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REGIONAL DISTRICT
OF BULKLEY & NECHAKO



AGENDA

MEETING NO. 1

JANUARY 29, 2015

P.O. BOX 820
BURNS LAKE, BC V0J 1E0
PHONE: (250) 692-3195 OR 1-800-320-3339
FAX: (250) 692-3305
www.rdbn.bc.ca

"A WORLD OF OPPORTUNITIES
WITHIN OUR REGION"

VISION

***“A World of Opportunities
Within Our Region”***

MISSION

***“We Will Foster Social,
Environmental, and
Economic Opportunities
Within Our Diverse Region
Through Effective
Leadership”***

REGIONAL DISTRICT OF BULKLEY-NECHAKO

AGENDA

Thursday, January 29, 2015



<u>PAGE NO.</u>	<u>CALL TO ORDER</u>	<u>ACTION</u>
	<u>AGENDA – JANUARY 29, 2015</u>	Approve
	<u>SUPPLEMENTARY AGENDA</u>	Receive
	<u>MINUTES</u>	
	<u>(All grey highlighted items may be received as a block)</u>	
10-21	Board Meeting Minutes – December 11, 2014	Adopt
22-35	Committee of the Whole Meeting Minutes - January 15, 2015 (Unapproved)	Receive
36-43	Committee of the Whole Meeting Minutes - November 6, 2014	Receive
44-46	Forestry Committee Meeting Minutes - January 15, 2015 (Unapproved)	Receive
47-49	Forestry Committee Meeting Minutes - July 17, 2014	Receive
50-52	Rural Directors Committee Meeting Minutes - January 15, 2015 (Unapproved)	Receive
53-59	Rural Directors Committee Meeting Minutes - November 6, 2014	Receive

BUSINESS ARISING OUT OF THE MINUTES

DELEGATION

TRANSCANADA PIPELINES LTD.
PRINCE RUPERT GAS TRANSMISSION PROJECT
RE: UPDATE

Catie Underhill, Community Relations Liaison, Prince
Rupert Gas Transmission
Dave Kmet, Regional Manager Prince George and LNG Land

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<u>PAGE NO.</u>	<u>ADMINISTRATION REPORTS</u>	<u>ACTION</u>
	<i>(All grey highlighted items may be received as a block)</i>	
60-63	Wendy Wainwright, Executive Assistant - Committee Meeting Recommendations - January 15, 2015	Recommendation (Page 63)
64	Kristi Rensby, Finance/Administration Coordinator – Federal Gas Tax Funds – Electoral Area “B” (Burns Lake Rural) St. Paul’s United Church	Recommendation (Page 64)
65	Kristi Rensby, Finance/Administration Coordinator – Federal Gas Tax Funds – Electoral Area “C” (Fort St. James Rural) Fort St. James Music Makers	Recommendation (Page 65)
66-67	Kristi Rensby, Finance/Administration Coordinator – Report on Federal Gas Tax Projects Approved in 2014	Receive
68-69	Deborah Jones-Middleton – Monthly 9-1-1 Call Report – December 2014	Receive
70-77	Gerry Thiessen, Director, District of Vanderhoof - UNBC Regional Advisory Committee – November 6, 2014	Receive

<u>PAGE NO.</u>	<u>DEVELOPMENT SERVICES (All Directors)</u> <u>Memo</u>	<u>ACTION</u>
78-81	<u>Memo</u> – Maria Sandberg, Planner RE: Referral from Liquor Distribution Branch Brookside Resort – Rural Agency Store Electoral Area “F”	Recommendation (Page 80)
	<u>ALR Applications</u>	
82-94	Application No. 1171 John Whitfield Dodds (Perry) Non-farm use within the ALR Electoral Area “A”	Recommendation (Page 87)

Meeting No. 1
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<u>PAGE NO.</u>	<u>DEVELOPMENT SERVICES (CONT'D)</u> <i>(All Directors)</i>	<u>ACTION</u>
95-104	Application No. 1173 Richard and Theresa Plug Non-farm use within the ALR Electoral Area "A"	Recommendation (Page 98)
105-124	Application No. 1176 Jannes and Leny Boonstra Subdivision within the ALR Electoral Area "A"	Recommendation (Page 109)
125-134	Application No. 1172 Abram and Virginia Guenter Subdivision within the ALR Electoral Area "F"	Recommendation (Page 127)
135-146	Application No. 1175 Peter and Joanne Penner Subdivision within the ALR Electoral Area "F"	Recommendation (Page 139)
<u>ELECTORAL AREA PLANNING</u> <i>(All Directors)</i>		
<u>Development Variance Permit Application</u>		
147-153	Development Variance Permit F-01-14 James Wiebe 9922 Sinkut Frontage Road, Vanderhoof Electoral Area "F" <i>(call for comments from the gallery)</i>	Recommendation (Page 150)
<u>Bylaws for First and Second Reading</u>		
154-166	Rezoning File No. A-08-14 Bylaw 1718 & 1719 Bulkley Valley Road and Gun Club Electoral Area "A"	Recommendation (Page 158)
167-176	Rezoning File No. A-07-14 John Whitfield Dodds (Perry) Electoral Area "A"	Recommendation (Page 170)

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<u>PAGE NO.</u>	<u>Bylaws for Adoption</u>	<u>ACTION</u>
177-183	Rezoning File No. A-04-13 OCP Amendment Bylaw No.1695 Rezoning Bylaw No.1696 Sheldon Armitage (Perry) Electoral Area "A"	Recommendation (Page 179)
184-189	Rezoning File No. A-05-14 Bylaw 1711 Richard Joseph and Sheila Smith Electoral Area "A"	Recommendation (Page 187)
190-196	Rezoning File No. D-02-13 Bylaw 1685 & 1686 West Fraser Sawmills Ltd. (Sears) Electoral Area "D"	Recommendation (Page 192)
<u>OTHER (All Directors)</u>		
197-221	<u>Director of Planning Year-End Report 2014</u>	Receive
222-225	<u>Memo</u> – Jason Llewellyn, Director of Planning RE: APC members list and workshop invitation poster	Direction
226-230	<u>Memo</u> – Jason Llewellyn, Director of Planning RE: Planning Service to Municipalities	Recommendation (Page 230)
<u>APC Minutes</u>		
231-232	Minutes: Advisory Planning Commission Area "A" RE: December 16, 2014	Receive
<u>BUILDING INSPECTION (All Directors)</u>		
<u>Provision of Building Inspection Mentoring Services</u>		
233-235	Letter to District of Vanderhoof	Receive
236	Request from Village of Telkwa	Receive
237-251	<u>Memo</u> – Jason Llewellyn, Director of Planning RE: Building Inspection Service to the Nak'azdli Whut'en First Nation	Recommendation (Page 238)

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<u>PAGE NO.</u>	<u>CORRESPONDENCE (All Directors)</u>	<u>ACTION</u>
252-258	Keri Bruce - TransCanada Corporation RE: Prince Rupert Gas Transmission Project	Receive
259-265	Jain Peruniak RE: Participants needed for Huckleberry MRC to review Mines Act Amendment	Receive
<u>VERBAL REPORTS</u>		
<u>RECEIPT OF VERBAL REPORTS</u>		
<u>ADMINISTRATION CORRESPONDENCE</u>		
<u>(All grey highlighted items may be received as a block)</u>		
266-269	Village of Telkwa – Request for Letter of Support – Building Canada, Small Communities Grant Application	Direction
270-281	District of Hudson’s Hope – Referral of Proposed Site C Dam Project to BC Utilities Commission	Direction
282-285	Stuart Lake Co-op Housing – Membership Opportunity	Direction
286-290	SCI-BC “Nature’s Call” – Request for Letter of Support	Direction
291	Carman Graf – Letter to Board and Staff re: Terms as Elected Official	Receive
292-295	Municipal Appointments to Regional District Board <ul style="list-style-type: none"> • Village of Burns Lake • District of Fort St. James • Village of Granisle • District of Vanderhoof 	Receive
296-297	Teck Resources Limited – Canadian Legacy Properties – Tailings Management at the Pinchi Lake Mine Site	Receive

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<u>PAGE NO.</u>	<u>ADMINISTRATION CORRESPONDENCE (CONT'D)</u>	<u>ACTION</u>
298-300	Industry Canada – Rural High-Speed Internet Providers Release Joint Statements in Response to Industry Canada Announcement Regarding 3500 MHz Spectrum Allocation	Receive
301-302	Leader of the Opposition and Spokesperson for Local Government – Congratulations on Recent Election	Receive
303-304	TransCanada Coastal GasLink Pipeline Project Ltd. – Borrow Site Notification	Receive
305	Pleasant Valley Cattlemen's Association - Stray Dogs	Receive
306	Spectra Energy – Congratulations on Election	Receive
307-310	Canadian Union of Postal Workers - Request for Support to Save Canada Post	Receive
311-312	Rick Brise – Closing of Reuse Shed at Smithers Telkwa Transfer Station	Receive
313-314	Environment Canada – Consultation on SARA Listing Process for Terrestrial Species 2014 and 2015	Receive
315	Environment Canada – Addition of Three Species of Bats to SARA	Receive
316-319	Christoph and Sonja Brombach – Letter to RCMP – Problems with Dogs	Receive
320-323	Fort St. James T.V. Society – Financial Statements – November 30, 2014	Receive
324-325	Northern Health – Northern Health Board Discusses Presentations on the 2015 Canada Winter Games Health Care Preparedness and Foundations Work in the Region	Receive
326	Omineca Beetle Action Coalition – Members' Quick Notes – January 20, 2015	Receive

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PAGE NO. ADMINISTRATION CORRESPONDENCE (CONT'D) ACTION

327-339	Union of B.C. Municipalities <ul style="list-style-type: none"> • RCMP Willing to Attend Local Government Meetings • Final Opportunity for Feedback on First Nation Tax Report • Healthy Families BC Communities Evaluation • Cariboo FireSmart Representative Workshop • Service Agreement Tools for First Nations, Local Governments • Tank Car Classroom Support Planning, Training for Emergency Response • 2015 Age-friendly Grants Announced • Highlights of the November Executive Meeting • Land Based Spills Invitation 	Receive
340	University of Northern British Columbia - Northern Medical Program Milestone	Receive

FINANCIAL

341-343	Operating Accounts Paid – December, 2014	Ratify
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READING FILE

RECEIVE ALL

- Contents listed under Separate Cover

SUPPLEMENTARY AGENDA

NEW BUSINESS

SPECIAL IN-CAMERA MEETING MOTION

In accordance with Section 90 (1)(i) of the *Community Charter*, it is the opinion of the Regional District of Bulkley-Nechako that matters pertaining to the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose must be closed to the public therefore exercise their option of excluding the public for this meeting.

ADJOURNMENT

REGIONAL DISTRICT OF BULKLEY-NECHAKO**MEETING NO. 14****Thursday, December 11, 2014**

PRESENT:	Chair	Bill Miller
	Directors	Taylor Bachrach Eileen Benedict Shane Brienen Tom Greenaway Mark Fisher Dwayne Lindstrom Thomas Liversidge Rob MacDougall Rob Newell Jerry Petersen Ralph Roy Luke Strimbold Gerry Thiessen
	Director Absent	Appointee, Village of Telkwa
	Staff	Gail Chapman, Chief Administrative Officer Cheryl Anderson, Manager of Administrative Services Hans Berndorff, Financial Administrator Janine Dougall, Director of Environmental Services Kim Fields, Administration Clerk – left at 12:04 p.m. Haley Jeffrey, Protective Services Assistant – left at 12:04 p.m. Deborah Jones-Middleton, Protective Services Manager – left at 12:04 p.m. Carolynn Lane, Sustainability Assistant – left at 12:04 p.m. Jason Llewellyn, Director of Planning – left at 12:04 p.m. Laura O'Meara, Senior Financial Assistant – left at 12:04 p.m. Joe Pacheo, Regulation Control Officer – left at 12:04 p.m. Kristi Rensby, Finance/Administration Coordinator – left at 12:04 p.m. Maria Sandberg, Planner 1 – left at 12:04 p.m. June Stratichuk, Grant Writer – left at 12:04 p.m. Corrine Swenson, Manager of Regional Economic Development Colleen Tracey, Administration Clerk – left at 12:04 p.m. Deneve Vanderwolf, Economic Development Assistant – left at 12:04 p.m. Wendy Wainwright, Executive Assistant
	Others	Stephen Freeman, Southside – left at 12:04 p.m. Linda McGuire, Granisle Judy Newell, Houston Lianne Olson, Stakeholder and Community Relations Liaison, Burns Lake Community Office, Rio Tinto Alcan – left at 11:46 a.m. Mark Parker, Fraser Lake Monique Roy, Fraser Lake – left at 12:04 p.m. John Rustad, MLA Nechako Lakes, Minister of Aboriginal Relations and Reconciliations – left at 12:04 p.m. Cindy Stoltenberg, Telkwa. – left at 12:04 p.m. Stoney Stoltenberg, Telkwa – left at 12:04 p.m.
	Media	Flavio Nienow, Lakes District News – left at 12:04 p.m.

OATHS OF OFFICE
-RURAL DIRECTORS

The Honourable Judge William Jackson administered the Oath of Office to Rural Directors Eileen Benedict, Tom Greenaway, Bill Miller, Rob Newell, Jerry Petersen, Ralph Roy, and Mark Fisher.

OATHS OF OFFICE
-MUNICIPAL DIRECTORS

The Honourable Judge William Jackson administered the the Oath of Office to Municipal Directors Taylor Bachrach, Shane Brienens, Dwayne Lindstrom, Rob MacDougall, Thomas Liversidge, Luke Strimbold, and Gerry Thiessen.

OATHS OF OFFICE
-ALTERNATE DIRECTORS

The Honourable Judge William Jackson administered the the Oath of Office to Alternate Directors Linda McGuire, Mark Parker, and Stoney Stoltenberg.

RDBN Staff Recognition

Chair Miller recognized all RDBN Staff for their dedication, commitment and hard work to the Regional District of Bulkley-Nechako for the year 2014.

John Rustad, MLA Nechako
Lakes and Minister of
Aboriginal Relations and
Reconciliation

The Hounourable John Rustad extended congratulations to the newly elected and acclaimed RDBN Board of Directors. He noted the very important work that the RDBN does and will continue to do in the future.

Mr. Rustad spoke of the issues faced in the region, the mill closure in Houston, the recent announcement of the Endako mine closure near Fraser Lake. He mentioned the commitment required and that will be required to work through the situation and provide support to communities and the families affected. He expressed his hopes that the fluctuating commodity prices will stabilize soon and the mine will be able to reopen.

Mr. Rustad noted the recent signing of agreements with First Nations in regard to LNG (Liquid Natural Gas) projects and that he is anticipating that there will be more announcements in the future. The Petronas led Pacific Northwest LNG Project near Prince Rupert is also moving forward provincially but does has work to complete with the Federal Government. He also noted that other projects in regard to LNG are moving forward.

There was approximately \$11 million funded provincially in 2014 on highway improvement in the Nechako Lakes region. Mr. Rustad noted that he is advocating for continued funding for 2015 to continue road improvements.

Mr. Rustad wished everyone a Merry Christmas and good holiday and spoke of working together in the future to address issues and opportunities in the region and province.

CALL TO ORDER

Gail Chapman, CAO called the meeting to order at 11:42 p.m.

ELECTIONS

Chairperson

Ms. Chapman called for nominations for the position of Chairperson of the Regional District of Bulkley-Nechako for the year 2015.

Moved by Director Roy
Seconded by Director Greenaway

2014-14-1

"That Director Miller be nominated for the position of Chairperson of the Regional District of Bulkley-Nechako for 2015."

Ms. Chapman called for nominations for Chairperson a second time.

Ms. Chapman called for nominations for Chairperson a third time.

There being no further nominations, Ms. Chapman declared Director Miller as Chairperson for the Regional District of Bulkley-Nechako for the year 2015 by acclamation.

Chairperson Miller took the Chair.

Vice – Chairperson

Ms. Chapman called for nominations for the position of Vice-Chairperson of the Regional District of Bulkley-Nechako for the year 2015.

Moved by Director Brien
Seconded by Director MacDougall

2014-14-2

"That Director Thiessen be nominated for the position of Vice-Chairperson of the Regional District of Bulkley-Nechako for 2015."

Ms. Chapman called for nominations for Vice-Chairperson a second time.

Ms. Chapman called for nominations for Vice-Chairperson a third time.

There being no further nominations, Ms. Chapman declared Director Thiessen as Vice-Chairperson for the Regional District of Bulkley-Nechako for the year 2015 by acclamation.

AGENDA, & SUPPLEMENTARY AGENDA

Moved by Director MacDougall
Seconded by Director Petersen

2014-14-3

"That the agenda of the Regional District of Bulkley-Nechako Board meeting of December 11, 2014 be approved; and further, that the Supplementary Agenda be received and dealt with at this meeting."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

MINUTES

Board Meeting Minutes –November 20, 2014

Moved by Director Strimbold
Seconded by Director Lindstrom

2014-14-4

"That the Regional District of Bulkley-Nechako Board Meeting Minutes of November 20, 2014 be adopted as amended."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS

Bulkley Valley Pool Contract Renewal for 2015 to 2019

Moved by Director Bachrach
Seconded by Director Roy

2014-14-5

1. "That the Regional District of Bulkley-Nechako Board of Directors receive the Financial Administrator's December 2, 2014 memo titled "Bulkley Valley Pool Contract Renewal for 2015 to 2019"; and
2. Approve the contract with the Bulkley Valley Aquatic Centre Management Society dated December 11, 2014 and authorize it for signature."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Capital Reserve Withdrawals -Fort St. James Rural Fire Protection and Luck Bay Rural Fire Protection

Moved by Director Greenaway
Seconded by Director MacDougall

2014-14-6

1. "That the Regional District of Bulkley-Nechako Board of Directors receive the Financial Administrator's December 3, 2014 memo titled "Capital Reserve Withdrawals – Fort St. James Rural Fire Protection and Luck Bay Rural Fire Protection"; and
2. Authorize the withdrawal of \$14,000 from the Fort St. James Rural Fire Protection Capital Reserve; and,
3. Authorize the withdrawal of \$5,300 from the Luck Bay Rural Fire Protection Capital Reserve."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

UBCM Convention - 2014

Moved by Director Newell
Seconded by Director Strimbold

2014-14-7

"That the Regional District of Bulkley-Nechako Board of Directors receive the Chief Administrative Officer's November 17, 2014 memo titled "UBCM Convention – 2014."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

2014 General Local Election Report

Moved by Director Benedict
Seconded by Director Bachrach

2014-14-8

"That the Regional District of Bulkley-Nechako Board of Directors receive the Manager of Administrative Services/Chief Election Officer's December 1, 2014 memo titled "2014 General Local Election Report."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

VERBAL REPORTS

Welcome to New and Returning RDBN Board of Directors

Directors Thiessen, Roy, Lindstrom, Greenaway, Liversidge, Newell, Bachrach, Petersen, MacDougall welcomed all new and returning RDBN Board of Directors and thanked past members for their years of service.

Director Benedict spoke of returning to the RDBN and she looks forward to working with the Regional Board of Directors.

Director Brienen also noted he is looking forward to working with the Regional Board on regional issues and opportunities.

Director Fisher expressed his gratitude to those who supported him and encouraged him to put his name forward for RDBN Director, Electoral Area "A" (Smithers Rural). He looks forward to contributing to the future of the region.

Health Inspector in Vanderhoof

Director Thiessen reported concerns in regard to the lack of a local health inspector in the area. He noted that Northern Health is not replacing the health inspector in Vanderhoof but intends to have someone travel from Prince George.

Endako Mine Shutdown

Director Lindstrom mentioned that Endako Mine announced on December 10, 2014 that it will be shutting down due to commodity prices. He noted that the Village of Fraser Lake Council will be working with Mr. Rustad, MLA Nechako Lakes and representatives of Endako Mine to attempt to mitigate impacts of the mine closure.

BC Coroner's Inquest into the Babine Forest Products Mill Explosion and Fire

Director Strimbold stated that he met with the BC's Chief Coroner, her legal team and two First Nations Chief's to discuss the possibility of locating the BC Coroner's Inquest into the Babine Forest Products Mill Explosion and Fire from Prince George to Burns Lake.

Merry Christmas and Happy New Year

Directors Greenaway, MacDougall and Bachrach wished everyone a Merry Christmas and Happy New Year.

New Smithers Arena

Director Bachrach mentioned that the new arena in Smithers is nearing completion and will hopefully be open in January, 2015. Director Bachrach explained that Norm Adomeit had been the first person at the age of 4 to skate on the current Town of Smithers skating rink and was invited 58 years later to be the first to put on his skates and skate on the ice surface being installed at the new arena.

Congratulations to RDBN Chair and Vice-Chair

Director MacDougall expressed congratulations to Chair Miller and Vice-Chair Thiessen for their election to Chair and Vice-Chair of the Regional Board.

VERBAL REPORTS (CONT'D)

Receipt of Verbal Reports

Moved by Director Bachrach
Seconded by Director Petersen

2014-14-9

"That the verbal reports of the various Regional District of Bulkley-Nechako Directors be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

Aboriginal Affairs and Northern Development Canada -Request for Feedback re: Division of Tl'azt'en Nation

Moved by Director Strimbold
Seconded by Director Bachrach

2014-14-10

"That the Regional District of Bulkley-Nechako Board of Directors receive the correspondence from Aboriginal Affairs and Northern Development Canada - Request for Feedback re: Division of Tl'azt'en Nation."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ABC Communications -Digital Canada 150 Request for Support

Moved by Director Benedict
Seconded by Director Roy

2014-14-11

"That the Regional District of Bulkley-Nechako Board of Directors write a letter of support in principle to ABC Communications in regard to its application to the Digital Canada Connecting Canadians Program."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Village of Granisle - Request for Letter of Support – Fibre Optic and Bandwidth Upgrade

Moved by Director Newell
Seconded by Director Strimbold

2014-14-12

"That the Regional District of Bulkley-Nechako Board of Directors write a letter of support to the Village of Granisle for its application to the Connecting Canadians Funding."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Administration Correspondence

Moved by Director MacDougall
Seconded by Director Greenaway

2014-14-13

"That the Regional District of Bulkley-Nechako Board of Directors receive the following correspondence:

- District of Houston – Council Schedule and Regional District Appointees;
- Village of Telkwa – Industrial Legacy Project (Revenue Sharing);
- Ministry of Forests, Lands and Natural Resource Operations – Thank You for Meeting at UBCM Convention;
- Office of the Chief Information Officer/Network BC – UBCM Convention;

ADMINISTRATION CORRESPONDENCE (CONT'D)

- Nathan Cullen, MP, Skeena Bulkley Valley - CN Response to Derailment at Decker Lake;
- Nulki Lake Residents – Excessive Dust and Loose Aggregate on Rural Roads;
- Union of B.C. Municipalities Gas Tax Program Services – Gas Tax Agreement Community Works Fund Payment;
- Ducks Unlimited Canada – Prince George Fall Committee – Thank you for Support;
- Fort St. James T.V. Society – Financial Statements – October 31, 2014;
- North Central Local Government Association - Nominations wanted for FCM Committee;
- Union of B.C. Municipalities
 - 2014 Vote Brings New Voices to Local Leadership
 - 2015 Elected Officials Seminars Registration Open
 - Transport Minister Announces New Rail Safety Measures.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Staff will inform Nulki Lake Residents in regard to the agency responsible for road maintenance.

Discussion took place regarding the correspondence from the Union of B.C. Municipalities titled “Transport Minister Announces New Rail Safety Measures.” Chair Miller indicated that CN Rail has confirmed attendance on March 25, 2015 for the RDBN hosted multi – regional meeting with key stakeholders in regard to rail safety measures and concerns. Staff has also completed a written request along with follow-up to CN Rail in regard to materials being transported.

Break for Lunch at 12:05 p.m.

Reconvened at 12:54 p.m.

INVITATIONS

**Mineral Exploration Roundup
2015 – January 26-29, 2015
Vancouver, B.C.**

Moved by Director Thiessen
Seconded by Director Bachrach

2014-14-14

“That the Regional District of Bulkley-Nechako Board of Directors authorize the attendance of Director Newell at Mineral Exploration Roundup 2015 – January 26-29, 2015 in Vancouver, B.C.; and further, that Vice-Chair Thiessen attending as Mayor of the District of Vanderhoof will also represent the Regional District of Bulkley-Nechako.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

INVITATIONS (CONT'D)

Local Government Leadership
Academy- 2015 Elected
Officials Seminar Series

Moved by Director Roy
Seconded by Director Bachrach

2014-14-15

"That the Regional District of Bulkley-Nechako Board of Directors authorize the attendance of all newly elected RDBN officials to the Local Government Leadership Academy – 2015 Elected Officials Seminar Series in Prince George on February 4-6, 2015."

Moved by Director Thiessen
Seconded by Director Bachrach

2014-14-16

"That Motion 2014-14-15 be amended: "authorize the attendance of all elected RDBN officials to the Local Government Leadership Academy – 2015 Elected Officials Seminar Series in Prince George on February 4-6, 2015."

