, Valemount BC)
President
TCYHA Board of Directors

Sandy Salt (Life Member)
Resolutions Chair
TCYHA Board of Directors