"That the question be called on Motion 2014-14-15 as amended."

(All/Directors/Majority) CARRIED UNANIMOUSLY

Directors Liversidge, Greenaway, Roy, Petersen, Fisher and Newell indicated their wish to attend. Director Benedict will consult her schedule.

Trans Canada Yellowhead
Highway Association
Conference – April 27-30, 2015
-Edmonton, AB

Moved by Director Roy
Seconded by Director Bachrach

2014-14-17

"That the Regional District of Bulkley-Nechako Board of Directors receive the invitation from the Trans Canada Yellowhead Highway Association Conference on April 27-30, 2015 in Edmonton, AB."

(All/Directors/Majority) CARRIED UNANIMOUSLY

ACTION LISTS

Action Lists

Moved by Director MacDougall
Seconded By Director Thiessen

2014-14-18

"That the Regional District of Bulkley-Nechako Board of Directors receive the Action Lists for October and November, 2014."

(All/Directors/Majority) CARRIED UNANIMOUSLY

FINANCIAL

Operating Accounts
-November, 2014

Moved by Director Petersen
Seconded by Director Strimbold

2014-14-19

"That the Regional District of Bulkley-Nechako Board of Directors ratify the Operating Accounts – Paid November, 2014."

(All/Directors/Majority) CARRIED UNANIMOUSLY

BYLAWS

BYLAWS FOR ADOPTION

No. 1708 – Fort St. James
and Area Television
Rebroadcasting Local Service
Establishment Amendment

Moved by Director Greenaway
Seconded by Director MacDougall

2014-14-20

"That "Fort St. James and Area Television Rebroadcasting Local Service Establishment Amendment Bylaw No. 1708, 2014" be adopted this 11th day of December, 2014."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

No. 1714 – Chinook Community
Forest Economic Development
Services Establishing

Moved by Director Strimbold
Seconded by Director Benedict

2014-14-21

"That "Chinook Community Forest Economic Development Service Establishing Bylaw No. 1714, 2014" be adopted this 11th day of December, 2014."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

No. 1716 – Telkwa Rural Fire
Protection Service Area
Boundary Amendment

Moved by Director Fisher
Seconded by Director Bachrach

2014-14-22

"That "Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 1716, 2014" be adopted this 11th day of December, 2014."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

READING FILE

Reading File

Moved by Director MacDougall
Seconded by Director Petersen

2014-14-23

"That the Regional District of Bulkley-Nechako Board of Directors receive the following Reading File:

INVITATIONS

- AFOA Canada (formerly Aboriginal Financial Officers Association of Canada);-15th Anniversary AFOA Canada National Conference – February 17-19, 2015, Winnipeg, M.B.;
- BC Healthy Communities –Virtual Food Connections Webinar;
- Fresh Outlook Foundation – Come Experience BC's First Community Innovation Lab! February 3-5, 2015, Kamloops, B.C.;
- Initiative Prince George – 3rd Annual Market Expansion Forum Procurement Opportunities in Northern BC;
- BC Chamber of Commerce – Insight – BC Chamber Policy News - November, 2014;
- BC Chamber of Commerce – Public Affairs Update
 - December 1, 2014
 - November 24, 2014;

READING FILE (CONT'D)

CORRESPONDENCE (CONT'D):

- British Columbia Community Forest Association
 - November 2014 Newsletter;
- British Columbia Forest Professional – November – December, 2014;
- BC Healthy Communities –November - E-Newsletter;
- BC Transit - BC Transit Advantage;
- Clean Energy Review - Canada at Tides Canada:
 - December 1, 2014 – Happy Hour
 - November 24, 2014 – Is Ontario Warming to Carbon Pricing
 - November 17, 2014 – Why the China-USA Climate Deal Matters;
- Federation of Canadian Municipalities – FCM News Week of:
 - December 2, 2014 – Reminder: GMF Opinion Survey
 - December 1, 2014 – FCM Board Vacancy for British Columbia
 - November 24, 2014 – FCM News
 - November 21, 2014 – FCM News
 - November 18, 2014 – FCM Launches Hometown Proud Campaign;
- Initiative Prince George – November 'On the Move' Newsletter and Economic Update;
- Ministry of Community, Sport and Cultural Development
 - Message from the Minister – November 2014;
- Ministry of Environment – Westcoast Connector Gas Transmission Project – Referral to Ministries;
- New Democratic Party (NDP)
 - Be Part of It
 - Add Your Name, and Let's Get This Done;
- Nechako River Flow Facts:
 - November 26, 2014
 - November 19, 2014;
- Northern BC Tourism – Free Customer Service Training;
- Northern BC Tourism – A Message from Destination BC;
- Northern Gateway – A Message from Janet Holder;
- Northern Health - Northern Health Matters Blog to November 14, 2014;
- Northern Health – Opinion Editorial – This World AIDS Day, Help us Reduce HIV Related Stigma;
- Northern Health – News Release – Northern Health Participates in Canada's World Youth Program;
- Northern Health – on behalf of HEAL – HEAL ebrief, November 25, 2014;
- Royal Canadian Legion – Volume IX of the BC/Yukon Command of the Royal Canadian Legion's Annual Military Service Recognition Book;
- SeniorsBC.ca – e-Newsletter – Volume 5 – Issue 11 – Message from Parliamentary Secretary Michelle Stilwell;
- Transport Canada – Safety is a Shared Responsibility;
- Vancouver Island and Coast Conservation Society – Request to Proclaim "A Day for our Common Future".

(All/Directors/Majority)

CARRIED UNANIMOUSLY

SUPPLEMENTARY AGENDA

REPORTS

**Canada Winter Games
NBCT Passport Opportunity**

Moved by Director Strimbold
Seconded by Director Roy

2014-14-24

"That the Regional District of Bulkley-Nechako Board of Directors authorize entering into a partnership with a minimum of 2 municipalities to participate in the Canada Winter Games northern BC Passport opportunity to a maximum cost of \$840."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

**Glenannan Community Park
Service Establishment Bylaw
No. 1705, 2014 Alternative
Approval Process Results**

Moved by Director Roy
Seconded by Director MacDougall

2014-14-25

"That the Regional District of Bulkley-Nechako Board of Directors receive the Manager of Administrative Services' Certificate of Alternative Approval Process Results for Glenannan Community Park Service Establishment Bylaw No. 1705, 2014."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

**Proposal to Host the 2015
BC Mountain Bike Tourism
Symposium – Request for
Letter of Support**

Moved by Director Strimbold
Seconded by Director Fisher

2014-14-26

"That the Regional District of Bulkley-Nechako Board of Directors write a letter to the Tourism Smithers for its proposal to host the 2015 BC Mountain Bike Tourism Symposium."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Director Bachrach spoke of the Town of Smithers proposal to host the 2015 BC Mountain Bike Tourism Symposium and that they are also working in collaboration with the Burns Lake Mountain Bike Association (BLMBA) and will potentially provide a guided ride in Burns Lake.

**Union of B.C. Municipalities
-Notification of Executive
Vacancies**

Moved by Director MacDougall
Seconded by Director Bachrach

2014-14-27

"That the Regional District of Bulkley-Nechako Board of Directors receive the correspondence from the Union of B.C. Municipalities – Notification of Executive Vacancies."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

The District of Vanderhoof and Town of Smithers are submitting nominations for the Union of B.C. Municipalities – Notification of Executive Vacancies.

NEW BUSINESS

CAO Recognition

Chair Miller stated that he wished to extend a huge thank you and recognition to Gail Chapman, CAO, RDBN for her dedication, commitment and aplomb during 2014. He noted that he wanted to express his gratitude to the new RDBN Board in regard to Ms. Chapman's amazing work on behalf of the RDBN Board of Directors.

**SPECIAL IN-CAMERA
BOARD MEETING MOTION**

Moved by Director Bachrach
Seconded by Director Greenaway

2014-14-28

"In accordance with Section 90 (1)(c) and 2 (b) of the *Community Charter*, it is the opinion of the Regional District of Bulkley-Nechako that matters pertaining to labour relations or other employee relations (Protective Services Department), including communications necessary for that purpose must be closed to the public therefore exercise their option of excluding the public for this meeting."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director Greenaway
Seconded by Director Newell

2014-14-29

"That the meeting be adjourned at 1:19 p.m."

Bill Miller, Chair

Wendy Wainwright, Executive Assistant

REGIONAL DISTRICT OF BULKLEY-NECHAKO**COMMITTEE OF THE WHOLE MEETING****Thursday, January 15, 2015**

PRESENT: Chairperson Bill Miller

Directors Taylor Bachrach
Eileen Benedict
Shane Brien
Mark Fisher
Tom Greenaway
Dwayne Lindstrom
Thomas Liversidge
Rob MacDougall
Rob Newell
Jerry Petersen
Darcy Repen
Luke Strimbold
Gerry Thiessen

Directors Absent Ralph Roy, Electoral Area "D" (Fraser Lake Rural)

Alternate Director Mark Parker, Electoral Area "D" (Fraser Lake Rural)

Staff Gail Chapman, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services
Hans Berndorff, Financial Administrator
Janine Dougall, Director of Environmental Services – arrived at 10:47 a.m., left at 12:55 p.m., returned at 1:33 p.m., left at 2:54 p.m.
Deborah Jones-Middleton, Protective Services Manager – left at 12:55 p.m.
Jason Llewellyn, Director of Planning – left at 12:55 p.m., returned at 1:33 p.m., left at 2:36 p.m.
Laura O'Meara, Senior Financial Assistant – left at 12:55 p.m.
Wendy Wainwright, Executive Assistant

Others Joan Ragsdale, Career & Trades Liaison, School District No. 91 (Nechako Lakes) – left at 10:47 a.m.
Nicholas Monkman, Burns Lake, arrived at 1:30 p.m., left at 2:15 p.m.
Dave Van Dolah arrived at 11:20 a.m. left at 1:34 p.m.
Scott Zayac, Acting Regional Director, CNC, Burns Lake – left at 10:47 a.m.

Media Flavio Nienow, LD News, left at 12:10 p.m.

CALL TO ORDER Chair Miller called the meeting to order at 10:30 a.m.

**SUPPLEMENTARY
AGENDA**

Moved by Director MacDougall
Seconded by Director Petersen

C.W.2015-1-1

"That the Supplementary Agenda be received and dealt with at this meeting."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

AGENDA

Moved by Director Greenaway
Seconded by Director Liversidge

C.W.2015-1-2

"That the Agenda of the Regional District of Bulkley-Nechako Committee of the Whole meeting of January 15, 2015 be approved."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

MINUTES

Committee of the Whole
Minutes – November 6, 2015

Moved by Director Petersen
Seconded by Director Strimbold

C.W.2015-1-3

"That the Committee of the Whole meeting minutes of November 6, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DELEGATION

**SCHOOL DISTRICT NO. 91 (NECHAKO LAKES) – Joan Ragsdale, Career & Trades Liaison
RE: Pilot Trades Training Proposal**

Chair Miller welcomed Joan Ragsdale, Career & Trades Liaison, School District No. 91 (Nechako Lakes).

Ms. Ragsdale provided a presentation.

School District No. 91 Career & Trades Programs

- Linked to community;
- Built on student strengths;
- Creating opportunity.

THE HEAD – to Imagine It.

Schools – Strong Career and Trades Program Team

- **District position linked to Career Coordinators in each high school:**
 - o Projects;
 - Offer a variety of experiences for students across the district:
 - Project Agriculture;
 - Project Natural Resource Management;
 - Project Local Government;
 - Project Heavy Duty;
 - Project Fire Fighter;
 - Project Health;
 - Project Mining;
 - Work Experience;
 - Community Volunteer Time;
 - Junior Initial Attack;
 - Junior Trades, etc.

DELEGATION (CONT'D)

SCHOOL DISTRICT NO. 91 (NECHAKO LAKES) – Joan Ragsdale, Career & Trades Liaison
RE: Pilot Trades Training Proposal (CONT'D)

- Secondary School Apprenticeships (SSA);
 - SSA opens doors for students by providing the option to work towards graduation and earn ITA apprentice hours while in high school. An example of true hands-on learning – students work directly with a Red Seal Tradesperson while earning credits and developing valuable skills.
 - The program provides a great opportunity for industry to foster local talent targeted to meet their company needs.
 - And can lead to a \$1,000 Scholarship.
- Work Experience;
- Skills Exploration;
- ACE IT or CTC Programs:
 - ACE IT program provide the opportunity for students to take their technical ITA training while still in school;
 - Welding;
 - Carpentry;
 - Industrial Mechanic (Millwright);
 - Heavy Duty Mechanic;
 - Electrical;
 - Residential Construction;
 - Culinary;
 - Pipe Trades;
 - Dual Credit:
 - Mining Certificate;
 - Administrative Assistant Certificate.
- Result=Strong history of community partnerships.

THE HANDS – to make it real;

Working together with Industry and Community;

- "Work sites are the classrooms of the future."
- "...encourage them (schools) to partner with industry, municipalities, post-secondary and Aboriginal communities to create programs." BC's Skills for Jobs Blueprint.

Linking students to OPPORTUNITY and hands-on learning

- **Program Statistics:**
 - Since 2008, SD #91 has supported 117 students in completing their ITA technical programs while still in high school;
 - 94 of these were at local College of New Caledonia campuses;
 - On average there are 17 SD #91 students taking 6 different ITA Trades programs per year;
 - Currently SD #91 has over 90 active partnerships with Industry – across the district.

DELEGATION (CONT'D)

SCHOOL DISTRICT NO. 91 (NECHAKO LAKES) – Joan Ragsdale, Career & Trades Liaison **RE: Pilot Trades Training Proposal (CONT'D)**

THE HEART – to make it great; Exploring Careers & Work – Creating Community Legacy. Challenge

- Ensuring reliable, consistent ACE IT programs are available for students locally
 - Current annual process not working – no guarantee of programs makes it difficult for planning;
 - Program cancellations have had negative impacts on students and families.
- Increasing work and apprenticeship options for students:
 - Challenge finding work and apprenticeship spots for students.

The Proposed Solution

- Develop agreements with community groups and industry to ensure local work and apprenticeship options for students;
- **A 5 year ACE IT pilot program for Nechako Lakes**
 - Ministry commitment to a multi-year ACE IT plan, which:
 - Includes a guarantee to provide a minimum of one ACE IT program each year in the communities of Burns Lake, Fort St. James and Vanderhoof, with rotational offerings in Fraser Lake – in partnership with CNC;
- This pilot will ensure diverse trades' offerings are available for SD #91 students who are choosing a career in Trades – and it will ensure similar options for adults in the region.

Requesting

- In terms of the proposal...
 - Official motion in support of the SD #91 – 5 year ACE IT proposal;
 - Recognize current process not working – require a multiyear Ministry commitment to ITA training in our communities in order to meet the critical need for skilled workers in the area;
 - Commitment to send someone to a regional and/or provincial meeting to support the proposal.
- In terms of hands-on learning options for students...
 - Commitment to provide work experience job shadow or apprentice options for students (where appropriate).

Creating Community Legacy.

Discussion took place regarding SD #54 Bulkley Valley and whether it has a 5 year ACE IT commitment. Ms. Ragsdale noted that in discussions with SD #54 they base their structure on a 3 year schedule but do not have commitment guarantees.

It is a very important initiative, the Regional Board expressed encouragement to continue to work and develop the program in the entire Regional District.

Chair Miller thanked Ms. Ragsdale for attending the meeting.

2015 DRAFT BUDGET

Hans Berndorff, Financial Administrator spoke to the agenda process that has taken place and the process that will take place to finalize the 2015 RDBN Budget.

Laura O'Meara, Senior Financial Assistant provided an overview of the RDBN Budget Initiatives for 2015.

She noted that in Administration and Finance the Electronic Records Management System will be deferred to the 2016 budget to synchronize with the Planning Department's upgraded electronics system. The development of office space will be adjusted to include \$14,000 for cabinets.

In Environmental Services discussion took place regarding carbon emission reduction initiatives. Mr. Berndorff mentioned that the RDBN is utilizing the provincial accounting system for carbon emission reduction and that a contingency fund is setup for the initiative. Chair Miller noted that various comparison models and opportunities have been investigated. He also provided information in regard to the Pacific Carbon Trust and the direction that the RDBN Board of Directors has taken.

The works to re-establish closure conditions at the Smithers/Telkwa Landfill was brought forward for discussion. An overview was provided regarding the history of the Smithers/Telkwa Landfill, private ownership and the Smithers Motocross Track being built on top of the closed Smithers/Telkwa Landfill.

Janine Dougall, Director of Environmental Services mentioned that at the time the Smithers/Telkwa Landfill closure works were completed, it did not include the future use of the property to be a motocross track.

Discussion took place regarding the subsequent damage to the said landfill cover. Obtaining a legal opinion was also discussed.

Staff will bring forward an outlined history of the Smithers/Telkwa Landfill at the January 29, 2015 Regional Board Meeting.

**Smithers/Telkwa Landfill
Budget Item**

Moved by Director Bachrach
Seconded by Director Strimbold

C.W.2015-1-4

"That the Committee of the Whole meeting recommend that the Regional District of Bulkley-Nechako Board of Directors reduce the "Works to re-establish closure conditions at the Smithers/Telkwa Landfill" from \$100,000 to \$50,000 in the 2015 Draft Budget; and further, that the name of the said line item be changed to Smithers/Telkwa Landfill."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Ms. O'Meara spoke to the Details of Protected Tax Changes for Environmental Services. Discussion took place regarding the Surplus from Prior Year and the impact to the budget. Mr. Berndorff noted that the surplus will be less overtime and that Regional Districts cannot move surpluses from one service to another. Mr. Berndorff mentioned that the budget must allow room to adjust for incidentals that are beyond the control of the Regional District such as fuel costs. If costs exceed the budget it is then in a deficit and has to be adjusted the next year to include that deficit.

The Recycling expenditures were a large part of the surplus from the prior year as recycling opportunities have been a challenge.

2015 DRAFT BUDGET (CONT'D)

The ability to better understand reserves and a summary that explains the workings of Regional District reserves would be a benefit for Directors moving forward. Mr. Berndorff stated that there is a line item in the quarterly budget report and an analysis completed yearly. The 2nd Draft of the budget will include a reserve analysis.

The potential for cost savings in cost sharing certain items with municipalities was discussed.

The proposed electronic records management system will be brought forward in the 2016 Budget. In researching the best methodology of moving to electronics records management it has been determined that once implemented, it will be from that point forward that records will become electronic. The challenges associated with going into past records and converting them to electronic format were discussed.

Ms. Dougall explained the metal recycling revenues and the process in which is undertaken to recycle the metal from the RDBN Transfer Station and Landfill operations.

Mr. Berndorff noted that there has been a 17% increase in medical and benefits and research is being conducted to determine if there is an alternate plan that may be more cost effective for the RDBN.

Discussion took place in regard to the RDBN taking over the Knockholt and Clearview Landfill operations. Mr. Berndorff noted that this 1st draft of the budget does not include the cost for the RDBN to take over said operations.

Ms. O'Meara provided an overview of the Details of Projected Tax Changes-Emergency Preparedness Planning. Mr. Berndorff mentioned that prior to 2015, 20% of the Protective Services Manager's time was allocated to rural government but has now been moved to emergency preparedness. There will be no change to the tax payer.

Discussion in regard to a shared emergency response storage facility between the RDBN and the Town of Smithers was discussed. In the past the storage facility had been in the budget with the intent to receive funding through grants. Funding has not been available for such a project thus the potential for a storage facility for storage of emergency materials has been removed from the budget. It was noted that the old Telkwa Fire Hall is currently vacant.

Discussion also took place in regard to the role the Regional District plays in the oversight and monitoring of fire departments and the budget implications of increasing fire protection to rural areas.

Ms. O'Meara provided an overview of the Details of Projected Tax Changes – General Government. Asset Management planning is becoming a requirement for provincial funding requirements and thus the software to implement asset management for the RDBN will need to move forward. Discussion took place in regard to special projects: forestry, revenue sharing and asset management.

Ms. Chapman provided an overview of the Directors Remuneration review that took place in 2014.

The possibility of utilizing an electronic agenda system was brought forward. Some of the benefits and challenges were discussed.

2015 DRAFT BUDGET (CONT'D)

Electronic Agendas

Moved by Director Bachrach
Seconded by Director Repen

C.W.2015-1-5

"That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors direct staff to bring forward an updated electronic agendas report."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Break at lunch at 12:10 p.m.

Return from lunch at 12:43 p.m.

Ms. O'Meara reviewed Details of Projected Tax Changes – Building Inspection and Development Services.

Director Bachrach spoke to economic development as a region wide service and concerns in regard to the possible overlap of economic development services between municipal and RDBN economic development functions. The Economic Development Strategic Plan that the RDBN Board of Directors has approved will continually review its economic function to ensure there will be no overlapping of functions. The benefits of economic development being an important regional service were also discussed. Mr. Berndorff noted that some examples of projects that the RDBN has completed that may not have been doable as a municipality are the mining flyover studies and the Regional Skills Gap Analysis.

ADMINISTRATION REPORTS

2015 Draft Budget

Moved by Director Brien
Seconded by Director Newell

C.W.2015-1-6

"That the Committee of the Whole receive the 2015 Draft Budget."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DELEGATION

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS – Dave Van Dolah RE: Stuart Nechako Natural Resource District – Name Change from Vanderhoof Forest District and Fort St. James Forest District

Chair Miller welcomed Dave Van Dolah, District Manager, VanJam, Ministry of Forests, Lands and Natural Resource Operations.

Mr. Van Dolah explained that he replaced the retired District Manager for the VanJam District in May, 2014. He mentioned that during his hiring process he clearly indicated that one of his goals would be to change the name of Vanderhoof and Fort St. James Forest District in order to complete the amalgamation process which had begun four years prior. Mr. Van Dolah spoke of the importance of consistency across the entire area.

Discussions took place with Kevin Kriese, Assistant Deputy Minister, Regional Operations, North Area, Eamon O'Donoghue, Regional Executive Director, Skeena and Greg Rawling, Regional Executive Director, Omineca to begin the process of a name change for the VanJam District.

DELEGATION (CONT'D)

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS – Dave Van Dolah RE: Stuart Nechako Natural Resource District – Name Change from Vanderhoof Forest District and Fort St. James Forest District

In August, 2014, staff from Vanderhoof and Fort St. James provided suggestions for the new name for the district. Mr. Van Dolah spoke of the legal process that needs to be undertaken to change the name and the time line associated with the process. He noted that it can take approximately two years for the name change to be complete and that a team in Victoria is currently working on all the details involved.

Mr. Van Dolah mentioned that the newly named Stuart Nechako Resource District is one of the few locations in the province that maintains two offices and is the third largest in terms of full time equivalent (fte.) worker positions.

The majority of the work in the two offices revolves around forest tenures but the offices do have Front Counter BC offices to provide natural resource permitting, *Land, Water* and *Mines Act* applications. Front Counter BC supplies authorizations for 11 different agencies for the province with 135 authorities. They can also assist with non-timber forest products such as mushroom harvesting, etc.

At this time there is no intent to close either office in Fort St. James and Vanderhoof.

Mr. Van Dolah spoke of the challenges of hiring staff and the future challenges with a number of Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff intending to retire.

Mr. Van Dolah noted that efficiencies are being found as the MFLNRO grows from the changes that occurred three years ago.

Discussion took place regarding timber sales and harvest licenses. In 1982 the appurtenancy clauses from licenses were removed in all areas of the timber supply area. Licensees form steering committees in the Prince George TSA (Timber Supply Area) to develop timber cells, areas within the Prince George TSA have various species of fibre that determines cut.

Concerns were brought forward in regard to the lack of updated forest inventory for the Fort St. James area. Mr. Van Dolah provided an outline of the process conducted by the Chief Forester to determine a timber supply review.

Director MacDougall spoke to the importance of continued contact and open dialogue between the newly named Stuart Nechako Natural Resource District and the Regional District of Bulkley-Nechako. Communities can also assist with recruitment of professionals to the region. Mr. Van Dolah noted the importance of being proactive in terms of recruitment.

Chair Miller thanked Mr. Van Dolah for attending the meeting.

ADMINISTRATION REPORTS (CONT'D)

RDBN Appointments - 2015

Moved by Director Strimbold
Seconded by Director Bachrach

C.W.2015-1-6

"That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors ratify the RDBN 2015 Appointments as amended to include the Bulkley Valley Regional Pool Village of Telkwa newly appointed member:

- **Executive Committee**
 - o Chair Tom Greenaway
 - o Rob MacDougall
 - o Luke Strimbold
 - o Gerry Thiessen
 - o Bill Miller (ex-officio)
- **Forestry Committee (Committee of the Whole)**
 - o Chair Rob MacDougall
- ****New Committee re Legacy/Resource Revenue Sharing**
- **Waste Management Committee (Committee of the Whole)**
 - o Chair Taylor Bachrach
- **Rural Directors Committee**
 - o Chair Eileen Benedict
 - o All Rural Directors
- **Northern BC Tourism Association**
 - o Rob Newell
- **Yellowhead Highway Association**
 - o Jerry Petersen
 - o Eileen Benedict, Alternate
- **Municipal Finance Authority**
 - o Bill Miller
- **Federation of Canadian Municipalities**
 - o (FCM Conference – June 5-8, 2015, Edmonton, Alberta)
 - o Chair plus one Director
- **Municipal Insurance Association**
 - o Eileen Benedict
- **Fraser Basin Council**
 - o Tom Greenaway
- **Bulkley Valley Regional Pool**
 - o Darcy Repen – (awaiting information from Village of Telkwa)
 - o Taylor Bachrach
 - o Mark Fisher
- **North Central Local Government Association**
 - o (presently, Luke Strimbold) – Nomination by the RDBN Board
- **Parcel Tax Roll Review Panel (5)**
 - o Eileen Benedict
 - o Tom Greenaway
 - o Jerry Petersen
 - o Ralph Roy
 - o Mark Fisher
 - o Chair Bill Miller (ex-officio member)

ADMINISTRATION REPORTS (CONT'D)

RDBN Appointments – 2015 (CONT'D)

- Northern Development Initiative
 - o Prince George RAC – Bill Miller
 - Jerry Petersen, Alternate
 - o Northwest RAC – Mark Fisher
 - Rob Newell, Alternate
- Omineca Beetle Action Coalition
 - o Bill Miller.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Administration Reports

Moved by Director Benedict
 Seconded by Director Newell

C.W.2015-1-7

“That Committee of the Whole receive the following
 Administration Reports:

- Financial Administrator’s January 7, 2015 memo titled “Updated
 Cost Allocation Review;
- Senior Financial Assistant’s December 22, 2014 memo titled
 “Comparison of Vehicle Allowance vs. RDBN Owned Vehicles.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ENVIRONMENTAL SERVICES REPORT

Knockholt and Clearview Landfill Operations – Tender Results and RDBN Cost Analysis

Ms. Dougall provided an overview of the Knockholt and Clearview Landfill Operations – Tender Results and updated RDBN Cost Analysis. Director Bachrach spoke to the flexibility provided to the RDBN if it chooses to move forward in operating the Knockholt and Clearview Landfills. He noted that due to the change regarding regional provincial strategies and the review of the RDBN Solid Waste Management Plan the ability to be flexible may be an important consideration. The changing of the market could impact the RDBN operating its landfills.

Discussion took place regarding the workload implications if the RDBN Board of Directors moves forward in operations of its landfills. Ms. Dougall provided an outline of the process and indicated that it would be workable. With the current contracts in place the RDBN Environmental Services Operations Manager oversees the current contractors in regard to educating staff on landfill operations and aiding the contractor in abiding by the terms of reference in their contracts.

Director Newell brought forward concerns from the proponents of the bid process.

Discussion took place regarding the possible benefits and disadvantages to purchasing used and/or new equipment. The Bid process indicated that the primary equipment must be 2005 or newer.

In October, 2014, a report was provided to the Regional Board in regard to an initial cost analysis associated with RDBN operations of the landfill.

Minor maintenance work would be completed on site and the use of local service trucks would be utilized to provide some major repairs and maintenance which has been factored into the estimated maintenance budget. Contingencies have also been considered for equipment that may have to be removed for major maintenance repairs.

ENVIRONMENTAL SERVICES REPORT (CONT'D)

Knockholt and Clearview Landfill Operations – Tender Results and RDBN Cost Analysis (CONT'D)

The use of dump trucks can be shared between the two facilities as they may be only required 1 to 2 times per month. Staff have the ability to move the trucks between the two facilities.

Discussion took place regarding the RDBN's ability to finance through the Municipal Finance Authority (MFA) and take advantage of its AAA credit rating and low borrowing rates if it moves forward in the decision to operate Knockholt and Clearview Landfills.

Mr. Berndorff spoke of the process in which the RDBN would need to borrow funds in the form of a loan authorization bylaw. This service can rely on an exemption in the *Environmental Management Act* and the RDBN would be borrowing funds to implement its solid waste management plan. The Ministry of Community Sport and Cultural Development (MCSCD) is currently reviewing a financial update to the RDBN Solid Waste Management Plan that has been submitted. Mr. Berndorff is awaiting a formal response from MCSCD but they have indicated further information may be required and also that the Ministry of Environment may be required to review and approve the updates provided.

Discussion took place regarding the unknown length of time it may take to review the application to the MCSCD and the costs associated with a region wide referendum.

Knockholt and Clearview Moved by Director Bachrach
Landfill Operations – Tender Seconded by Director Greenaway
Results and RDBN Cost Analysis

C.W.2015-1-8

1. "That the Committee of the Whole receive the Director of Environmental Services December 29, 2014 memo titled "Knockholt and Clearview Landfill Operations – Tender Results and RDBN Cost Analysis."
2. That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors proceed with taking over the Knockholt and Clearview Landfill operations, based on the cost analysis presented to date. Further, that the Regional District of Bulkley-Nechako Board of Directors provide staff with authorization to proceed immediately with procurement processes necessary to purchase the required equipment and hire additional RDBN employees (4), when required."

Opposed: Rob Newell CARRIED
 Luke Strimbold

(All/Directors/Majority)

ENVIRONMENTAL SERVICES REPORT (CONT'D)

2015 Recycling Options

Discussion took place in regard to recycling funding being equal between communities and that consumers are not being double charged for recycling.

Janine Dougall, Director of Environmental Services mentioned that Multi-Material B.C. (MMBC) has indicated that it is not being paid enough from industry to expand its recycling program. The newspaper industry is currently not in compliance with the recycling regulation – thus not partnering or paying MMBC.

Cascades Recovery proposal Costs tailored to the community of Fraser Lake in comparison to the current contract was discussed.

Concerns were brought forward in regard to the current options being brought forward. Director Bachrach brought forward the possibility to continue to distribute funds proportionally and allow communities to determine the best utilization of funding to improve recycling in individual communities.

2015 Recycling Options

Moved by Director Thiessen
Seconded by Director Bachrach

C.W.2015-1-9

"That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors defer the 2015 Recycling Options to February, 2015."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

**The Nechako Bend Ranch
Project – Request for Letter
of Support**

Moved by Director Thiessen
Seconded by Director Benedict

C.W.2015-1-10

"That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors receive the Nechako Bend Ranch Project – Request for Letter of Support."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

**E-Comm 9-1-1 - Partnership
With Regional District of
Bulkley-Nechako**

Moved by Director Liversidge
Seconded by Director Newell

C.W.2015-1-11

"That the Committee of the Whole receive the Administration Correspondence titled "E-Comm 9-1-1 – Partnership with Regional District of Bulkley-Nechako."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DISCUSSION ITEMS

Electoral Area/Municipal Joint
 Town Hall Meetings Discussion will take place at a later date.

Attendance at FCM Moved by Director Benedict
 Seconded by Director Greenaway

C.W.2015-1-12 "That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors approve Chair Miller and Director Fisher's attendance at the Federation of Canadian Municipalities (FCM) Conference in Edmonton, Alberta, June 5-8, 2015."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

NEW BUSINESS

RDBN School District's
 Career and Trades Proposals Moved by Director Thiessen
 Seconded by Director MacDougall

C.W.2015-1-13 "That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors write a letter to the Ministry of Education, Ministry of Advanced Education and Ministry of Jobs, Tourism and Skills Training to encourage a five year commitment for ACE-IT (technical ITA (Industry Training Authority) training) Pilot Proposals for high schools in SD #91 Nechako Lakes and SD #54 Bulkley Valley."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

RDBN School District's
 Career and Trades Proposals
 -Student Work Job Placement Moved by Director Thiessen
 Seconded by Director Strimbold

C.W.2015-1-14 "That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors direct staff to enter into discussions with School District #91 Nechako Lakes and School District #54 Bulkley Valley to develop a Memorandum of Understanding to provide student work/job placements with the Regional District of Bulkley-Nechako."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

NEW BUSINESS (CONT'D)

Association Memberships

Moved by Director Greenaway
Seconded by Director Fisher

C.W.2015-1-14

"That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors pay the invoices for the following association memberships:

Rural Government

- NCLGA (North Central Local Government Association) - \$7,100;
- UBCM (Union of B.C. Municipalities) - \$9,050;
- Yellowhead Highway Association - \$2,500;

General Government

- Fraser Basin Council - \$5,000;
- FCM (Federation of Canadian Municipalities) - \$3,000."

Opposed: Director Bachrach CARRIED
 Director Liversidge

(All/Directors/Majority)

Discussion took place regarding the value of association memberships.

Environmental Services Budget

Mr. Berndorff noted that the Environmental Services tax limit has been reached under the current bylaw thus a new bylaw will need to be brought forward to address the 2015 RDBN Environmental Services budget.

ADJOURNMENT

Moved by Director Thiessen
Seconded by Director Benedict

C.W.2015-1-15

"That the meeting be adjourned at 3:00 p.m."

(All/Directors/Majority) CARRIED UNANIMOUSLY

Bill Miller, Chair

Wendy Wainwright, Executive Assistant

REGIONAL DISTRICT OF BULKLEY-NECHAKO**COMMITTEE OF THE WHOLE MEETING****Thursday, November 6, 2014**

PRESENT:	Chair	Bill Miller
	Directors	Taylor Bachrach – arrived at 11:09 a.m. Stephen Freeman Bill Holmberg Dwayne Lindstrom Thomas Liversidge Rob MacDougall Rob Newell Jerry Petersen Stoney Stoltenberg Luke Strimbold Gerry Thiessen – arrived at 10:39 a.m.
	Directors Absent	Carman Graf, Village of Telkwa Tom Greenaway, Electoral Area "C" (Fort St. James Rural) Ralph Roy, Electoral Area "D" (Fraser Lake Rural)
	Alternate Director	Bob Hughes, Electoral Area "C" (Fort St. James Rural) Ken Ponsford, Electoral Area "D" (Fraser Lake Rural) Rimas Zitkauskas, Village of Telkwa
	Staff	Gail Chapman, Chief Administrative Officer Cheryl Anderson, Manager of Administrative Services Hans Berndorff, Financial Administrator Janine Dougall, Director of Environmental Services Deborah Jones-Middleton, Protective Services Manager Jason Llewellyn, Director of Planning – arrived at 11:25 a.m. Corrine Swenson, Manager of Regional Economic Development – arrived at 10:37 a.m. Wendy Wainwright, Executive Assistant
	Others	Jocelyn Campbell, Ecosystem Biologist, Skeena Region, Ministry of Forests, Lands and Natural Resource Operations Karen Diemart, Section Head for Ecosystems, Resource Management Division, Ministry of Forest, Lands and Natural Resource Operations

CALL TO ORDER

Chair Miller called the meeting to order at 10:30 a.m.

**SUPPLEMENTARY
AGENDA & AGENDA**Moved by Director Stoltenberg
Seconded by Director Freeman**C.W.2014-9-1**"That the Supplementary Agenda be received and dealt with at
this meeting; and further, that the agenda of the Regional District
of Bulkley-Nechako Committee of the Whole meeting of
November 6, 2014 be approved."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

MINUTES

Committee of the Whole
Minutes – October 9, 2014

Moved by Director Petersen
Seconded by Director MacDougall

C.W.2014-9-2

"That the Committee of the Whole meeting minutes of October 9, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DELEGATION

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS – Jocelyn Campbell, Ecosystem Biologist, Skeena Region, Karen Diemart, Section Head for Ecosystems, Resource Management Division

Chair Miller welcomed Jocelyn Campbell, Ecosystem Biologist, Skeena Region, Karen Diemart, Section Head for Ecosystems, Resource Management Division, Ministry of Forests, Lands and Natural Resource Operations.

Ms. Diemart and Ms. Campbell provided a PowerPoint presentation.

Proposed Wildlife Habitat Area Telkwa Caribou 2014

Telkwa Herd

COSEWIC (Committee of the Status of Endangered Wildlife in Canada): Threatened BC: Blue Listed IWMS (Identified Wildlife Management Strategy) List

- December 2013 Survey: 16 animals (7 cows, 5 bulls, 4 calves);
- Down from >100 in mid 2000s;
- Calf recruitment = 29% (relatively high), low mortality;
- Very small population at risk.

Communities

- Coordinate with Federal government and First Nations;
- Communicate with recreation organizations;
- Public education, awareness and support;
- Work with industrial stakeholders to minimize/mitigate impacts.

Monitoring

- Caribou, wolf, moose;
- Caribou, alternate prey & predator population size, trend and distribution;
- Habitat condition;
- Changes in caribou habitat-use over time, in relation to habitat availability, condition, recreation-use etc;
- Recreation user groups;
- Recreation-use intensity and distribution;
- Use monitoring results to inform management actions.

Population management

- Actions informed by monitoring;
- Maternal penning, augmentation, predator and alternate prey management;
- Triggers for actions outlined in management plan.

Recreation

- Voluntary access agreements;
- Minimize impacts;
- Existing voluntary recreation closures since late 90s. Evaluate efficacy of voluntary recreation access management;
- Monitor recreation access and use of Telkwa Mountains;
- Consider opportunities for legislated recreation management.

DELEGATION (CONT'D)

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS – Jocelyn Campbell, Ecosystem Biologist, Skeena Region, Karen Diemart, Section Head for Ecosystems, Resource Management Division

Habitat management

- Wildlife Habitat Area (WHA).

What defines caribou habitat?

Trade-off between:

A) Food availability:

- Arboreal Lichen (on old trees);
- Terrestrial Lichen (on well-drained soils – pine flats or alpine ridges);

B) Protection from predators:

- Wolves, bears, wolverine;
- Deep snow acts as a barrier to predators.

Threats include:

- Hunting pressure;
- Harvesting in low elevation forests – increases habitat for moose, elk, deer which increases the wolf population;
- Combined with historical mining development, old forest/mine roads – creating roads into caribou habitat that present opportunities for easy wolf-access;
- Recreationists may pack the access routes to alpine, making them easier to use;
- Can also displace caribou from preferred habitats.

Habitat Management

- Proposed Wildlife Habitat Area:
 - Total Area: 262,462 ha;
 - Bulkley TSA: 84,574 ha;
 - Morice TSA: 177,887 ha;
- Two management zones:
 - a) No harvest zone:
 - provide large undisturbed area of alpine, subalpine and mature forest;
 - b) Seral-stage management zones:
 - GWMs provide seral-stage targets to manage early-seral ungulate habitat.

The Habitat management work will contribute to Telkwa Herd Recovery objectives to:

- Reverse population decline;
- Protect key caribou habitat through:
 - Modifying industrial activities;
 - Reduce disturbance to caribou and habitat;
 - Provide large areas of undisturbed alpine, subalpine and mature forests.
- Entirely consistent with LRMP direction and zones except in a couple of places where the drainages were filled in, and in a couple of places where key forested polygons were dropped.
- The key forested polygons were identified in 2002 - The targets were derived from natural disturbance targets and mid-point historic disturbance regimes in the Morice & Lakes TSAs specifically
- Specific harvesting recommendations for key forested polygons were part of the interim harvesting guidelines. In the WHA, some of them will become part of the no harvest zone, and some will become part of the seral stage management zone.

DELEGATION (CONT'D)

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS – Jocelyn Campbell, Ecosystem Biologist, Skeena Region, Karen Diemart, Section Head for Ecosystems, Resource Management Division

General Wildlife Measures

SBSdk

- 45% of area >80yrs old;
- 39% of area <40 yrs old;
- Retention areas focus on caribou features;
- Clustered harvesting;
- Visual screening for wetland/ meadows;
- Access planning.

No harvest zone

- No loss of vegetative cover;
- No contribution to forest retention targets.

ESSF and SBSmc

- 60% of area >80yrs old;
- 28% of area <40 yrs old;
- Retention areas focus on caribou features;
- Clustered harvesting;
- Visual screening for wetland/meadows;
- Access planning.

The seral stage recommendations are largely met which means that very little harvesting within the next 20 years.

There is a commitment to review the efficacy of the recovery program in 20 years. If the program succeeds, then the WHA will remain in place. If not, then re-evaluate the value of the WHA for caribou and for other values.

Proposed Wildlife Habitat Area

- Morice TSA: 1% timber supply impact (under IWMS* strategy);
- Bulkley TSA: consistent with 10% biodiversity budget PLUS additional offsets;
- 20 year timber supply offset package;
- 5year review/ analysis of success;
- Consistent with Bulkley LRMP;
- Ensure sustainable timber supply.

Wildlife Habitat Area and Municipalities

There is little to no overlap with the Houston municipal boundary and the WHA. Regardless, the Houston and Telkwa settlement areas and municipal areas will not be included in the seral stage targets and will not be affected at all by the practice requirements of the WHA.

Equally, wildlife management plans, and fuel load reductions near the municipalities will not be restricted by the WHA.

Proposed Wildlife Habitat Area

- Formal review and comment with affected stakeholders and First Nations initiated;
- Municipalities and Regional District invited to provide comment by December 19, 2014.

DELEGATION (CONT'D)

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS – Jocelyn Campbell, Ecosystem Biologist, Skeena Region, Karen Diemart, Section Head for Ecosystems, Resource Management Division

Discussion took place regarding the removal of habitat for the caribou through logging. The addition of caribou into the area does not appear to have made a difference in the population growth for the herd. Ms. Diemart noted that discussions have taken place with stakeholders such as oil and gas, forest industry, First Nations, and other groups and users of the area in determining a Wildlife Habitat Area (WHA) for the caribou. The MFLNRO Resource Management team overseeing the Telkwa caribou herd has been working closely with CANFOR sawmill in Houston to find a balance in regard to pressures on the land base. The team has also been working with TransCanada as their proposed pipeline crosses the Telkwa herd area by 5 kms.

The caribou herd now has satellite collars on thus allowing for the ability to better track the herd. It can be difficult to track herds and there are anomalies that can occur. The Telkwa caribou herd is relatively stable, it is just a small herd, so any large scale event could eliminate the herd completely.

Ms. Campbell noted that the Wildlife Habitat Area (WHA) is being proposed under the *Forest and Range Practices Act* and simultaneously under the *Oil and Gas Activities Act*. Once the WHA is legislated under the *Environmental Practices Regulations* the Oil and Gas Commission cannot permit anything in that area.

Discussion took place regarding the impact of wolves to a caribou herd and the difficulties in accumulating data in regard to the wolf population. It appears that the population is increasing and causing an impact to wildlife in general and perhaps the caribou population as well but it is extremely difficult to trap wolves to implement tracking devices.

Chair Miller thanked Ms. Campbell and Ms. Diemart for attending the meeting.

PRE-BUDGET PLANNING SESSION

Chair Miller mentioned that staff will provide a brief overview of their departments.

ADMINISTRATION DEPARTMENT

Ms. Chapman provided an outline of the daily operations and allocation of time of the Administration Department along with the 2015 proposed projects.

Discussion took place regarding incorporating the strategic plan from 2012 at the beginning of the strategic planning session scheduled for January, 2015. It will provide an opportunity to review the priorities that were brought forward and achieved.

Future staffing levels and the percentage of the RDBN Budget that is required for staffing was discussed along with additional capacity levels. Staffing funding levels and percentages are brought forward through the budget process.

Chair Miller spoke to the possible need and ability to expand the RDBN Administration Building in the future.

PRE-BUDGET PLANNING SESSION (CONT'D)

FINANCE DEPARTMENT (excluding Regional Economic Development)

Hans Berndorff, Financial Administrator mentioned that the Finance Department along with Ms. Chapman has met with department heads to review the budgets and it will be brought forward at the January, 2015 RDBN Committee of the Whole Meeting.

Discussion took place regarding the identification of additional initiatives and costs associated. Mr. Berndorff indicated that a number of projects will require staff time and may not necessarily have additional costs associated.

Having separate committees for legacy and revenue sharing similar to the RDBN Forestry Committee was discussed.

REGIONAL ECONOMIC DEVELOPMENT

Corrine Swenson, Manager of Regional Economic Development provided an overview of the resource allocations of the Regional Economic Development department.

Ms. Swenson noted external funding sources are being investigated to potentially hire a summer student or intern.

Ms. Chapman explained that in the past when there have been shifts in work plans from the Regional Board, staffing needs have often been able to shift and change job titles to meet the needs of the Regional Board.

Alternate Director Zitkauskas spoke of the ability to attract investment to the region and mentioned the initiative used by the community of Fort St. James in attracting physicians to its community.

Director Newell noted the importance of having time to invest in moving forward with the Regional Skills Gap Analysis. Ms. Swenson reported that staff and an RDBN Director will participate on the Strategic Workforce Opportunities Team (SWOT) and will provide assistance with implementation of the Regional Skills Gap Analysis and the stakeholder will oversee the project.

Chair Miller mentioned that with the changes to Federal Gas Tax funding there could potentially be grant funds for connectivity which has been a strategic goal in moving economic development forward in the region.

EMERGENCY PREPAREDNESS DEPARTMENT

Deborah Jones-Middleton, Protective Services Manager provided an overview of resource allocations and also the significant changes to fire regulations. 2014 timelines were significantly impacted by emergency events that occurred.

Ms. Jones-Middleton mentioned that the RDBN is in discussions with the District of Fort St. James in developing a Memorandum of Understanding (MOU) in regard to sharing resources for Emergency Social Services (ESS) and Emergency Operations Centres (EOC). In moving forward, once an agreement is developed with the District of Fort St. James the process will be brought forward with other municipalities in the region.

Discussion took place regarding support from the municipalities in regard to Emergency Social Services in regard to wildfire, flooding and house fires. The RDBN assists in providing training, tabletop exercise, planning and execution of support in regard to ESS and EOC. The RDBN Protective Services Department is developing relationships with communities and First Nations to establish guidelines during emergency events.

PRE-BUDGET PLANNING SESSION (CONT'D)

PLANNING DEPARTMENT

Jason Llewellyn, Director of Planning provided an update of the following:

- Planning Department – Planning and Land Use Management;
- Planning Department – GIS and House Numbering;
- Planning Department - Building Inspection.

Discussion took place regarding the legislative requirement of implementing a Board of Variance. A Board of Variance considers four types of applications:

- They can allow minor variances to the zoning bylaw;
- They can waive the prohibition on structural alterations or additions to a building or structure while a "non-conforming use" is continued in all or part of it.
- They can set aside the decision of a building inspector if they consider he made an error in determining the amount of damage to a building, which is, in whole or part, a "non-conforming use" when that building or structure is damaged or destroyed to the extent of 75% or more of its value above its foundation.
- Where a local government discharges a land use contract that contract remains valid for one year. The BoV can extend the right to use land under the land use contract past the one set by legislation.

Only the BoV can consider applications related to the last three situations listed. The Board of Variance is legislatively required but is not often needed. The time requirement for an individual that is part of a Board of Variance is very minimal.

Building Inspection

Director MacDougall extended an invitation to the Planning Department, Building Inspection to attend a District of Fort St. James Municipal Council meeting in 2015 to provide an overview of building inspection in Fort St. James.

Mr. Lewellyn mentioned that the province is moving forward with its Building Modernization Project and one of the requirements will be for Building Inspectors processing applications for complex buildings to have a Level 3 Building Inspection Certification.

Chair Miller noted in going forward in the budget process the need to keep in mind the potential downloads from the provincial government that could significantly impact staffing.

Break for Lunch at 12:03 p.m.

Reconvened at 12:36 p.m.

ENVIRONMENTAL SERVICES

Janine Dougall, Director of Environmental Services provided an overview of the resource allocation for solid waste management.

Discussion took place regarding waste volumes at RDBN solid waste management facilities. Ms. Dougall reported that waste volumes are collected on an annual basis and is an ongoing project. The possible impacts to RDBN solid waste management facilities in regard to the implementation of recycling programs in the region was brought forward for discussion.

The vegetative cover at the Vanderhoof Transfer Station has not been as successful as needed due to the clay conditions so further work will be required to develop a better vegetative cover.

Chair Miller thanked staff for the Pre-Budget Planning session.

SUPPLEMENTARY AGENDA

INVITATION

Community Development
Institute- Keeping the BC
Interior Forest Industry
Strong – Thursday,
November 13, 2014
- Prince George, B.C.

Moved by Director Holmberg
Seconded by Director MacDougall

C.W.2014-9-3

"That the Committee of the Whole receive the invitation from Community Development Institute – Keeping the BC Interior Forest Industry Strong on Thursday, November 13, 2014 in Prince George, B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Moved by Director Strimbold
Seconded by Alternate Director Zitkauskas

C.W.2014-9-4

"That the Committee of the Whole recommend that the Regional District of Bulkley-Nechako Board of Directors ratify the attendance of Chair Bill Miller at the Prince George Public Library on November 13, 2014 from 7:00 p.m. to 8:30 p.m. in regard to the Community Development Institute's Keeping the BC Interior Forest Industry Strong Community Speaker Series."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director MacDougall
Seconded by Director Stoltenberg

C.W.2014-9-5

"That the meeting be adjourned at 12:44 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Bill Miller, Chair

Wendy Wainwright, Executive Assistant

REGIONAL DISTRICT OF BULKLEY-NECHAKO**FORESTRY COMMITTEE MEETING**
(Committee of the Whole)**Thursday, January 15, 2015**

PRESENT:

Chair	Rob MacDougall
Directors	Taylor Bachrach Eileen Benedict Shane Brienen Mark Fisher Tom Greenaway Dwayne Lindstrom Thomas Liversidge Bill Miller Rob Newell Jerry Petersen Darcy Repen Luke Strimbold
Directors Absent	Ralph Roy, Electoral Area "D" (Fraser Lake Rural) Gerry Thiessen, District of Vanderhoof
Alternate Director	Mark Parker, Electoral Area "D" (Fraser Lake Rural)
Staff	Gail Chapman, Chief Administrative Officer Cheryl Anderson, Manager of Administrative Services Hans Berndorff, Financial Administrator Wendy Wainwright, Executive Assistant

CALL TO ORDER Chair MacDougall called the meeting to order at 3:09 p.m.

AGENDA Moved by Director Liversidge
Seconded by Director Greenaway

F.C.2015-1-1 "That the Forestry Committee Meeting Agenda of January 15, 2015 be adopted."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**MINUTES**

Forestry Committee Meeting
Minutes – July 17, 2014 Moved by Director Petersen
Seconded by Director Lindstrom

F.C.2015-1-2 "That the Forestry Committee Meeting Minutes of July 17, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DELEGATION

MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS – David Van Dohla, District Manager VanJam Forest District RE: Stuart Nechako Natural Resource District – Name Change from Vanderhoof Forest District and Fort St. James Forest District

Delegation presented at the January 15, 2015 RDBN Committee of the Whole Meeting at the request of the Regional Board.

Moved by Director Miller
Seconded by Director Bachrach

F.C.2015-1-3

"That the Forestry Committee receive the correspondence titled "District Name Change" regarding the Fort St. James and Vanderhoof Natural Resource District's name change to the Stuart Nechako Natural Resource District."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

CORRESPONDENCE

Vancouver Sun – Report Warns of Soaring Risk of "Mega-fires" in B.C. Moved by Director Bachrach
Seconded by Director Greenaway

F.C.2015-1-4

"That the Forestry Committee receive the correspondence from the Vancouver Sun titled "Report Warns of Soaring Risk of "Mega-fires" in B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DISCUSSION ITEMS

Tabular Rates/Stumpage Rates

Community Forest stumpage rates are based on a tabular rate and BC Timber Sales (BCTS) has voiced concerns to Assistant Deputy Minister in regard to the influence this formula has on BCTS. Chair MacDougall noted that Community Forests are approximately 2% of the total cut of the province. If the rate for Community Forests is changed it would impact the money returning to the communities.

Discussion has also taken place at the Omineca Beetle Action Coalition and further research is being conducted in regard to Community Forests tabular rates.

Chair MacDougall and Director Miller indicated that they will be investigating and bringing information forward.

NEW BUSINESS

Director Newell brought forward resident concerns in regard to cutting and burning of wood from wildfires, and the decommissioning of access ways by removing bridges in the Buck Flats Road area. The Ministry of Forests, Lands and Natural Resource Operations Nadina Office is the oversight agency to contact in regard to said issues.

NEW BUSINESS (CONT'D)

Forestry Initiative

Moved by Director Fisher
Seconded by Director Newell

F.C.2015-1-5

"That the Forestry Committee recommend that the Regional District of Bulkley-Nechako Board of Directors include funding in the 2015 RDBN Budget in regard to a forestry related small scale locally controlled project."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

Chair MacDougall and Director Fisher will have further discussions with staff.

**Forestry Related Ideas/
Concerns/Challenges**

Chair MacDougall mentioned to the Forestry Committee that any forestry related ideas, concerns and/or challenges can be brought forward to Gail Chapman, Chief Administrative Officer.

ADJOURNMENT

Moved by Director Miller
Seconded by Director Newell

F.C.2015-1-6

"That the meeting be adjourned at 3:23 p.m."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

Rob MacDougall, Chair

Wendy Wainwright, Executive Assistant

REGIONAL DISTRICT OF BULKLEY-NECHAKO**FORESTRY COMMITTEE MEETING**
(Committee of the Whole)**Thursday, July 17, 2014**

PRESENT: Chairperson Gerry Thiessen

Directors Taylor Bachrach
Stephen Freeman
Carman Graf
Tom Greenaway
Dwayne Lindstrom
Thomas Liversidge
Bill Miller
Rob Newell
Jerry Petersen
Stoney Stoltenberg
Luke Strimbold

Directors Absent Bill Holmberg, District of Houston
Rob MacDougall, District of Fort St. James
Ralph Roy, Electoral Area "D" (Fraser Lake Rural)

Alternate Directors Ken Ponsford, Electoral Area "D" (Fraser Lake Rural)

Staff Gail Chapman, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services

CALL TO ORDER

Chair Thiessen called the meeting to order at 2:20 p.m.

AGENDAMoved by Director Freeman
Seconded by Director Stoltenberg**F.C.2014-4-1**

"That the Forestry Committee Meeting Agenda of July 17, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**MINUTES****Forestry Committee Meeting**
Minutes – April 17, 2014Moved by Director Stoltenberg
Seconded by Director Petersen**F.C.2014-4-2**

"That the Forestry Committee Meeting Minutes of April 17, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

REPORTS

RDBN/FLNRO/Industry Event

Moved by Director Stoltenberg
 Seconded by Director Freeman

F.C.2014-4-3

"That the Forestry Committee recommend to the Regional District of Bulkley-Nechako Board of Directors that the Regional District of Bulkley-Nechako, Ministry of Forests, Lands and Natural Resource Operations and Industry event be held in the Spring of 2015."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

OBAC Discussion Paper -Long Term Viability of Forest Sector

Moved by Director Miller
 Seconded by Director Stoltenberg

F.C.2014-4-4

"That the Forestry Committee recommend that the Regional District of Bulkley-Nechako Board of Directors write a letter of support to Omineca Beetle Action Coalition (OBAC) regarding its discussion paper titled "Actions Needed to Achieve the Region's Objectives for its Forest Sector;" and further, encourage OBAC to continue moving forward with the initiative."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

CORRESPONDENCE

Correspondence

Moved by Director Stoltenberg
 Seconded by Director Bachrach

F.C.2014-4-5

"That the Forestry Committee receive the correspondence from the Minister of Forests, Lands and Natural Resource Operations titled "Review of Land-Use Plans within Lakes Timber Supply Review."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Concerns were brought forward regarding sufficient public consultation.

Moved by Director Miller
 Seconded by Director Stoltenberg

F.C.2014-4-6

"That the Forestry Committee recommend that the Regional District of Bulkley-Nechako Board of Directors include in its 2014 UBCM Convention meeting request to Premier Christy Clark and Minister Steve Thomson, Ministry of Forests, Lands and Natural Resource Operations concerns regarding sufficient public consultation; and further, that a letter be forwarded to Eamon O'Donoghue, Regional Executive Director, Skeena Region, MFLNRO providing an outline of the Forestry Committees concerns regarding sufficient public consultation."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director Stoltenberg
Seconded by Director Miller

F.C.2014-4-7

"That the meeting be adjourned at 2:33 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Gerry Thiessen, Chair

Cheryl Anderson, Manager of
Administrative Services

REGIONAL DISTRICT OF BULKLEY-NECHAKO**RURAL DIRECTORS COMMITTEE MEETING****Thursday, January 15, 2015**

PRESENT: Chair Eileen Benedict

Directors Mark Fisher
Tom Greenaway
Bill Miller
Rob Newell
Jerry Petersen

Director Absent Ralph Roy, Electoral Area "D" (Fraser Lake Rural)

Alternate Director Mark Parker, Electoral Area "D" (Fraser Lake Rural)

Staff Gail Chapman, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services
Hans Berndorff, Financial Administrator
Jason Llewellyn, Director of Planning
Wendy Wainwright, Executive Assistant

CALL TO ORDER

Chair Benedict called the meeting to order at 3:25 p.m.

**SUPPLEMENTARY
AGENDA & AGENDA**Moved by Director Greenaway
Seconded by Director FisherRDC.2015-1-1

"That the Supplementary Agenda be received and dealt with at this meeting; and further, that the Agenda for January 15, 2015 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**MINUTES**Rural Directors Committee
Meeting Minutes
-November 6, 2014Moved by Director Greenaway
Seconded by Director MillerRDC.2015-1-2

"That the minutes of the Rural Directors Committee meeting of November 6, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**REPORTS**Request for Grant in AidMoved by Director Petersen
Seconded by Director GreenawayRDC.2015-1-3

"That the Rural Directors Committee recommend that the Regional District of Bulkley-Nechako Board of Directors approve the following grant in aid applications:

-Smithers Farmers' Institute be given \$2,500 grant in aid monies from Electoral Area "A" (Smithers Rural) for costs associated with an agriculture conference;

REPORTS (CONT'D)

Request for Grant in Aid (CONT'D)

- Stuart Lake Nordic Society be given \$2,000 grant in aid monies from Electoral Area "C" (Fort St. James Rural) for costs associated with the hydraulic track setter;
- School District #91 be given \$1,000 grant in aid monies from Electoral Area "D" (Fraser Lake Rural) for a scholarship for the Fraser Lake Elementary Secondary School;
- Southside Seniors Housing Society be given \$700 grant in aid monies from Electoral Area "E" (Francois/Ootsa Lake Rural) to cover the cost of rezoning fees;
- Nechako Community Arts Council be given \$500 grant in aid monies from Electoral Area "F" (Vanderhoof Rural) for costs associated with an Art Show and Coffee House."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

**Electoral Area Allocations of
 Federal Gas Tax Funds
 -Fourth Quarter 2014**

Moved by Director Miller
 Seconded by Alternate Director Parker

RDC.2015-1-4

"That the Rural Directors Committee receive the Finance/Administration Coordinator's January 5, 2015 memo titled "Electoral Area Allocations of Federal Gas Tax Funds – Fourth Quarter 2014."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DEVELOPMENT SERVICES

REFERRALS (All Directors)

**Land Referral File No.
 6408759 Larry Palmer
 Electoral Area "E"**

Moved by Director Miller
 Seconded by Director Greenaway

RDC.2015-1-5

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral 6408759" be provided to the Province as the Regional District's comments on Crown Land application 6408759."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

REFERRALS (All Directors)

**Land Referral File No.
 0222653 Gordon Judzentis
 Electoral Area "G"**

Moved by Director Newell
 Seconded by Director Petersen

RDC.2015-1-6

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral 0222653" be provided to the Province as the Regional District's comments on Crown Land application 0222653."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

SUPPLEMENTARY AGENDA

DEVELOPMENT SERVICES

Land Referral File
Richmond Lake
Access Province of B.C.
Electoral Area "B"

Moved by Director Miller
Seconded by Director Greenaway

RDC.2015-1-7

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral Richmond Lake Access – Jan 2015" be provided to the Province as the Regional District's comments on Crown Land application for Richmond Lake Access – Jan 2015"

(All/Directors/Majority) CARRIED UNANIMOUSLY

NEW BUSINESS

RDBN E-Mail Addresses

Hans Berndorff, Financial Administrator mentioned that he had received a request from a Director for a Regional District of Bulkley-Nechako e-mail address. He mentioned that any Directors wishing to have an RDBN e-mail address can be accommodated.

ADJOURNMENT

Moved by Director Petersen
Seconded by Director Miller

RDC.2015-1-8

"That the meeting be adjourned at 3:30 p.m."

(All/Directors/Majority) CARRIED UNANIMOUSLY

Eileen Benedict, Chair

Wendy Wainwright, Executive Assistant

REGIONAL DISTRICT OF BULKLEY-NECHAKO**RURAL DIRECTORS COMMITTEE MEETING****Thursday, November 6, 2014**

PRESENT: Chair Jerry Petersen

Directors Stephen Freeman
Bill Miller
Rob Newell
Stoney Stoltenberg

Directors Tom Greenaway, Electoral Area "C" (Fort St. James Rural)
Absent Ralph Roy, Electoral Area "D" (Fraser Lake Rural)

Alternate Directors Bob Hughes, Electoral Area "C" (Fort St. James Rural)
Ken Ponsford, Electoral Area "D" (Fraser Lake Rural)

Staff Gail Chapman, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services
Hans Berndorff, Financial Administrator
Deborah Jones-Middleton, Protective Services Manager – left at 1:03 p.m.
Jason Llewellyn, Director of Planning – left at 1:05 p.m.
Kristi Rensby, Finance/Administration Coordinator – arrived at 1:05 p.m.
Wendy Wainwright, Executive Assistant

Other Dwayne Lindstrom, Village of Fraser Lake – left at 1:10 p.m.

CALL TO ORDER

Chair Petersen called the meeting to order at 12:49 p.m.

**SUPPLEMENTARY
AGENDA & AGENDA**Moved by Director Stoltenberg
Seconded by Director MillerRDC.2014-11-1

"That the Supplementary Agenda be received and dealt with at this meeting; and further, that the Agenda for October 9, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY**MINUTES**Rural Directors Committee
Meeting Minutes
-October 9, 2014Moved by Director Stoltenberg
Seconded by Director MillerRDC.2014-11-2

"That the minutes of the Rural Directors Committee meeting of October 9, 2014 be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

REPORTS

Request for Grant in Aid

Moved by Alternate Director Ponsford
Seconded by Director Newell

RDC.2014-11-3

"That the Rural Directors Committee recommend that the Regional District of Bulkley-Nechako Board of Directors approve the following grant in aid applications:

- Rough Acres Bible Camp be given \$2,500 grant in aid monies from Electoral Area "G" (Houston Rural) for dam construction at Irrigation Lake (Dunalter Lake);
- Fort Fraser Elementary School be given \$1,000 grant in aid monies from Electoral Area "D" (Fraser Lake Rural) for costs associated with the Breakfast for Learning Program;
- Nechako Community Arts Council be given \$500 grant in aid monies from Electoral Area "F" (Vanderhoof Rural) for costs associated with an Art Show and Coffee House."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

British Columbia Fire Service Minimum Training Standards -Structure Firefighters Competency and Training Playbook

Moved by Director Stoltenberg
Seconded by Alternate Director Ponsford

RDC.2014-11-4

1. "That the Rural Directors Committee receive the Protective Services Manager's October 30, 2014 memo titled "British Columbia Fire Service Minimum Training Standards – Structure Firefighters Competency and Training Playbook."
2. The Rural Directors Committee recommend the Regional District of Bulkley- Nechako Board of Directors approve the "Service Level Policy Statement" for Rural Fire Departments."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Discussion took place regarding the challenges and difficulties faced by rural volunteer fire departments in continuing operations and adhering to the "British Columbia Fire Service Minimum Training Standards – Structure Firefighters Competency and Training Playbook."

Discussion took place regarding the training and liability associated with the three different "Service Levels", Exterior, Interior, or Full-Service Operations Level Firefighter. The RDBN Rural Fire Department Firefighting Service Level & Training Policy identifies that the rural fire departments within its jurisdiction will provide firefighting services at the Exterior Only Level outlined in the "British Columbia Fire Service Minimum Training Standards – Structure Firefighters Competency and Training Playbook."

DEVELOPMENT SERVICES

REFERRALS (All Directors)

Land Referral File No.
7409741 Ministry of
Transportation and Infrastructure
Electoral Area "D"

Moved by Alternate Director Ponsford
Seconded by Director Stoltenberg

RDC.2014-11-5

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral 7409741" be provided to the Province as the Regional District's comments on Crown Land application 7409741."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Director Stoltenberg requested permission for Director Lindstrom to speak to the Rural Directors Committee.

Director Lindstrom requested clarification to Land Referral File No. 7409741.

Jason Llewellyn, Director of Planning noted that the majority of the application area is designated as Parks and Recreation in the Endako, Fraser Lake, Fort Fraser Rural Official Community Plan. The Ministry of Transportation and Infrastructure map reserve will unnecessarily restrict the potential for recreational use of the lands in the long term. The location, adjacent to the Stellako River, is not an ideal location for gravel extraction.

Land Referral File No.
7409742 Fraser Lake Towing
Electoral Area "D"

Moved by Alternate Director Ponsford
Seconded by Director Stoltenberg

RDC.2014-11-6

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral 7409742" be provided to the Province as the Regional District's comments on Crown Land application 7409742."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Discussion took place in regard to compliance in the past and that the land not be sold until rezoning is completed.

SUPPLEMENTARY AGENDA

DEVELOPMENT SERVICES

REFERRALS (All Directors)

Mine Referral File No.
14675-20/0200077
Hans Tugnum,
Electoral Area "A"

Moved by Director Stoltenberg
Seconded by Alternate Director Ponsford

RDC.2014-11-7

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Mines File No. 14675-20/0200077" be provided to the Province as the Regional District's comments Mines File No. 14675-20/0200077."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DISCUSSION ITEM

Federal Gas Tax – Hans Berndorff, Financial Administrator and Kristi Rensby, Financial/Administration Coordinator

Mr. Berndorff and Ms. Rensby provided a PowerPoint Presentation.

Federal Gas Tax Funding

1. Strategic Priorities Fund;
2. Community Works Fund .

Strategic Priorities Fund

- Pooled funding;
- For regions outside the GVRD;
- Application based (not population based);
- For projects that fit Gas Tax criteria and are:
 - Larger in scale, or
 - Regional in impact, or
 - Innovative.

Community Works Fund

- New Agreement in place for 2014-2024;
- Intended to help communities build and revitalize public infrastructure;
- Supporting national objectives of:
 - Productivity and economic growth
 - Clean environment;
 - Strong cities and communities;
- Key Concepts:
 - Public infrastructure;
 - Public use and benefit.

DISCUSSION ITEM (CONT'D)

**Federal Gas Tax – Hans Berndorff, Financial Administrator and Kristi Rensby,
 Financial/Administration Coordinator**

Federal Gas Tax Categories

- Regional and local airports;
- Broadband connectivity;
- Public transit;
- Drinking water;
- Wastewater;
- Solid waste;
- Community energy systems;
- Sport infrastructure;
- Recreation infrastructure;
- Cultural infrastructure
- Tourism infrastructure
- Capacity building;
- Brownfield redevelopment;
- Disaster mitigation;
- Local roads and bridges;
- Highways;
- Short-sea shipping;
- Short-line rail.

Community Energy Systems

Infrastructure that generates or increases the efficient usage of energy.

- Local Government owned infrastructure:
 - Administration office;
 - Transfer stations;
- Municipal infrastructure:
 - Rec centres;
 - Arenas;
- Community organization owned infrastructure:
 - Community halls;
 - Legions;
 - Churches;
- Energy efficiency upgrades such as:
 - Furnace replacements;
 - Insulation of walls and ceilings;
 - Exterior doors and windows.

Disaster Mitigation

Disaster Mitigation is about reducing RISK

- **Infrastructure** that reduces or eliminates long-term impacts and risks associated with natural disasters;
- Emergency response services (fire halls, fire trucks, ambulances).

Discussion took place regarding the responsibilities associated with disaster mitigation infrastructure such as flood control structures.

DISCUSSION ITEM (CONT'D)

Federal Gas Tax – Hans Berndorff, Financial Administrator and Kristi Rensby, Financial/Administration Coordinator

Capacity Building

Strengthening the ability of the Local Government to improve local and regional planning, including:

- Capital investment plans;
- Integrated community sustainability plans;
- Life-cycle cost assessments;
- Asset Management Plans, including:
 - Developing and implementing studies, strategies, or systems related to asset management (including software);
 - Training directly related to Asset Management;
 - Long-term infrastructure plans.

Changes to the Program

There have been a few changes to the Federal Gas Tax program, including:

- Objectives expanded
 - From: "Cleaner Air, Cleaner Water, or Reduced Greenhouse Gas Emissions"
 - To: "Supporting productivity and economic growth, clean environment, and strong cities and communities"
- Additional focus placed on communications
- Ownership requirement reduced from 10 years to 5 years
 - If an asset is disposed of, the proceeds must be made available for other Gas Tax projects
- Non Profit Organizations (NPOs) can still be funded.

RDBN Risks with NPO Funding (Non Profit Organizations)

Risks under the old Agreement

- Cost overruns
- Asset disposal within 10 years (NPO sells asset or goes defunct)
 - RDBN to repay, on a sliding scale, a portion of the project's Gas Tax Funded amount to UBCM
 - Requires NPO to reimburse the RDBN, but they may not be in a position to do so
 - What about joint funded projects?
- How would the RDBN pay for that?

Risks under the new Agreement

- Cost overruns
- Asset disposal within 5 years (NPO sells asset or goes defunct)
 - Requires NPO to forward proceeds to RDBN, if any
 - Proceeds from the disposal of the asset are to be rolled over into other Gas Tax projects
 - What about joint funded projects?
- Board policy to be set?

Current Application Process for Non-Profit Organizations

- Applicant's status (NPO, Municipality, RDBN);
 - Public infrastructure that meets the Objectives;
 - Fit into one or more Eligible Categories;
 - Include one or more Eligible Expenditures;
 - Demonstrate public use and benefit;
 - Have the support of the local area Director;
 - Benefit to the rural taxpayer;
- Proceed to Application stage.

DISCUSSION ITEM (CONT'D)

**Federal Gas Tax – Hans Berndorff, Financial Administrator and Kristi Rensby,
 Financial/Administration Coordinator**

In Closing...

The Federal Gas Tax Fund:

1. Provides a great opportunity to achieve big projects in our region,
2. Is intended for public infrastructure that provides public use and benefit, and
3. Has risks that need to be kept in mind when granting funds to Non-Profit Organizations.

Discussion took place regarding the development of Asset Management Plans for the RDBN and local government owned assets. Mr. Berndorff mentioned that the RDBN has completed some components of asset management for the RDBN administrative building. All assets need to have individual itemized lists and be formalized in a document and brought forward to the Regional Board.

Federal Gas Tax agreements that were approved under the old structure will remain under that structure.

Non-profit organizations receiving funding for projects under the Federal Gas Tax Structures and going defunct was discussed. Mr. Berndorff mentioned that there is a contractual obligation in place but there are no liens placed on structures and so there is no direct claim on the asset. Many of the structures operated by non-profit organizations are structures leased from the provincial government and will revert back to the Crown if the non-profit society no longer exists or has not filed appropriate papers to remain active.

Discussion took place regarding the risks to the RDBN under the old and new agreement and the sliding scale of repayment of Federal Gas Tax funds if an NPO sells assets or goes defunct.

The expansion of the new Federal Gas Tax will be very beneficial and will provide an opportunity for the RDBN to direct more projects.

Chair Petersen spoke to the benefits that the Federal Gas Tax fund has provided for rural areas and the relationships between rural and municipal organizations working together to provide better opportunities for all residents.

Chair Petersen thanked Mr. Berndorff and Ms. Rensby for the presentation.

ADJOURNMENT

Moved by Director Miller
 Seconded by Director Stoltenberg

RDC.2014-11-8

"That the meeting be adjourned at 1:51 p.m.

(All/Directors/Majority)

CARRIED UNANIMOUSLY

 Jerry Petersen, Chair

 Wendy Wainwright, Executive Assistant

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REGIONAL DISTRICT OF BULKLEY-NECHAKO

MEMORANDUM

TO: Chairperson Miller and Board of Directors

FROM: Wendy Wainwright, Executive Assistant

DATE: January 21, 2015

**SUBJECT: Committee Meeting Recommendations
– January 15, 2015**

Following are recommendations from the January 15, 2015 Committee meetings for the Regional Board's consideration and approval.

Committee of the Whole – January 15, 2015

Recommendation 1:

Re: Smithers Telkwa Landfill Budget Item

"That the Regional District of Bulkley-Nechako Board of Directors reduce the "Works to re-establish closure conditions at the Smithers/Telkwa Landfill" from \$100,000 to \$50,000 in the 2015 Draft Budget; and further, that the name of the said line item be changed to Smithers/Telkwa Landfill."

Recommendation 2:

Re: Electronic Agendas

"That the Regional District of Bulkley-Nechako Board of Directors direct staff to bring forward an updated electronic agendas report."

Recommendation 3:

Re: RDBN Appointments - 2015

"That the Regional District of Bulkley-Nechako Board of Directors ratify the RDBN 2015 Appointments as amended to include the Bulkley Valley Regional Pool Village of Telkwa newly appointed member:

Executive Committee

- Chair Tom Greenaway
- Rob MacDougall
- Luke Strimbold
- Gerry Thiessen
- Bill Miller (ex-officio)

Forestry Committee (Committee of the Whole)

- Chair Rob MacDougall

*New Committee re Legacy/Resource Revenue Sharing

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Recommendation 3: (CONT'D)
Re: RDBN Appointments - 2015

Waste Management Committee (Committee of the Whole)

- Chair Taylor Bachrach

Rural Directors Committee

- Chair Eileen Benedict
- All Rural Directors

Northern BC Tourism Association

- Rob Newell

Yellowhead Highway Association

- Jerry Petersen
- Eileen Benedict, Alternate

Municipal Finance Authority

- Bill Miller

Federation of Canadian Municipalities

- (FCM Conference – June 5-8, 2015, Edmonton, Alberta)
- Chair plus one Director

Municipal Insurance Association

- Eileen Benedict

Fraser Basin Council

- Tom Greenaway

Bulkley Valley Regional Pool

- Darcy Repen –(awaiting information from the Village of Telkwa)
- Taylor Bachrach
- Mark Fisher

North Central Local Government Association

- (presently, Luke Strimbold) – Nomination by the RDBN Board

Parcel Tax Roll Review Panel (5)

- Eileen Benedict
- Tom Greenaway
- Jerry Petersen
- Ralph Roy
- Mark Fisher
- Chair Bill Miller (ex-officio member)

Northern Development Initiative

- Prince George RAC – Bill Miller
 - Jerry Petersen, Alternate
- Northwest RAC – Mark Fisher
 - Rob Newell, Alternate

Omineca Beetle Action Coalition

- Bill Miller.”

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Recommendation 4:

Re: Knockholt and Clearview Landfill Operations – Tender Results and RDBN Cost Analysis

“That the Regional District of Bulkley-Nechako Board of Directors proceed with taking over the Knockholt and Cleaview Landfill operations, based on the cost analysis presented to date. Further, that the Regional District of Bulkley-Nechako Board of Directors provide staff with authorization to proceed immediately with procurement processes necessary to purchase the required equipment and hire additional RDBN employees (4), when required.”

Recommendation 5:

Re: 2015 Recycling Options

“That the Regional District of Bulkley-Nechako Board of Directors defer the 2015 Recycling Options to February, 2015.”

Recommendation 6:

Re: Attendance at FCM (Federation of Canadian Municipalities) Conference – June 5-8, 2015, Edmonton, AB

“That the Regional District of Bulkley-Nechako Board of Directors approve Chair Miller and Director Fisher’s attendance at the Federation of Canadian Municipalities (FCM) Conference in Edmonton, Alberta, June 5-8, 2015.”

Recommendation 7:

Re: RDBN/School District’s Career and Trades Proposals

“That the Regional District of Bulkley-Nechako Board of Directors write a letter to the Ministry of Education, Ministry of Advanced Education and Ministry of Jobs, Tourism and Skills Training to encourage a five year commitment for ACE-IT (technical ITA (Industry Training Authority) training) Pilot Proposals for high schools in SD #91 Nechako Lakes and SD #54 Bulkley Valley.”

Recommendation 8:

Re: RDBN/School District’s Career and Trades Proposals-Student Work/Job Placement

“That the Regional District of Bulkley-Nechako Board of Directors direct staff to enter into discussions with School District #91 Nechako Lakes and School District #54 Bulkley Valley to develop a Memorandum of Understanding to provide student work/job placements with the Regional District of Bulkley-Nechako.”

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Recommendation 9:

Re: Association Memberships

"That the Regional District of Bulkley-Nechako Board of Directors pay the invoices for the following association memberships:

Rural Government

- NCLGA (North Central Local Government Association) - \$7,100;
- UBCM (Union of B.C. Municipalities) - \$9,050;
- Yellowhead Highway Association - \$2,500;

General Government

- Fraser Basin Council - \$5,000;
- FCM (Federation of Canadian Municipalities) - \$3,000."

Forestry Committee – January 15, 2015

Recommendation 10:

Re: Forestry Initiative

"That the Regional District of Bulkley-Nechako Board of Directors include funding in the 2015 RDBN Budget in regard to a forestry related small scale locally controlled project."

Rural Directors Committee – January 15, 2015

Recommendation 11:

Re: Request for Grant in Aid

"That the Regional District of Bulkley-Nechako Board of Directors approve the following grant in aid applications:

- Smithers Farmers' Institute be given \$2,500 grant in aid monies from Electoral Area "A" (Smithers Rural) for costs associated with an agriculture conference;
- Stuart Lake Nordic Society be given \$2,000 grant in aid monies from Electoral Area "C" (Fort St. James Rural) for costs associated with the hydraulic track setter;
- School District #91 be given \$1,000 grant in aid monies from Electoral Area "D" (Fraser Lake Rural) for a scholarship for the Fraser Lake Elementary Secondary School;
- Southside Seniors Housing Society be given \$700 grant in aid monies from Electoral Area "E" (Francois/Ootsa Lake Rural) to cover the cost of rezoning fees;
- Nechako Community Arts Council be given \$500 grant in aid monies from Electoral Area "F" (Vanderhoof Rural) for costs associated with an Art Show and Coffee House."

RECOMMENDATION:

(ALL/DIRECTORS/MAJORITY)

Recommendations 1 through 11 as written.

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**Regional District of Bulkley-Nechako
Board of Directors Memorandum
January 29, 2015**

To: Chair Miller and the Board of Directors
From: Kristi Rensby, Finance/Administration Coordinator
Date: January 22, 2015
Regarding: Federal Gas Tax Funds – Electoral Area 'B' (Burns Lake Rural)
St. Paul's United Church

St. Paul's United Church, a registered charity, has requested the Regional District of Bulkley-Nechako's assistance in the form of Federal Gas Tax Funds to complete an energy efficiency upgrade at St. Paul's Church, located in Burns Lake.

St. Paul's United Church wishes to replace a 50% efficient furnace with a 96% efficient furnace and add heat pumps to reduce furnace use in the spring and fall, to upgrade the electrical system to support the heat pump installation, and to install an on-demand hot water system to replace the inefficient hot water tank heater. The total cost of this project is approximately \$30,000.

Total uncommitted Gas Tax Funds remaining in the Electoral Area 'B' allocation is \$310,001.86. Director Miller is supportive of this project and of accessing Federal Gas Tax Funds to a maximum of \$22,900. A Board resolution is required to contribute Federal Gas Tax Funds to this project.

RECOMMENDATION:

1. That the RDBN Board of Directors authorize contributing \$22,900 of Electoral Area 'B' Federal Gas Tax allocation monies to St. Paul's United Church for an energy efficiency upgrade project at St. Paul's Church;
2. That the RDBN Board of Directors authorize the purchase and installation of approved signage for the project to a maximum of \$200 cost, and further,
(All/Directors/Majority)
3. That the RDBN Board of Directors authorize the withdrawal of up to \$23,100 from the Federal Gas Tax Reserve Fund.

(Participants/Weighted/Majority)

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**Regional District of Bulkley-Nechako
Board of Directors Memorandum
January 29, 2015**

To: Chair Miller and the Board of Directors
From: Kristi Rensby, Finance/Administration Coordinator
Date: January 22, 2015
Regarding: Federal Gas Tax Funds – Electoral Area ‘C’ (Fort St. James Rural)
Fort St. James Music Makers

The Fort St. James Music Makers, a non-profit organization, has requested the Regional District of Bulkley-Nechako’s assistance in the form of Federal Gas Tax Funds to complete an energy efficiency lighting upgrade to the Music Makers Hall, located in Fort St. James.

The project is as follows:

- Spotlight System \$9,866
- Hall Lighting 8,530
- Other building lighting 7,584
- o Total Project Budget \$25,980

Total uncommitted Gas Tax Funds remaining in the Electoral Area ‘C’ allocation is \$383,448.26. Director Greenaway is very supportive of this project and of accessing Federal Gas Tax Funds in the amount of \$25,980. A Board resolution is required to contribute Federal Gas Tax Funds to this project.

<p>RECOMMENDATION:</p> <ol style="list-style-type: none"> 1. That the RDBN Board of Directors authorize contributing \$25,980 of Electoral Area ‘C’ Federal Gas Tax allocation monies to the Fort St. James Music Makers for an energy efficiency upgrade project at the Music Makers Hall; 2. That the RDBN Board of Directors authorize the purchase and installation of approved signage for the project to a maximum of \$100 cost, and further, (All/Directors/Majority) 3. That the RDBN Board of Directors authorize the withdrawal of up to \$26,080 from the Federal Gas Tax Reserve Fund. (Participants/Weighted/Majority)
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lbb



**Regional District of Bulkley-Nechako
Board of Directors Memorandum
January 29, 2015**

To: Chair Miller and the Board of Directors
From: Kristi Rensby, Finance/Administration Coordinator
Date: January 5, 2015
Regarding: Report on Federal Gas Tax Projects Approved in 2014

In 2014, there were 35 different potential projects considered for Federal Gas Tax funding support. A total of 14 met the criteria and resulted in applications being brought forward to the Board. All of those applications were approved in 2014 for funding, for a total investment commitment of \$622,276 in Federal Gas Tax monies in our region.

Attached is a listing of these projects.

Please note that this list consists only of projects with funding committed in 2014; it does not include expenditures for projects from previous years' commitments, nor any of the potential files currently being explored. There are currently 19 potential files being worked on as of January 1, 2015.

If you have any questions, I would be pleased to discuss them further with you.

RECOMMENDATION:	(All/Directors/Majority)
That the RDBN Board of Directors receive the Finance/Administration Coordinator's January 5 th memorandum titled "Report on Federal Gas Tax Projects Approved in 2014".	

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Regional District of Bulkley-Nechako
Federal Gas Tax Funds
Projects Approved in 2014

Electoral Area "A"

- Smithers Seniors (energy upgrade)	\$36,709	
- BV Pool (energy upgrade)	39,038	
- Town of Smithers (recreation upgrade)	15,650	
- Glenwood Hall (drinking water project)	5,921	
- Village of Telkwa (recreation upgrade)	100,000	
- Town of Smithers (recreation upgrade)	<u>250,000</u>	
		\$447,318

Electoral Area "B"

- LD Fair Association (recreation upgrade)	15,000	
- TC Saddle Club (recreation upgrade)	<u>7,500</u>	
		22,500

Electoral Area "C "

- Sowchea Fire Hall (energy upgrade)	<u>8,704</u>	
		8,704

Electoral Area "D"

- Fraser Lake Legion (energy upgrade)	<u>7,086</u>	
		7,086

Electoral Area "E"

- Wistaria Hall (energy upgrade)	75,000	
- LD Fair Association (recreation upgrade)	15,000	
- TC Saddle Club (recreation upgrade)	7,500	
- SEDA (energy upgrade)	<u>7,104</u>	
		104,604

Electoral Area "F"

- Holy Trinity Church (energy upgrade)	<u>11,200</u>	
		11,200

Electoral Area "G"

- Topley Fire Hall (energy upgrade)	<u>20,864</u>	
		20,864

Total Gas Tax Funds Committed in 2014 \$622,276

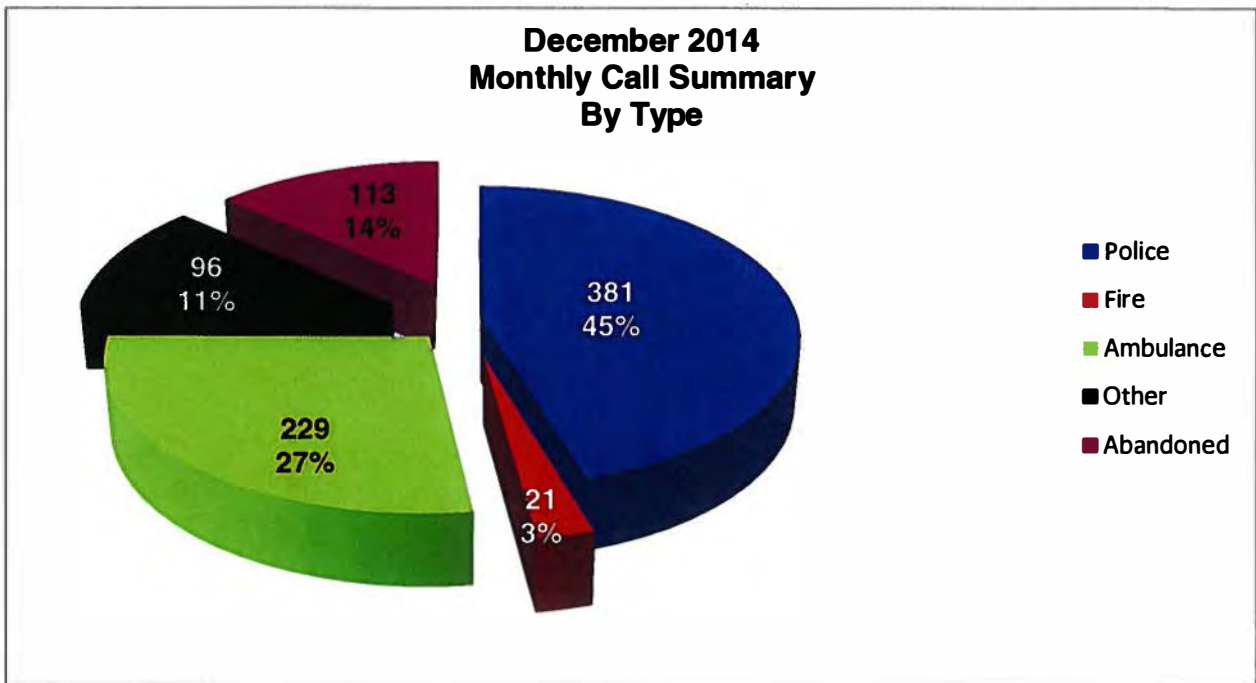
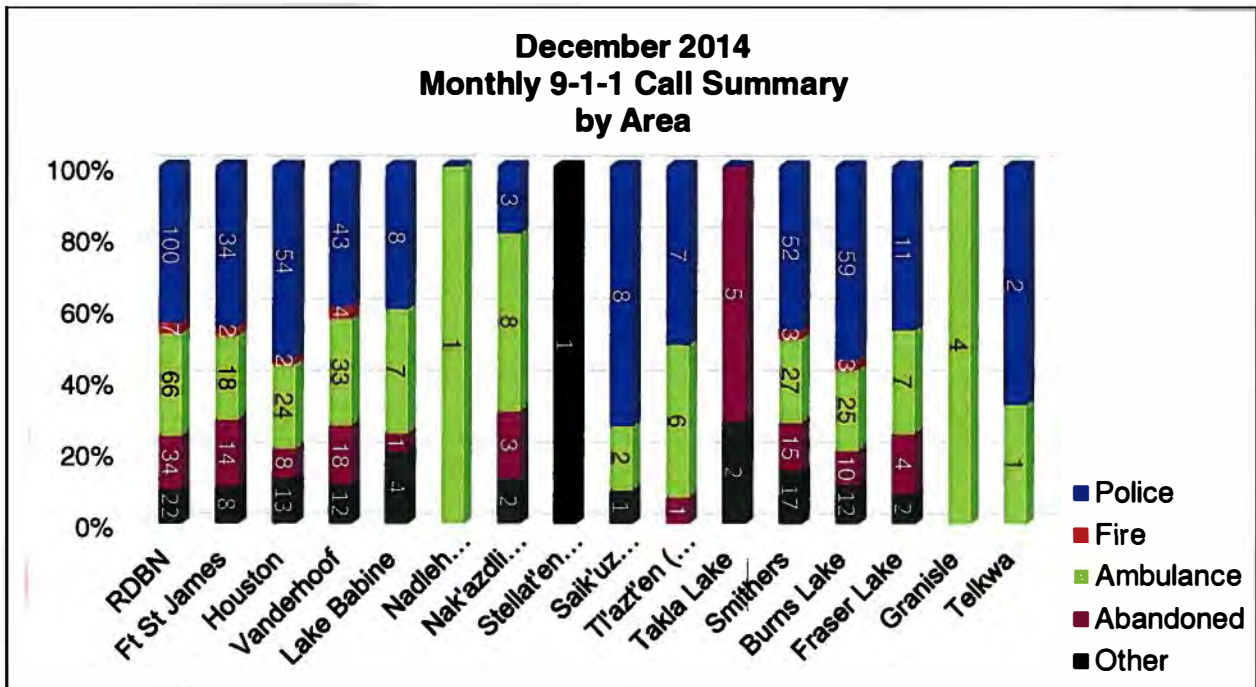


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Regional District of Bulkley-Nechako Memo

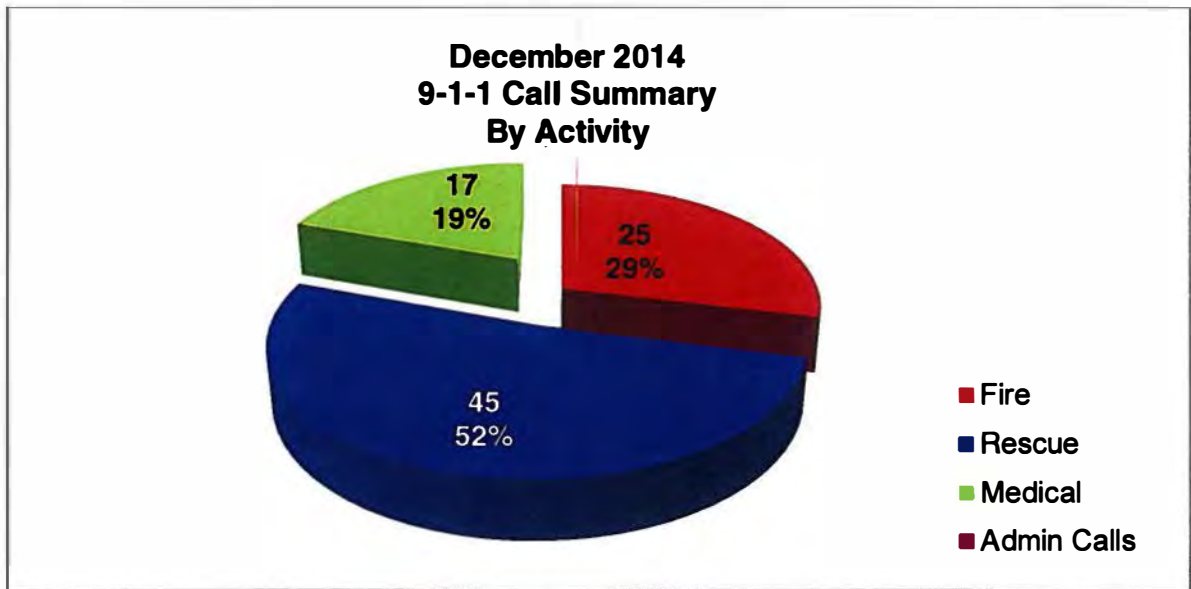
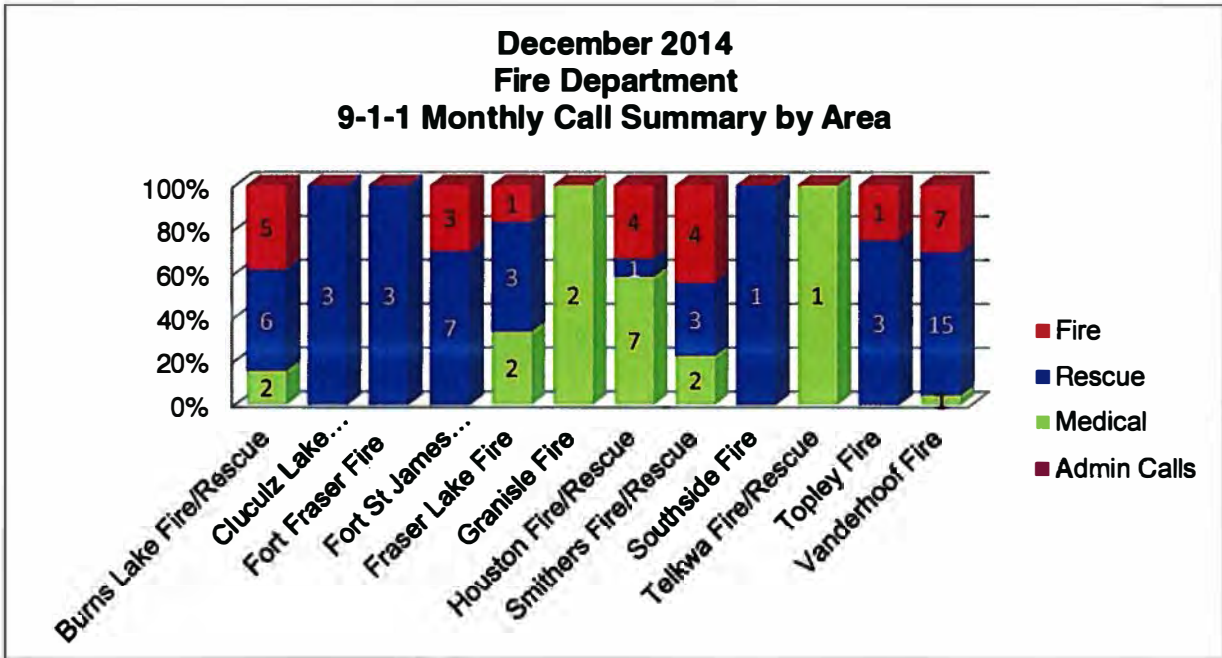
To: Chair Miller and the Board of Directors
From: Deborah Jones-Middleton (Protective Services Manager)
Date: January 8, 2015
Regarding: Monthly 9-1-1 Call Report – December 2014

The Regional District of Bulkley-Nechako has received **840** 9-1-1 calls for the month of December 2014. The charts below indicate the Total 9-1-1 calls received by the PSAP from the Regional District of Bulkley-Nechako.



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The charts below indicate the 9-1-1 calls received by the PSAP from the Regional District of Bulkley-Nechako that were down streamed to Fire Departments.



Recommendation
AII /DIRECTORS/MAJORITY

That the Board of Directors receive the memorandum titled "Monthly 9-1-1 Call Report" from Deborah Jones-Middleton, Protective Services Manager.

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Board-Receive

Cheryl Anderson

From: Gerry Thiessen <mayor@district.vanderhoof.ca>
Sent: December-11-14 10:11 AM
To: Cheryl Anderson
Subject: Unbc Rac meeting in Quesnel Nov 26

I attended the RAC meeting in Quesnel. There was a good compliment of representation from the south of the region, I was the only regional representative north of Quesnel.

I sense the University still struggles with understanding the education needs of small communities, I think this was brought to light around the ability of people to get a Masters from UNBC as opposed to other universities such as Calgary it Gonsaga in the States.

In my real estate life I can take courses that are given at UNBC by using my laptop in my office in Vanderhoof. Yet my daughter who was accepted on the masters program was told she would need to travel to the University every week for up to 5 years.

I think many school districts are finding they are losing a lot of students, Williams Lake lost 282 students this year.

Thanks for allowing me to attend. Minutes are attached. Gerry Thiessen

Sent from my iPhone



University of Northern British Columbia South-Central Regional Advisory Council Meeting

Date: Wednesday, Nov 26, 2014
Time: 10:30 a.m. – 12:30 p.m.
Location: North Cariboo Community Campus, 100 Campus Way, Quesnel, Room S125

AGENDA

1. Call to order and introductions
2. Review and acceptance of the last meeting's minutes. Business arising.
3. UNBC Updates (Dr. Weeks)
 - Prince George Campus developments
 - Programming announcements/progress
4. Regional Operations and Programming Updates (Dr. Mark Dale & Dr. Blanca Schorcht)
5. South-Central Region Updates (Dr. Blanca Schorcht & Dr. Heather Peters)
 - Nursing Update
 - Social Work Update
 - Williams Lake Update
 - New developments: First Nations Studies (BA and Certificate)
6. Regional Issues/Advice (Council Members)
 - Roundtable update – everyone
 - Robson Valley
 - Vanderhoof—Burns Lake
 - Quesnel & area
 - Williams Lake—100 Mile House—Chilcotin
7. Other Business
8. Next meeting
9. Adjournment

UNBC Regional Advisory Committee

South-Central Region

Meeting Minutes

Oct. 31st, 2013

1. Call to order.

- a. **Present:** George Iwama, Mark Dale, Harj, Sue-Ellen Miller, Nate Bello, Doug Larsen, Graeme Armstrong, Cinnamon Neumeyer, by phone: Eugene Marks and Scott Zayac, Heather Peters (arrived late due to previous commitment)
- b. **Regrets:** Mary Glassford, Maureen Mallais, Lisa Kishkan

2. Acceptance of previous minutes.

- a. Sue-Ellen Miller: Clarification of the points in **5b in the April 10th, 2013 minutes** regarding the LGBT process/alliance. The work involved is a cooperative, collaborative process between the district and the union.

3. UNBC Updates (Dr. Iwama):

- a. McLean's magazine rating has come out and UNBC is ranked 3rd among small university and for the sixth year in a row, among the top 3. The *Globe and Mail* awarded UNBC straight A's including an A in sustainability.
- b. **Budget:** Operation budget seeing negative cuts because several years of no increase to government funds. Not optimistic that this will change anytime soon. Economic recovery slower than expected. Need to look to the US to see what will happen. Universities there have thrived in the face of cuts from government. Alumni support, fundraising, community support important to UNBC. We have major support and have seen increases in private/independent funding. We need to building on what we have, not work with what we got.
- c. **Athletics:** Sports accreditations almost complete. Athletics teams are doing well.
- d. **Skills/Technical Training:** Filling less than 100% of seats. Increased accountability passed down from government. University training just as important. We need professionals outside of trades.
- e. **Wood Innovation Centre:** Can watch the progression of the centre via webcams set up downtown. Go to <http://www.unbc.ca/engineering/watch-construction-future-home-engineering-live> for the view.

4. South-Central:

- a. **Social Work Program:** There are 15 in program with 10 doing practicum. The other 5 are part-time in the program. We graduated our second Master of Social Work this spring which brings it to two students who have completed their degree wholly in Quesnel. 5 undergraduate students graduated from the program this last spring. We have our next intake for the program next Fall. We have our first regional student currently in Sweden on a Social Work exchange.
- b. **Nursing Program:** There are 23 in 3rd year and 22 in 4th year. Students are currently in their practica. 19 nursing students graduated from the program this last spring.
- c. Our programming in Williams Lake is on hold this semester, as the Tsilqot'In National Government did not receive their ISSP funding. This was for the Language Diploma program. We are currently organizing a University Preparation program in collaboration with Continuing Studies and TNG to deliver 4 courses that include Microsoft Word, Math, English, and ARTS 101.
- d. We had a very successful spring and summer semester with 99 undergraduate registrations. Course subjects included Barkerville History, Gender and Sexuality, Mental Health, Creative Writing, and a special topics instructed by Richard Wagamese, a Canada Reads finalist.
- e. Fall registrations are 69 undergraduate and 3 graduate.
- f. Currently developing WMST 100 for the web.

5. Regional Issues:

- a. **Mark Dale:** Regional Operations and regional delivery of programs is currently being revamped. We are looking for better integration of resources amongst the regions. The goal is to offer more to more students in more places. There will be a new position – Dean of Regional Programs. This person will coordinate all the regions and there will be a Regional Director in each region who will work under the Dean. The Director will be an intermediate position with a lot of responsibility. There will also be a review of technology available to offer more in the regions. MOOCs will be looked at. We will take advantage of what is already available and will not develop these ourselves. We also want to focus more on experiential learning and look to more to a block semester system to allow for time during the semester for work experience. Will continue to offer professional programming in the regions. **Sue-Ellen Miller:** Could the experience be work related? Would be a challenge because of the three week time limit. **Doug Larsen:** Is there a level below the Dean of Regional Programs. Yes there will be but not sure yet what it will look like. **Nate Bello:** What is the advantage of making these changes? More integration of resources. Complimentary course/programming. Will have an academic leader instead of a Regional Director.

- b. **UNBC/CNC Enrollment: Harjinder Manhas:** How's enrollment? Enrollment has stayed the same overall. Relatively flat despite great investments. The kind of students we're seeing is changing. Students from the lower mainland were 40%, now are 20%. These students are staying home to go to school. **Doug Larsen:** CNC has a full-time recruiter plus resources for Quesnel to get students to attend CNC. **Nate/Sue-Ellen:** There is declining enrollment in the school district which should stop but actually won't for another 3 years or so. Many factors impact enrollment.
 - c. **Mill Closure:** What role will education/educators play? UNBC has the Natural Resources and Environmental Studies Institute which will integrate the priorities of communities. Retaining people can include trades but also other skills development should take place. Continuing Studies could play a role.
 - d. **Nazko Development Corporation (Nate Bello):** Very busy and has cash to work with. Canfor closure not a foregone conclusion that it's a negative. There are opportunities for stronger partnerships. Need to look at bio technologies.
 - e. **Quesnel School District:** Assessments showing vulnerabilities in five year olds. High school graduation rates will go down because of these vulnerabilities. At the preschool age, there are more social issues than problems with cognitive ability. Economics plays a role in these vulnerabilities and they are seen in children from all socioeconomic backgrounds. The vulnerabilities are in areas of wellness, fitness, social/emotional factors, and self-regulation. Literacy is also an issue. Need to teach it differently so re-teaching teachers how to deliver literacy curriculum is necessary. Teachers are coming out of university without this skill. Also need teachers who can teach trades and skills in the SD.
 - f. **CNC Burns Lake (Scott Zayac):** There is a shortfall in knowledge about FASD among professionals in Burns Lake. Training is needed there. There also needs to be more training in local culture and language for professionals. CNC is looking forward to a UNBC presence in Burns Lake. There is an Aboriginal (Education?) Steering Group that meets so there is an opportunity for UNBC to be a part of that. **Nate Bello** – CNC Vanderhoof is looking for a new campus and maybe there is an opportunity for UNBC/CNC partnership again. UNBC is currently not at the table for this process.
6. **Thanks again to Dr. Iwama. This is his last RAC meeting so we wish him well in his future endeavors. Dr. Iwama thanked everyone for being a part of RAC.**
7. **No other business.**
8. **Next meeting.**
- a. April, 2014

9. Adjourned.

South-Central Region Report to CASHS

Submitted by Heather Peters, Acting Regional Chair

Fall 2014

Nursing:

- The Nursing program in Quesnel has 19 students in the 3rd year of the program, 24 registered in the 4th year, and 19 students who graduated in May 2014.
- CNC continues to offer the first 2 years of the program and are set to once again fill the 24 seats in Quesnel in the upcoming academic year.
- A number of our recent graduates from the Quesnel campus are either enrolled in graduate studies or are seeking to enroll in graduate studies (2 UNBC NP Program, 1 Masters Stream UNBC, 1 Masters in Psychiatric Nursing-Brampton University).
- Clara Antoniazzi is the current full time Nursing SLI located in South Central with Martha MacLeod providing coordination from the Prince George Campus. Plans are underway to hire for the tenure track Nursing position here in Quesnel.

Social Work:

- There are a total of 22 students registered in the Bachelor of Social Work program in South Central, in years three and four of the degree. (The number of seats is tied to the number of available field placements).
 - There are 12 students in the fourth year of their studies, with their final practicum placement in Fall 2014.
 - They will be graduating in Spring 2015.
 - There are 9 new BSW students who started studies in the Fall of 2014.
- South Central Social Work coordinates with the College of New Caledonia (CNC) and their offering of the Social Service Worker Certificate and Diploma.
 - Historically more than 80% of UNBC's BSW students in Quesnel have come out of this certificate program.
- Heather Peters is the local faculty member coordinating the BSW delivery in Quesnel in conjunction with Social Work at the Prince George Campus.

Delivery of Teaching & First Nations Certificates in Burns Lake:

- There were 16 students in Burns Lake completing their Developmental Standard Term Certificate in Education with a focus on teaching the Carrier language.
- These students have already completed a certificate and diploma in First Nations Studies as a first step in this program. Ten of them graduated with their DSTC in the spring of 2013, with one more who finished in spring 2014.

Tsilhqot'in National Government Courses in Williams Lake:

- The Tsilhqot'in National Government (TNG)'s Indian Studies Support Program (ISSP) funded courses concluded in the fall (2013).
- New courses are proposed for the Tsilhqot'in Language certificate (pending funding).
- TNG secured funds for a University College Entrance Preparation (UCEP) program.

- The UCEP program was delivered in conjunction with the UNBC Continuing Studies department, with 10 to 15 students per course.
- TNG and UNBC developed a memorandum of understanding (MOU), approved by Senate July 2014, to formalize the ongoing program development and delivery relationship and extend to community research. (Thanks to Titi Kunkel)

First Nations Studies Courses & Certificates:

- South Central Campus held an Open House and information session in April to promote First Nations Certificate Programs and determine local interest.
- We successfully delivered an experiential course: FNST 421/298: First Nations Songs & Poetry Tsilhqot'in in the summer of 2014 held in Anaham First Nations community. (Co-Development & Co-Instruction by Titi Kunkel and Tsilhqot'in Elder Dora Grinder). An Undergraduate Service Experiential Learning (USEL) award was granted to deliver the course.

Quesnel Community Update:

- UNBC South-Central participated in the 150th Lhat'sassin Memorial Celebration by Tsilhqot'in communities here in Quesnel. Thank you to Titi Kunkel for her work.
- Canfor announced the permanent closure of its mill in Quesnel as of March 2014, affecting 209 employees and several logging contractors.
- A taskforce consisting of municipal government and several provincial agencies was set up by the provincial Minister for Jobs, Tourism and Skills Training.
- UNBC participated in development of a transition plan for Quesnel, and in the Community Open House (fall 2013) to share our local educational opportunities.
- UNBC's South Central office (Titi Kunkel) participated in some of these initiatives.

Education:

- The M.Ed. (Counselling) program started in Williams Lake this fall with 14 students.
- We will offer one course per semester and conclude with practicum placements and a comprehensive exam. It will take a total of 4 years (part time studies).

Other Select Highlights:

- UNBC/CNC hosted a successful Career Leap in November of 2013, with over 800 students and community members attending. UNBC's writer-in-residence, Eden Robinson, conducted workshops at this event.
- Regional Operations is working with the Office of Communication to create a photo exhibit to celebrate UNBC alumni in the Williams Lake area, in particular, graduates from the Northern Shuswap, Tsilhqot'in, and Southern Carrier communities.
- South Central will celebrate the 25th Anniversary in 2014-15 with various events.
- We held a UNBC 25th Anniversary celebration in Williams Lake in conjunction with Aboriginal communities there.



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MEMORANDUM

To: Regional District Board
From: Maria Sandberg, Planner
Date: January 9, 2015
Re: Referral from Liquor Distribution Branch

Introduction

The Regional District received a letter from the BC Liquor Distribution Branch asking for input regarding the Brookside Resort, near Cluculz Lake, obtaining a license for a Rural Agency Store.

A Rural Agency Store is a grocery store which offers retail sales of liquor (spirits, wine, beer, cider and coolers) in a community that is not currently served by a Government Liquor Store or Licensee Retail Store. Only one Rural Agency Store can operate in a community.



The Province has asked for the following information from the Regional District:

1. Is Brookside Resort in compliance with all local bylaws and regulations?
2. Is Brookside Resort appropriately zoned to permit the operation of a Rural Agency Store?

RDBN Liquor License Policy

The Regional District has a Liquor Licensing Policy in place, which was adopted in 2003. This policy outlines the following process regarding rural agency store referrals:

1. *Refer the application to the APC.*
2. *Arrange a public meeting:*
 - a. *Placing 2 consecutive notices in the local paper*
 - b. *Notifying the applicant of the meeting.*
3. *Prepare a report to the Board including zoning and OCP information, summarizing public input and a planning department recommendation.*

The Board then considers the referral and provides a recommendation regarding the proposed Rural Agency Store.

It is noted that the Liquor Distribution Branch now has a process in place to inform the public of the application and to solicit input from local residents. Staff, in consultation with the Area "F" Director, believes that there is no benefit to the RDBN undertaking a second public consultation, in addition to that initiated by the Province.

Staff recommends that the Regional District Board waive the public meeting process as outlined in the Regional District's Liquor Licensing Policy, for this referral. It is also recommended that the Regional District Board direct staff to prepare amendments to the Regional District's Liquor Licensing Policy to eliminate the requirement for the public meeting associated with referrals for a Rural Agency Store.

A referral has been sent to the Area "F" Advisory Planning Commission (APC). The APC met with the applicant and had no objections to the application.

RDBN Bylaws and Regulations

The Planning Department has no record of the Brookside Resort not complying with any RDBN bylaws or regulations. However, staff are unable to confirm if the subject property is in conformity to bylaws and regulations. Staff have not undertaken a detailed inspection of the property in response to the referral.

The subject property on which Brookside Resort is located is zoned Tourist Commercial (C3). The permitted principle uses in the C3 zone are: resort lodge, restaurant, campground, marina, golf course and guest ranch. The secondary uses include among others: convenience store, licenced establishment under the Liquor Control and Licensing Act, and one dwelling unit. In staff's opinion the establishment of a Rural Agency Store at the Brookside Resort would comply with the C3 zoning as long as a principle use is occurring on the property.

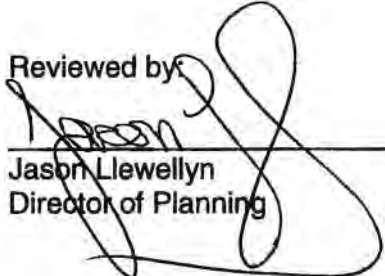
Recommendation

That the Regional District Board:

1. waive the public meeting process outlined in the Regional District's Liquor Licensing Policy, for this referral;
2. direct staff to prepare amendments to the Regional District's Liquor Licensing Policy to eliminate the requirement for a public meeting associated with referrals for a Rural Agency Store for the Board's consideration; and
3. direct staff to send the attached comment sheet to the BC Liquor Distribution Branch as the Regional District's comments on a Rural Agency Store at the Brookside Resort, Cluculz Lake.

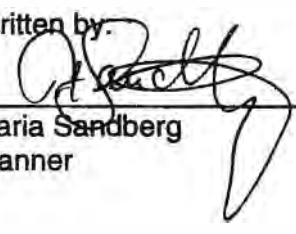
Rural Directors – All/Directors/Majority

Reviewed by



Jason Llewellyn
Director of Planning

Written by



Maria Sandberg
Planner



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON BC Liquor Distribution Branch REFERRAL for
Brookside Resort, Cluculz Lake**

Electoral Area:	F
Applicants:	Brookside Resort
Existing Land Use:	Resort, Store
Zoning:	Tourist Commercial (C3)
Plan Designation	Resource (RE) and Commercial (C) in the Vanderhoof Rural OCP
Proposed Use Comply With Zoning:	Yes
If not, why?	
Agricultural Land Reserve:	Not in the ALR
Access Highway:	Highway 16
Archaeological Site:	Not according to our mapping
Building Inspection:	Within the building inspection area
Fire Protection:	Outside Rural Fire Protection Area
Other comments:	<p>The Regional District has no records indicating that the Brookside Resort is in non-compliance with any Regional District of Bulkley-Nechako (RDBN) bylaws or regulations. However, the RDBN is not able to advise whether the property complies with all the applicable bylaws and regulations administered by the RDBN. The Regional District has not undertaken a detailed inspection of the property in response to the referral.</p> <p>The Brookside Resort property is zoned Tourist Commercial (C3). The establishment of a Rural Agency Store at the Brookside Resort appears to comply with the existing zoning as long as a principle use continues to occur on the property.</p> <p>The Area "F" Advisory Planning Commission has no objections to the application.</p>



Regional District of Bulkley Nechako
 Planning Department Report
Application No. 1171 – Non-farm use within the ALR
 January 8, 2014

APPLICATION SUMMARY

Name of Owner: John Whitfield Dodds

Name of Agent: John Perry

Electoral Area: A

Subject Property: Lot 2, Section 17, Township 4, Range 5 Coast District Plan 11401. The subject property is ± 2.023 ha (± 5 acres) in size.

Location: The subject property is located at 1490 Weme Rd, approximately 2 kilometres southeast of the Town of Smithers.

Proposal:

The purpose of this application is to receive approval to operate a non-farm use on the property. The applicant has operated an illegal sheet metal fabrication and assembly business on the subject property since 2008. The fabrication activity takes place in a large shop on the property, and finished products are stored outside. At times there are 4-5 employees working on-site. The total non-farm use area is 0.55 ha in size.



The applicant also resides on the subject property.

O.C.P. Designation: Agricultural (Ag) in the Smithers Telkwa Rural Official Community Plan 1425, 2007

Zoning: Small Holdings (H1) in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993

Existing Land Use:

Residential and industrial



Agricultural Capability based on Canada Land Inventory mapping:

89% of the Subject Property is:
Class 6 Land limited by Topography

11% of the Subject Property is:
70% Class 5 Land limited by Soil moisture deficiency

Class 5 Land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 6 Land is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Previous Applications:**No. 678** Lot 2, Plan 11401, Section 17, Township 4, Range 5, Coast District

Application to build a church on the subject property. (Jan-87)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

No. 397 (1) Block A, Plan 6581, NE 1/4 Section 17, Township 4, Range 5, Coast District. (2) Block 4, Plan 5806, Section 18, Township 18, Range 5, Coast District.

Request to provide access to Lots 1&2 by creating a road along the north boundary of lot 2. Application for subdivision of property. (Apr-81)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

Surrounding Applications:**No. 493** Portions of Sections 2, 11, 14, 22, & 27, Twp 1A, Portions of Sec 21 &29, Twp 4 Portions of District Lots 865 & 4268; all of Range 5 Coast District.

Exclusion from the ALR submitted by the RDBN. (Oct-82)

Staff recommendation:	-
Regional Board recommendation:	-
A.L.C. Decision:	Approved

No. 358 NE 1/4, Section 16, Township 4, Range 5, Coast District. PID: 013-241-184

Application to subdivide the 47 ha parcel of land described as the Remainder of the NE 1/4, Section 16, Township 4, Range 5, Coast District into 22 lots of 2 ha (Dec-81)

Staff recommendation:	Denial
Regional Board recommendation:	Denial
A.L.C. Decision:	Denied

No. 117 Fr. NE 1/4, Section 17, Township 4, Range 5, Coast District. PID: 006-951-112, 006-951-082, 004-999-070, 006-951-074, 006-951-040

Subdivision. (Jul-93)

Staff recommendation:	Denial
Regional Board recommendation:	Approval
A.L.C. Decision:	Denied

No. 76 Block 1, Plan 5806, Northeast 1/4, Section 17, Township 4, Range 5, C.D..
PID: 009-082-263 & 005-602-653

Application to subdivide an 11.0 acre parcel out of Block 1, Plan 5806 of NE 1/4 Section 17, Township 4, Range 5, Coast District (38.5±acres) (Feb-80)

Staff recommendation:	Approval
Regional Board recommendation:	Denial
A.L.C. Decision:	Denied

COMMENTS

Ministry of Agriculture

"Please accept this email as my formal response to your referral package ALR 1171 dated Nov 25, 2014. I have reviewed the referral information dated Nov 25, 2014 and I conducted a brief visual inspection of the subject property. I would like to note that the subject property does not fall within the CLT 6(t) rating polygon as shown on the referral map provided. This 6T rating pertains to the steep slope bank just to the west of the subject property. I have included a scan of the Telkwa River CLI 93L NW mapsheet, which from my estimation shows a CLI rating of the subject property for agriculture capability as 80% Class 3 and 20% Class 4 with common subclasses of: minor cumulative limitations (x), topog (t), and stoniness (p). Although I did not dig soil pits on the subject property due to frozen ground, the soil capability is generally some of the highest rated in the area; certainly higher than 6(t).

I suggest that the area used for non-agricultural purposes in conjunction with Mr. Dodds' fabrication shop (and previous non-farm use) is heavily compacted from repeated machine and vehicle traffic, and therefore may directly affect future soil-based agriculture potential but to what degree of "permanency" is hard to determine with the information at hand. I estimate this heavily impacted area as a ¼ of the total subject property area. Although soil-based agriculture currently makes up a large portion of agriculture activity in the Bulkley Valley, future provision for non-soil based agriculture possibilities (poultry barn, hydroponic greenhouses, value-added processing), could be considered.

I am not in favour of Class 3 and 4 agriculture land being used for incompatible non-farm use(s), and would much rather see industrial activities take place in areas zoned for industrial purposes with poorer (higher) agriculture capability ratings. Agriculture land with capability ratings of 3 and 4 are quite rare in the Bulkley Valley and should therefore be preserved for agricultural use. I understand Mr. Dodds' utilization of an existing shop facility on the subject parcel, however I am concerned about possible precedent with a non-farm use approval and re-zoning for (light) industrial purposes.

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Advisory Planning Commission (It is noted that a quorum was not present at this meeting.)

“Resolution: The APC recommends that ALC application No. 1171 and Rezoning application A-07-14 not be supported)

Comments: The existing use of the land negatively impacts the potential agricultural use of the land, and is not an appropriate use of this property.”

Planning Department

Associated Rezoning Application

The proposed light industrial use is not permitted under the current H1 zoning. The property is the subject of an OCP amendment and rezoning application, which is being processed concurrently with this application. Staff feels that a permanent light industrial use is not desirable in this location in the long term given the associated land use and agricultural issues. Therefore, staff are recommending denial of the OCP amendment and rezoning application. As an alternative staff propose that a temporary use permit (TUP) application be made to allow the use on a temporary basis. If approved, a TUP would allow the current property owner to operate his business for a period of 3 to 6 years.

Agricultural Issues

According to the Canada Land Inventory, the agricultural capability rating of the property is considered very low (Class 6). The Regional Agrologist has commented that the Class 6 classification has been incorrectly applied to the subject property and the agricultural capability is generally some of the highest rated in the area, approximately 80% Class 3 and 20% Class 4 with common subclasses of: minor cumulative limitations (x), topog (t), and stoniness (p).

The subject property is located in a subdivision of 5-12 acre lots zoned Small Holdings close to the Town of Smithers along Highway 16. There is some hobby farming occurring on neighboring properties but it functions primarily as a residential area. The proposed farm-use occurs primarily inside the shop located on the property. However, there is equipment storage occurring on the land which has agricultural potential, and the industrial use of the land may impact the long term potential for the property to be used for agricultural purposes.


As noted, it is proposed that the industrial use of the land be allowed as a temporary use through the issuance of a TUP for 3 years. The Regional District Board could allow the use for a further 3 years. Staff believes that the temporary use of the land, as proposed, would only have a limited impact on the agricultural use of the land in the short term.

Recommendation

“That Agricultural Land Reserve Non-Farm Use Application No. 1171 (Dodds) be recommended to the Agricultural Land Commission for approval for up to six years, subject to compliance with a Temporary Use Permit issued by the Regional District of Bulkley-Nechako.

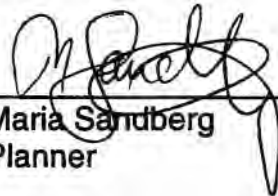
Development Services – All/Directors/Majority

Reviewed by:



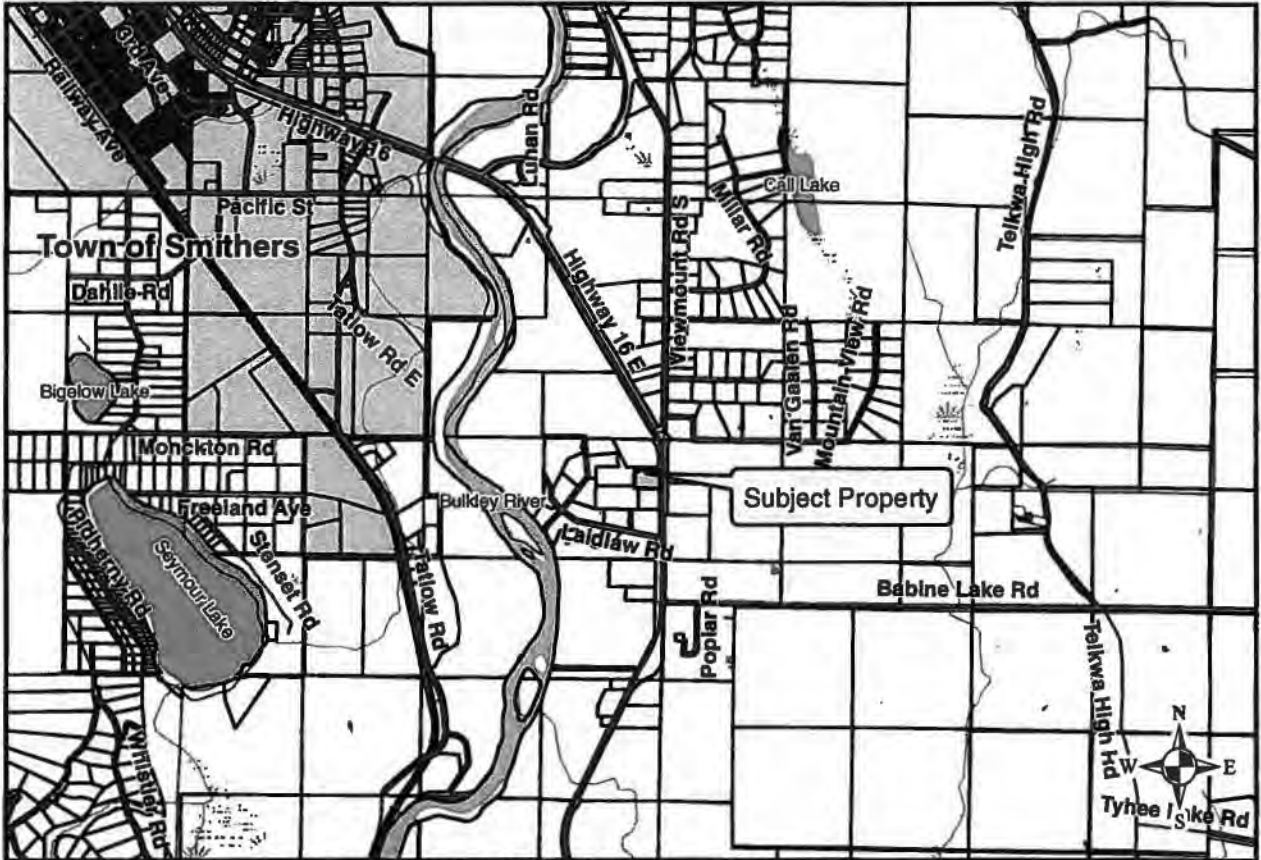
Jason Llewellyn
Director of Planning

Written by:

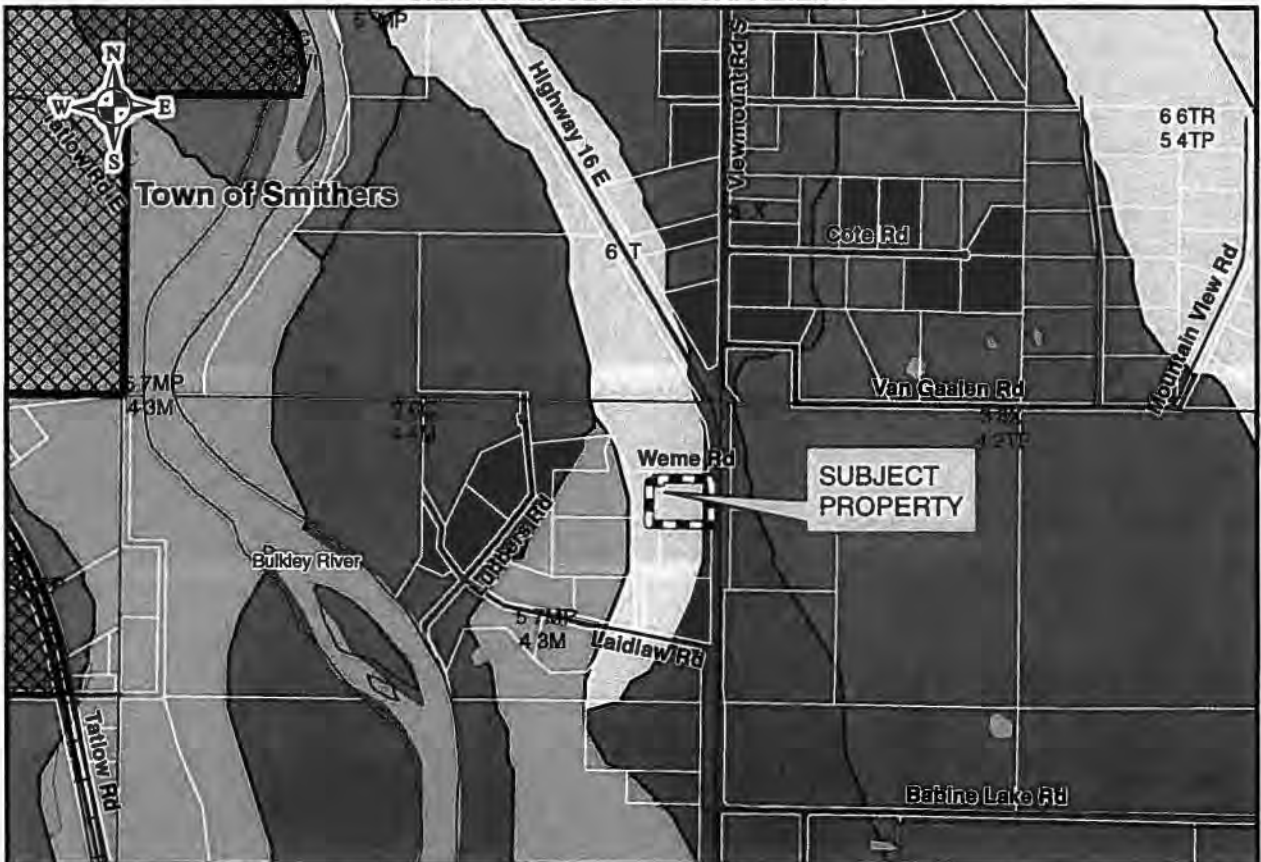


Maria Sandberg
Planner

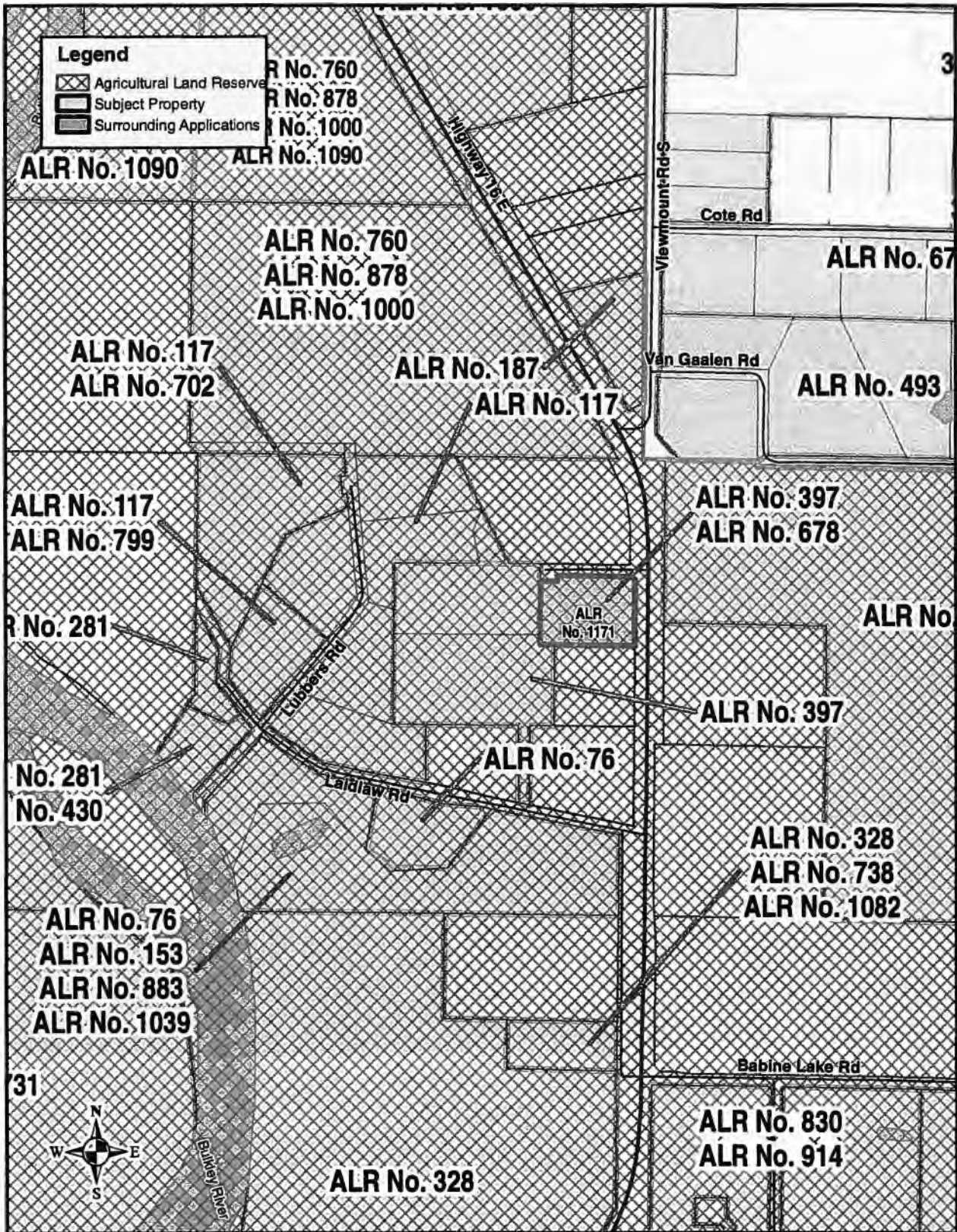
GENERAL LOCATION



C.L.I. AGRICULTURAL CAPABILITY



Surrounding Applications, ALR Status & Surrounding Development



90 PERRY & COMPANY

*Barristers & Solicitors
Notaries Public*

* John L. Perry, LL.B.
* Sean E. Rowell, B.A., LL.B.
Matthew J. Macurek, B.A., LL.B.

* Dale E. Perry, B.A., LL.B.
Erin L. Crocker B.A., LL.B.
L.W. Perry (1921-2010)

P.O. BOX 780, 1081 MAIN STREET, SMITHERS, BC V0J 2N0

TELEPHONE: (250) 847-4341 FAX: (250) 847-5634

October 20, 2014

Regional District of Bulkley Nechako
PO Box 820,
Burns Lake, BC V0J 1E0

ATTENTION: Jason Llewellyn

Dear Sir:

RE: John Whitfield Dodds / 1490 Weme Road, Smithers, BC

RECEIVED

OCT 21 2014

REGIONAL DISTRICT
OF BULKLEY-NECHAKO

I met with Mr. Dodds on October 17th, 2014. He prepared a drawing when he was in the office showing the location of his house, garage and shed, a copy of which we enclose.

We are also enclosing a series of photographs which show the present operation. The only mobile piece of equipment outside is the large zoom boom which is shown in the photographs. It is a large piece of equipment used to load and unload trucks.

There is no real big storage area for reasons which will become apparent later in this letter, but whatever material is stored temporarily is located away from the road and highway on the southwest corner of the property in the bush.

The property has good ingress and egress and large trucks can enter and leave and not turn around. The trucks would use Weme Road to access the shops and back out to through northwest corner of the property going in a circle.

There is no equipment stored on the property except for the zoom boom. The hours of operations are 8:00 am to 4:00 pm, five days per week 98% of the time.

I asked Mr. Dodds if he took 100 days, how many days would be in the shop and how many in the field. He said that it would be 60 shop days and 40 field days. The whole crew goes to the field to install the material and sometimes when the job is large, local workers will be hired in Terrace or Prince George depending on what is needed.

Mr. Dodds has four employees besides himself. One is his son who used to live with him but now resides in an apartment in town. The employees park in the area shown in the photographs when they go to work.

Mr. Dodds explained that the mills usually want to keep going and so in those cases, installations are done on long weekends or on weekends when the mill is shut down anyway. Sometimes workers work around the clock on the job site so that the mill doesn't have to shut down.

Mr. Dodds has no plans for expansion. He is 62 years old.

As far as traffic entering and leaving the property is concerned, Mr. Dodds does not work for the public. He works for sawmills, particle board plants or chipping operations that are industrial and located in the northern part of this province. Mr. Dodds says that a truck will enter his property to drop off steel and to pick up product and deliver it to a mill. There is one truck that enters and leaves the property every two weeks. The truck doesn't spend long on the property and the zoom boom unloads it and it goes away. The other traffic would be the employees coming onto and leaving the property after doing a days work and that would be it.

...../2

Mr. Dodds does not store pipe on his property. He doesn't get paid for pipe or product until it hits the job site and is delivered. He typically gets money up front to start a job before the design stage, another payment when the material is at the job site and the final payment when installation is complete. To leave 500' of pipe lying around would cost him money and he simply doesn't do it. He specifically designs product to be used at a particular sawmill, creates it and transports it there.

The big job that Mr. Dodds is working on currently is bringing the old West Fraser Mill in Terrace up to standard. Worksafe BC has given the sawmill until December of 2014 to complete the upgrade. The system, as it sits, doesn't work, the blower is not strong enough and there are design problem. Mr. Dodds has 35-years experience in this field and is a certified Pneumatic Engineer and has a degree. Essentially, the sawmill in Terrace would call Mr. Dodds, he would go to the site, inspect it and test it. He would re-design and engineer a dust handling system, then he would create it, supply it and install it. Worksafe BC would then certify it and the job would be finished.

Mr. Dodd indicates that in his 35-years experience, he has not had any explosions or majorfires at plants where he has worked at and completed installations.

As indicated in previous correspondence, there are two other companies who do this type of work in British Columbia. One is Allied Blower who has 40 to 50 employees and the other is Blowtech Air Devices and it is about the same size. Occasionally, the operators of these companies call Mr. Dodds for input and to discuss jobs.

As I mentioned above, at 62-years of age, Mr. Dodds is not interested in expansion, but he is not in a position to start over again somewhere else either.

When Mr. Dodds bought the property from Mr. Jim Berkery, it was because it had industrial power and Mr. Dodds felt it was okay for him to operate there. Mr. Berkery had a 60 to 80' boat he was building, had scrapers and bulldozers on site and Mr. Dodds did not think that this property would present a problem for his operations. He had previously bought property at the end of Boundary Road but could not get a business licence there and had to re-sell the property at a loss because it was zoned agricultural and he couldn't carry on his business there.

Mr. Dodds said he spends about One Million Dollars in Smithers a year and about \$100,000.00 at Evergreen Industrial Supplies in particular. He has four full-time employees who he tries to keep busy.

The crane shown in the photographs outside one of the buildings moves materials out of shop to the outside, the zoom boom picks it up and puts it on a truck. There are also two cranes in the large building to move finished product out the door. Mr. Dodds built these cranes and they were certified by Worksafe BC. The double bay garage is used for a layout table and the larger structures, the hoppers and like are built in the larger building.

There is not much noise associated with this operation and Mr. Dodds doesn't know what the problem is. When his neighbours had a fire, they lived with him for seven months. He helps another neighbour with the zoom boom whenever asked. No one has ever complained to him directly about his operations but the pictures show what is typically going on.

I do not know what Mr. Dodds needs to have done from your perspective to continue operations. If there is re-zoning, OCP amendments, spot-zoning, or whatever has to be done he is prepared to do it. What he is not prepared to do is relocate or start over again somewhere else. He is prepared to build a fence if that is the problem, but the operation itself is fairly clean inasmuch as there is no noise, little traffic and most of the operations are confined to the two buildings.

At any rate, please go over this letter and let me know if you require any further information. Thank you.

Yours truly,

PERRY & COMPANY

Per:

John L. Perry 

JLP/gc

encls:

cc: Client

92
PERRY & COMPANY

*Barristers & Solicitors
Notaries Public*

* John L. Perry, LL.B.
* Sean E. Rowell, B.A., LL.B.
Matthew J. Mazurek, B.A., LL.B.

* Dale E. Perry, B.A., LL.B.
Erin L. Crocker B.A., LL.B.
L.W. Perry (1921-2010)

P.O. BOX 790, UNIT 2, 3842 THIRD AVENUE, SMITHERS, BC V0J 2N0

TELEPHONE: (250) 847-4341 FAX: (250) 847-5634

September 12, 2014

Provincial Agricultural Land Commission
Room 133, 4940 Canada Way,
Burnaby, BC V5G 4K6

Dear Sirs/Mesdames:

**RE: John Whitfield Dodds
1490 Weme Road, Smithers, BC**

Please be advised that I act as solicitor for Mr John Dodds who has a five acre parcel of land that he has been using for the manufacturing of sheet metal products to be installed in sawmills and wood manufacturing facilities since 2008. The Regional District of Bulkley Nechako ("RDBN") has pointed out that Mr. Dodds' property is not zoned properly for his present activities. He is zoned H1.

When Mr. Dodds bought the property in 2008, he believed the previous owner used it for boat building and there is a large shop on the property that has three phase power.

Mr. Dodds would like to apply for non-farm use to continue this activity and has instructed me to make an application for this, which I enclose.

We have paid to \$600.00 to the RDBN and we are also applying for re-zoning to permit Mr. Dodds' activities to continue. I am enclosing a copy of my letter to the RDBN for your reference.

My understanding of the historical use of this property is that it was subdivided many years ago into five acre lots and Mr. Dodds' particular property has been residential since 1991. At one time it may have been used for part-time summer grazing land for cattle, but the whole area is at the top of a hill and was probably never hay land. There are some areas used for farming across the road and one crop of hay per year is grown on some of the lands. The property fronts Highway 16 and Weme Road.

If you have any questions, concerns or require any further information, please don't hesitate to contact me.

Thank you.

Yours truly,

PERRY & COMPANY

Per: 

John L. Perry

JLP/gc
encls:
cc: Client

93 PERRY & COMPANY

*Barristers & Solicitors
Notaries Public*

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L.W. Perry (1921-2010)

P.O. BOX 790, 1081 MAIN STREET, SMITHERS, BC V0J 2N0

TELEPHONE: (250) 847-4341 FAX: (250) 847-5634

September 12, 2014

Regional District of Bulkley Nechako
PO Box 820,
Burns Lake, BC V0J 1E0

Dear Sirs/Mesdames:

RE: John Whitfield Dodds
1490 Weme Road, Smithers, BC

Enclosed please find a copy of a letter I have sent to the Agricultural Land Commission along with the original application by the land owner, Mr. Dodds, for non-farm use within the ALR. I am also enclosing two cheques made payable to the Regional District of Bulkley Nechako, one in the amount of \$600.00 to cover the costs of this non-farm use application and the other in the amount of \$700.00 to cover the costs of re-zoning.

On Mr. Dodds behalf, I apologize for past intransigencies in not proceeding further with this application. I am not suggesting that you have been impatient or pressing as far as time is concerned.

There are some personal circumstances that Mr. Dodds has gone through over the past couple of years which explain, in part, some of the reasons for the delay. First of all, one of his sons died in an unfortunate accident when he was in his 30's on January 16th, 2013. Mr. Dodds was dealing with that issue and wrapping up his late son's affairs when his other son, who was actively involved in the conduct of his business, was in a serious car accident in January of 2014 during which he was comatose for several weeks. He has made a slow recovery and is now back on his feet, however, Mr. Dodds had to attend to Vancouver on numerous occasions and was dealing with this issue and his son's convalescence and recovery.

More recently, on September 4th, 2014, Mr. Dodds and his youngest son were involved in a serious car accident when his son fell asleep while driving back from a job in Vanderhoof. The vehicle rolled several times and Mr. Dodds sustained some soft tissue injuries.

Mr. Dodds advises that he currently has several pressing projects to carry on with. Often, he is called on short notice at the request of sawmill operations who are threatened with closure and/or fines unless some remedial action is taken to deal with accumulating wood waste or sawdust. Worksafe BC is getting more diligent inspecting sawmills. Dunkley Forest Products was recently fined and Mr. Dodds had to attend to taking care of their concerns. Canfor in Houston was recently written up by Worksafe BC and Mr. Dodds has a pressing need to take care of their work safety concerns. Skeena Sawmills in Terrace was threatened with temporary closure or suspension of operations and Worksafe BC needs some safety measure undertaken to keep that business going.

When injured on September 4th, 2014, Mr. Dodds was coming back from a job in Vanderhoof where he had to install spark protection materials into the hammer mill.

I think I made the point earlier that Mr. Dodds is one of only three contractors in British Columbia and the only one north of Kelowna who does the type of work that has to be done to make sure that the sawmills and wood processing facilities are compliant with Worksafe BC operations. Due to recent events that the RDBN is no doubt aware of, this is an issue that has to be dealt with in a timely way when concerns are identified at the workplace.

...../2

Mr. Dodds is 62 years old and he is not really in a position to start over again by investing millions of dollars in an alternate facility. Much of his work is done throughout the area and more often than not, his people are working at job sites installing some of the materials that he prefabs in the shop located at his home.

At times, Mr. Dodds has four to five employees and when they are working steadily, each of them make between \$80,000.00 and \$100,000.00 per year. If forced to relocate, Mr. Dodds says he would not do so and he would simply stop operating. He has 40 years experience in the field and is the lead hand and designer of the facilities each mill site requires to process waste materials. It is not a case of him simply turning over the operations to a fellow on the street and allowing things to carry on as normal.

Mr. Dodds would like to have the property re-zoned or perhaps have the existing H1 home occupation designation of the property expanded so that he can have his operations continue to carry on on his property. If some sort of fence or barrier is required to be erected on the border of his property, Mr. Dodds would be prepared to do this.

The shop has three phase power and is equipped for Mr. Dodds needs in terms of hoists and other materials. He could not easily go elsewhere and he says that if he has to, at his age he will just stop working. He would like to keep going but he is not really prepared to relocate his operations.

Please let me know if you require any further information.

I am also enclosing an Authorization Mr. Dodds has signed and his completed and signed application. I did not provide a drawing but have a property search and property profiler. Copies of these documents are enclosed. I could print what is shown on google maps which shows the improvements on the property and its surroundings if required.

Thank you for your consideration.

Yours truly,

PERRY & COMPANY

Per:



John L. Perry

JLP/gc

encls:

cc: Client



APPLICATION SUMMARY

- Name of Applicants:** Richard and Teresa Plug
- Electoral Area:** A
- Subject Property:** Lot 4, Section 6, Township 2A, Range 5, Coast District, Plan 6222 Except Plan PRP14515. The subject property is ± 13.1 ha (± 32.5 acres) in size.
- Location:** The subject property is located at 401 Scotia Street, approximately 1.2 kilometres east of the Town of Smithers.
- Proposal:**
- The purpose of this non-farm use application is to allow a second residence on the property. Currently the property contains a residence with an attached garage, a shop and a chicken house.
- The property owners wish to construct a residential suite, 692 square feet in size, in their existing shop (2580 sq. ft. in size). The initial use of the suite is to provide a residence for the parents of the property owners. The suite would use the existing driveway and connect to the existing water and septic system.
- The Agricultural Land Reserve Use, Subdivision and Procedure Regulation sets a limit of one single family dwelling per parcel for properties in the ALR. In addition, one secondary suite within the single family dwelling and one mobile home are also allowed, but only for use by the property owner's immediate family. As the suite is not located within the single family dwelling, approval from the Agricultural Land Commission is required.
- O.C.P. Designation:** Agricultural (Ag) in the Smithers Telkwa Rural Official Community Plan 1425, 2007
- Zoning:** Agricultural (Ag1) in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
- Existing Land Use:** Residential

Agricultural Capability based on Canada Land Inventory mapping:

65% of the Subject Property is:

60% Class 3 Land limited by Cumulative and minor adverse conditions

40% Class 4 Land limited by Topography and Undesirable soil structure

35% of the Subject Property is Class 6 Land limited by Topography

Class 3 Land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 Land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 6 Land is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Previous Applications:

No. 824 Lot 4, Plan 6222, Section 6, Township 2A, Range 5, Coast District. PID: 010-042-687, 023-212-721

Application to subdivide a parcel of approximately 1.5 ha for a homesite from the aforementioned property. (Nov-92)

Staff recommendation:	Denial
Regional Board recommendation:	Denial
A.L.C. Decision:	Approved

Surrounding Applications:

No. 902 Lot 2, Section 31, Township 4, Range 5, Coast District, PID: 018-611-982, 028-169-051

Application to subdivide subject property into one parcel of 2.02 ha and one parcel of 1.87 ha (Oct-97)

Staff recommendation:	Denial
Regional Board recommendation:	Denial
A.L.C. Decision:	Denied

No. 892 Portion of the Fractional SW 1/4 of Section 6, Township 2A, Range 5, Coast District lying East of the Bulkley River except Plan 12214. PID: 012-542-521

97

Application to subdivide 33.3 ha subject property into ten lots, ranging in size from 1.25 ha to 1.8 ha, while maintaining the remaining 17.8 ha as a hay field. (Apr-97)

Staff recommendation:	Denial
Regional Board recommendation:	Denial
A.L.C. Decision:	Denied

No. 752 Lot 1, Plan 4162, Section 25, Township 5, Range 5, Coast District. PID: 015-089-827

Application to subdivide one parcel of 9.5 ha from 56.6 ha. (Feb-90)

Staff recommendation:	Denial
Regional Board recommendation:	Denial
A.L.C. Decision:	Denied

No. 188 Block A, Plan 1373, SW 1/4 Section 5 Township 2A, Range 5, Coast District. PID: 004-663-080

Application for subdivision of proposed lands (Jul-77)

Staff recommendation:	Denial
Regional Board recommendation:	Denial
A.L.C. Decision:	Denied

COMMENTS

Ministry of Agriculture

"The subject parcel currently appears to approx. 34 acres in size, but was originally 40 acres.

All of the improvements constructed on the subject parcel appear to be located on the better Class 3 / 4 CLI land capability rating for agriculture (area) including the residential dwelling and improvements associated with the (approved) Homesite severance of 1.5 Ha from the subject parcel in 1995.

As mentioned in the referral package information, options for family-member housing on ALR lands may include one manufactured home, or suite within a single family dwelling.

From an agriculture use perspective and because of the combined level of residential development on the higher-capability agriculture land to date as noted above, I support the applicants' non-farm use request for construction of the suite within the existing shop for residential occupancy use by the applicants family members as this option avoids

additional infrastructure and construction on more agricultural land for a manufactured (mobile) home.”

Advisory Planning Commission (It is noted that a quorum was not present at this meeting.)

“Resolution: The APC recommends that ALC application No. 1173 be supported.

Comments: The proposed second dwelling above the existing building will not have any impact on the agricultural use of the land. “

Planning Department

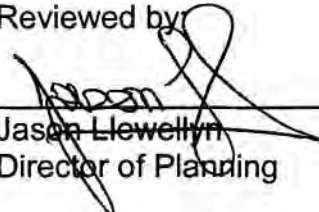
There is a previous ALR application from 1993 on record for this property. The applicants originally applied for permission to subdivide the property into one 3 ha parcel and six 2-ha parcels. The application was denied and the Commission noted that while the property was not actively farmed it was located in the midst of a predominantly agricultural area and the District Agriculturalist commented that the soils on the property are basically the same as the soils that are farmed in the Bulkley Valley. The Commission determined that the proposal would be a residential intrusion in a farming area and would have a negative impact on local agricultural operations. The Regional District Board recommended denial of the application. The applicant then applied for and received approval for a Homesite Severance subdivision of a 1.5 ha parcel at the southeast corner of the property. The subdivision occurred in 1995.

The subject property is located in an agricultural area. Therefore, it is important to ensure that the area’s agricultural capacity is maintained and that additional development does not impact farmland or any surrounding agricultural operations. However, as the proposed second dwelling is proposed to be located in an existing accessory building staff do not foresee any notable negative impacts associated with the application.

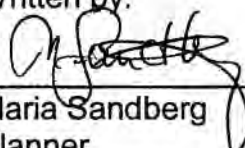
No rezoning is necessary for this proposal as the Agricultural (Ag1) zoning allows a 2nd dwelling on the property if Agricultural Land Commission approval is obtained. There are building permits on file for a residence and shop on the property.

Recommendation
“That Agricultural Land Reserve Non-Farm Use Application No. 1173 (Plug) be recommended to the Agricultural Land Commission for approval.

Development Services – All/Directors/Majority

Reviewed by


Jason Llewellyn
Director of Planning

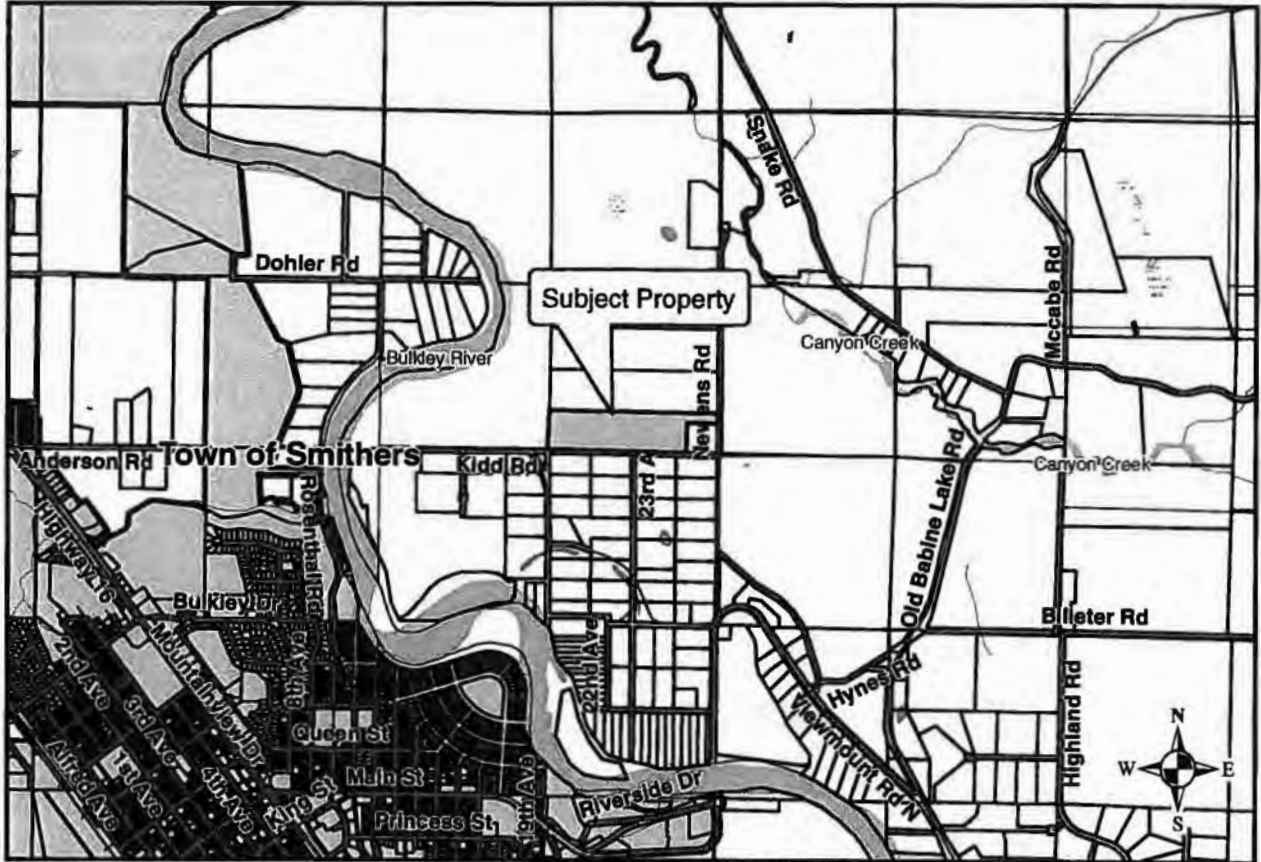
Written by:


Maria Sandberg
Planner

Specific Location



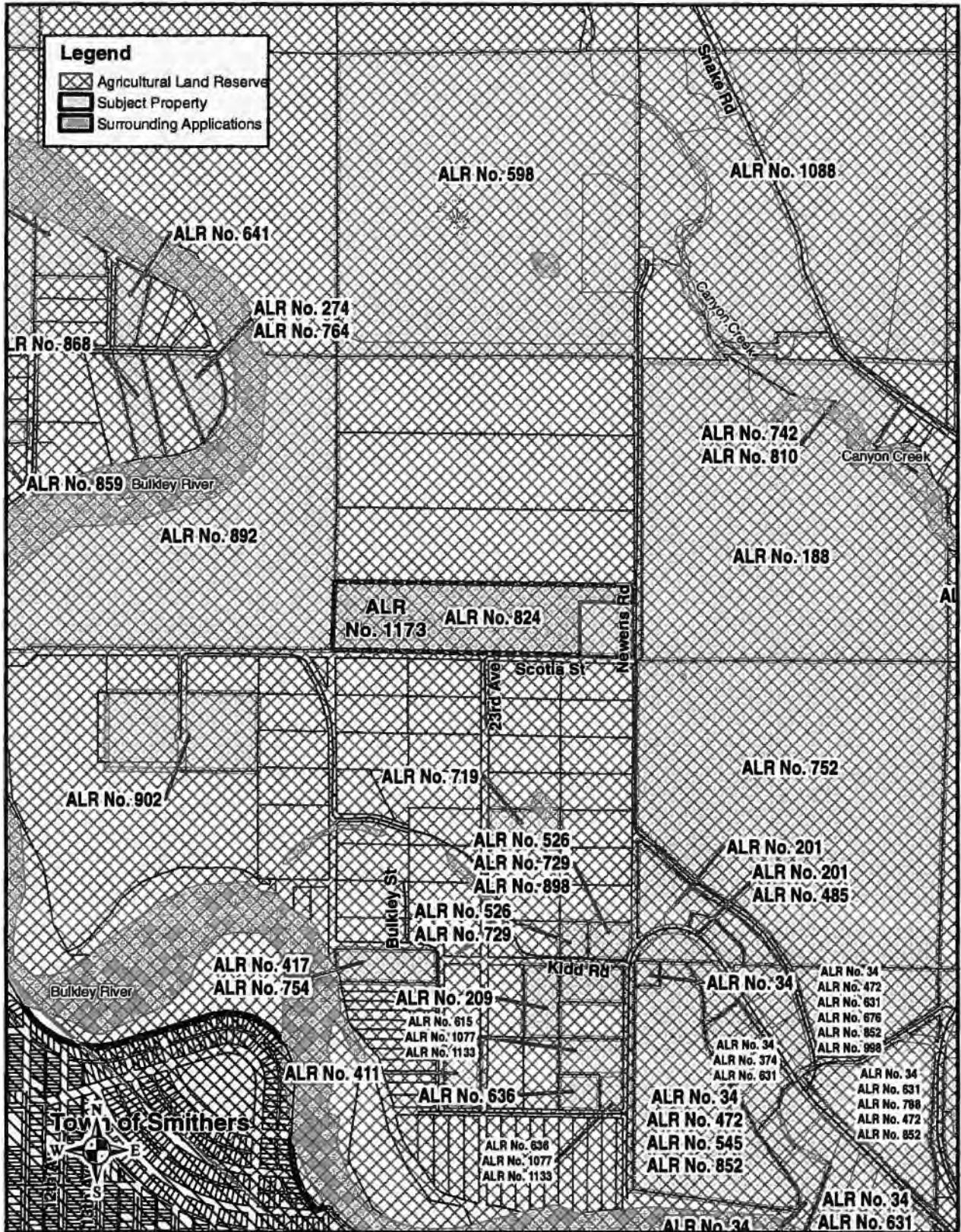
GENERAL LOCATION



C.L.I. AGRICULTURAL CAPABILITY



Surrounding Applications, ALR Status & Surrounding Development



I would like to get permission to have a legal suite (690 sq ft and one bedroom) in my shop for the following reasons:

- To provide a place for my parents as they get older
- To have as a little rental income to help with the cost of having a shop
- To have someone there for security reasons when I'm away

The location of the suite will be in the north east corner at the back of my shop. I realize there are many illegal suites but I would like to do my best to make it legal and conforming.

Allowing a suite in the existing shop should have no adverse effects to agriculture. The property is currently serviced by a driveway, a community water system, and a septic system. There is currently a shop with allowance for a suite. Occupants of the suite would use the existing driveway and tap into my water cistern which is fed the community water system which has lots of water for the area. The inclusion of the suite would not increase the demand for these existing services. There would be an increased use of the current septic system, but its design is adequate for the extra load. The additional nutrients deposited in the drainage field can only improve the land for agricultural use.

The property slopes down from east to southwest with much of the forested area to the west classified as Class 6T under the Land Capability Classification System. This grazing capability would be unaffected by the rezoning to H2. The flatter land in the center and east part of the property has a Class 4 classification and is only marginally capable of agriculture use. It is difficult to see how allowing zoning for a suite in the existing shop would further impair the potential for agricultural use.

To the south of the property are small holdings (approximately 5 acres) in the ALR with H1 zoning. To the north are 40 acre parcels with AG 1 zoning. East are larger parcels of approx. 160 acres. Rezoning the property to H2 would provide a transition and would not change the agricultural capacity of the land.

We hope you can approve our reasonable request.

103



Looking northeast to house



Looking east to house





APPLICATION SUMMARY

- Name of Applicants:** Jannes and Leny Boonstra
- Electoral Area:** A
- Subject Property:** District Lot 771, Range 5, Coast District, except Plans 4481, 4758, 11526 and PRP46321. The subject property is ± 46 ha (± 114 acres) in size.
- Location:** The subject property is located at 20479 Highway 16, south of Round Lake, approximately 9 km southeast of the Village of Telkwa.

Proposal:

The purpose of this application is to allow the subdivision of the property into two parcels as divided by the highway. According to mapping calculations, Lot 1 is approximately 11.7 ha (29 acres) in size, and the remainder is approximately 31.2 ha (77.03 acres) in size.

The applicants live and farm on the subject property. The residence and farm buildings are located on the remainder parcel south of the highway. Proposed Lot 1 is located on the lakeshore of Round Lake and a portion of the land has been used to grow crops.

The applicants wish to retain the remainder portion and provide proposed Lot 1 to their grandson for residential and agricultural purposes.

- O.C.P. Designation:** Agricultural (Ag) in the Smithers Telkwa Rural Official Community Plan 1704, 2014
- Zoning:** Agricultural (Ag1) in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
- Existing Land Use:** Residential, agricultural

Agricultural Capability:

Based on Canada Land Inventory mapping:

53% of the Subject Property is Class 3 Land limited by Undesirable soil structure

47% of the Subject Property is Class 3 Land limited by Cumulative and minor adverse conditions

Class 3 Land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Previous Applications:

No. 580 District Lot 771, Range 5, Coast District (PID 024-931-209, 008-621-497 and 011-555-335)

Application to subdivide one parcel of 6 ha from 51.85 ha. (May-84)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

Surrounding Applications:

No. 1154 Lot A, District Lot 755, Plan PRP13548, Range 5, Coast District (PID 018-167-594)

To allow the subdivision of the property into two parcels. (Nov-13)

Staff recommendation:	Denial
Regional Board recommendation:	Denial
A.L.C. Decision:	Refused

No. 1017 District Lot 773, Range 5 Coast District, except Plan 4758 (PID 012-469-777 and 027-461-378)

To allow the subdivision into two parcels, ±5.31 ha in size and ±57.6 ha in size. (Dec-05)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Denied, reconsidered and approved

No. 875 Lot A, District Lot 755, Plan PRP13548, Range 5, Coast District (PID 018-167-594)

Application to operate a campground on the subject property. (Feb-96)

Staff recommendation:	
Regional Board recommendation:	
A.L.C. Decision:	

No. 701 Lot A, District Lot 756 A, Range 5, Coast District except Plan 6929, and Block B, District Lot 756, Range 5, Plan 2045, Coast District except Plan 6929. (PID 012-469-793, 014-659-905 and 012-469-751)

Application to subdivide from the subject properties a 2 ha lot. As well as a consolidation of subject properties. (Jul-10)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

No. 532 District Lot 755, Range 5, Coast District except Plan 1639, 4188 & 9464 (PID 008-909-318)

Application to subdivide one parcel of 3-4 ha from a 109.7 ha parcel. (May-83)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

No. 445 Lot 1, Plan 4481, District Lot 771, Range 5, Coast District (PID 011-555-335)

Request to place a mobile home on the 2.78 ha parcel (Oct-81)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

No. 158 Lot 1, Plan 4188, Lot 755, Range 5, Coast District. (PID 011-643-277 and 018-167-594)

Application to subdivide one lot of 4.2 acres and one lot of 4.5 acres from the forty acres of the property (Feb-77)

Staff recommendation:	Denial
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

Application history

In April 1984, the property owners received approval to subdivide a 6 ha parcel from the subject property, subject to consolidation of the remainder with District Lot 772 or 776. The Commission stated their concern about protecting the integrity of this active agricultural area and was therefore not prepared to allow the creation of any additional parcels. In November 1984, the ALC agreed to allow the subdivision on the condition that the remainder of the property (DL 771) was consolidated with DL 772 or 776 by the registration of a restrictive covenant to ensure that the two parcels could not be sold separately. The subdivision was registered in 1985 and the remainder of DL 771 was bound by covenant to DL 776.

In 2000, the property owner requested permission to remove the binding covenant in exchange for the elimination of a small parcel (Plan 2049) by consolidation with the

adjacent parcel, DL 772. The Commission agreed to the request to release the covenant subject to the consolidation of the small parcel and that the Commission considered this decision to fulfil the intent and the spirit of the Homesite Severance Policy.

COMMENTS

Ministry of Agriculture

"From an agriculture perspective, I believe the subject parcel DL 771, Range 5, CD, can be viably be farmed in the current configuration as one title with portions of the subject lot straddling Hwy 16.

Previous ALR application #580 and subsequent approval demonstrated the flexibility and willingness of the ALC to support this particular agriculture producer and his desired farm parcel configuration, thus ultimately serving the intent of the ALC Homesite Severance Policy (Lot 1, DL 771). At that time, the ALC clearly stated their reservation of creating (additional) parcels in what is largely recognized as sensitive lakeshore riparian areas of Round Lake and Lacroix Creek."

Advisory Planning Commission (It is noted that a quorum was not present at this meeting.)

"Resolution: The APC supports the proposed subdivision provided that the applicant follows up on their offer to restrict cattle from the proposed new parcel adjacent to the lake.

Comments: The proposed subdivision appears to be in support of a legitimate agricultural use."

Planning Department

Subdivision Approval

Proposed Lot A will not meet the minimum parcel size requirement of the Ag1 zone. There is a possibility that the subdivision may be approvable without rezoning the property under Section 946 "Subdivision to provide residence for a relative" of the Local Government Act. If this application receives approval from the Agricultural Land Commission, the Provincial Subdivision Approving Officer will determine this qualification.

Agricultural Issues

According to the agricultural capability mapping the subject property has Class 3 soils. Class 3 is one of the highest ratings in the area. Highway 16 can be considered a barrier to farming the land as one operation, and there is some justification for the

subdivision. Given the separation of the land by the highway and the apparent legitimate agricultural interest of the applicant, who are long-term farmers, staff have no objection to the application based on the agricultural issues.

Environmental Issues

The proposed Lot A is a waterfront parcel, and it contains a portion of Lacroix Creek. The RDBN Shoreland Development Strategy (October 2009) shows that the environmental health and recreational value of the lake are being notably diminished as a result of existing development around the lake. The lake is oxygen deficient and is experiencing eutrophication that is facilitated by high nutrient and sediment levels. Also, fecal contamination is of concern. The water quality issues are largely related to the surrounding agricultural use of the land.

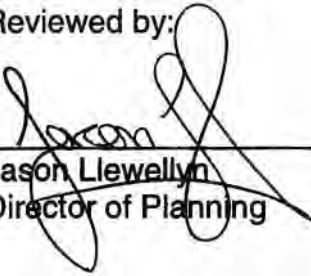
Given the water quality issues the establishment of another house and more intensive agricultural use of the land is a concern. To mitigate this concern the applicant has offered to register a covenant on title preventing the proposed new parcel from being used for raising cattle, and restricting animals from accessing the swampy land and riparian area adjacent to Round Lake and Lacroix Creek.

Recommendations

1. That Agricultural Land Reserve Subdivision Application No. 1176 (Boonstra) be recommended to the Agricultural Land Commission for approval.
2. That the ALC be encouraged to require the applicant to register on title the proposed covenant prohibiting proposed Lot A from being used for farming cattle, and restricting animals from accessing the swampy land and riparian area adjacent to Round Lake and Lacroix Creek to mitigate the environmental impacts associated with the subdivision.
3. That the benefit of the proposed covenant also be forwarded to the Provincial Subdivision Approving Officer for consideration.

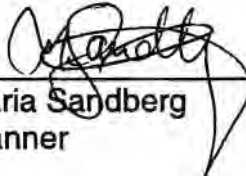
Development Services – All/Directors/Majority

Reviewed by:



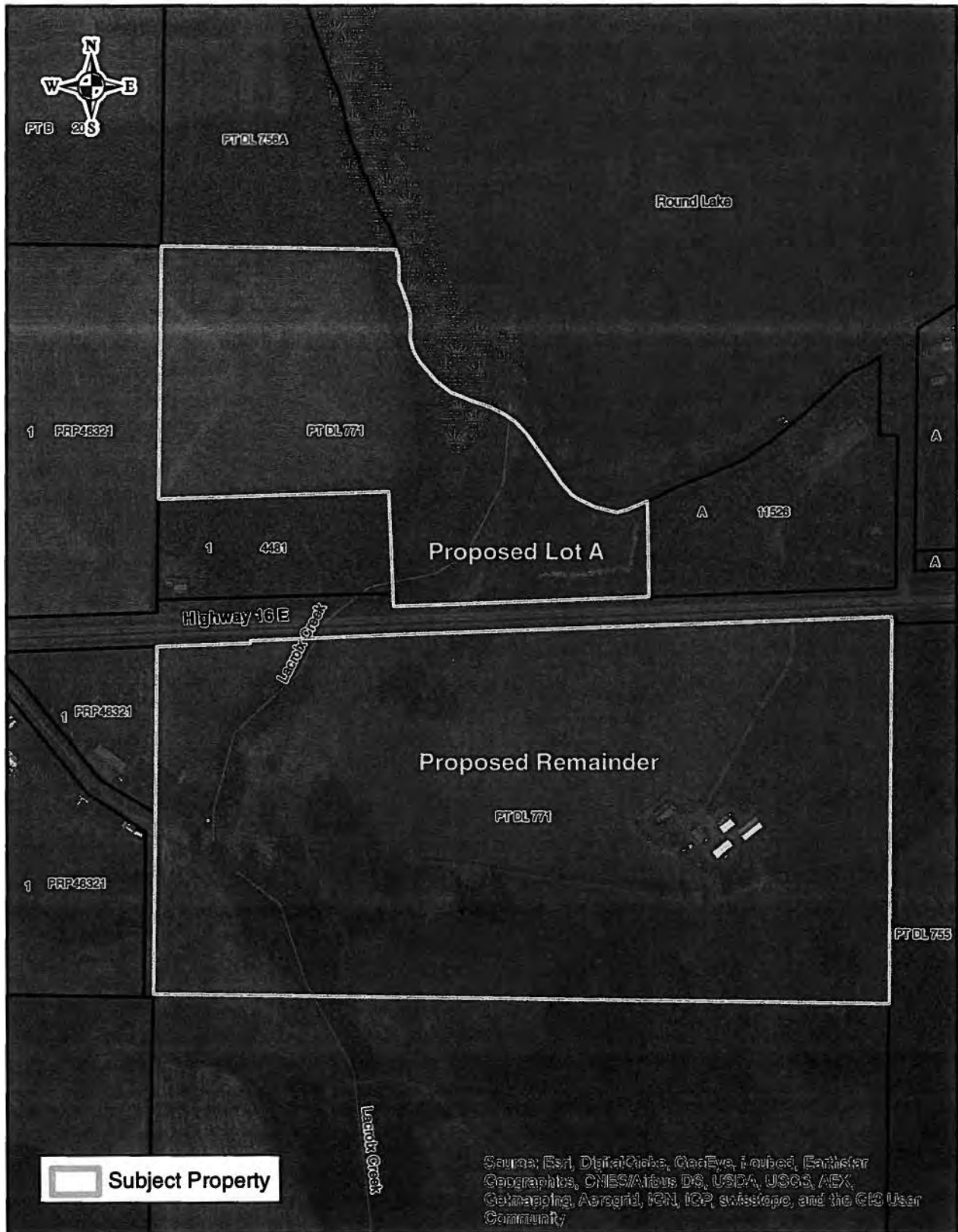
Jason Llewellyn
Director of Planning

Written by:



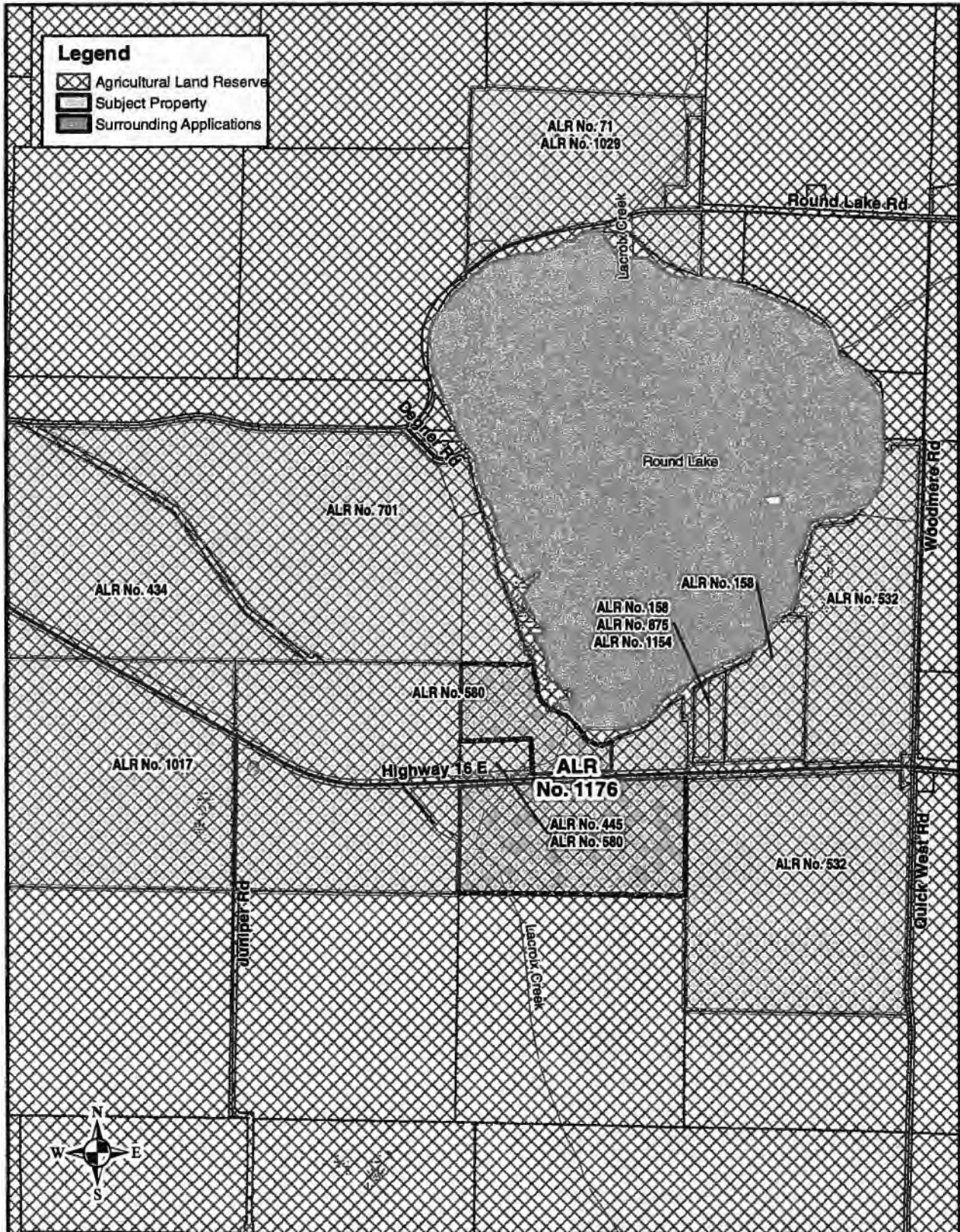
Maria Sandberg
Planner

Specific Location

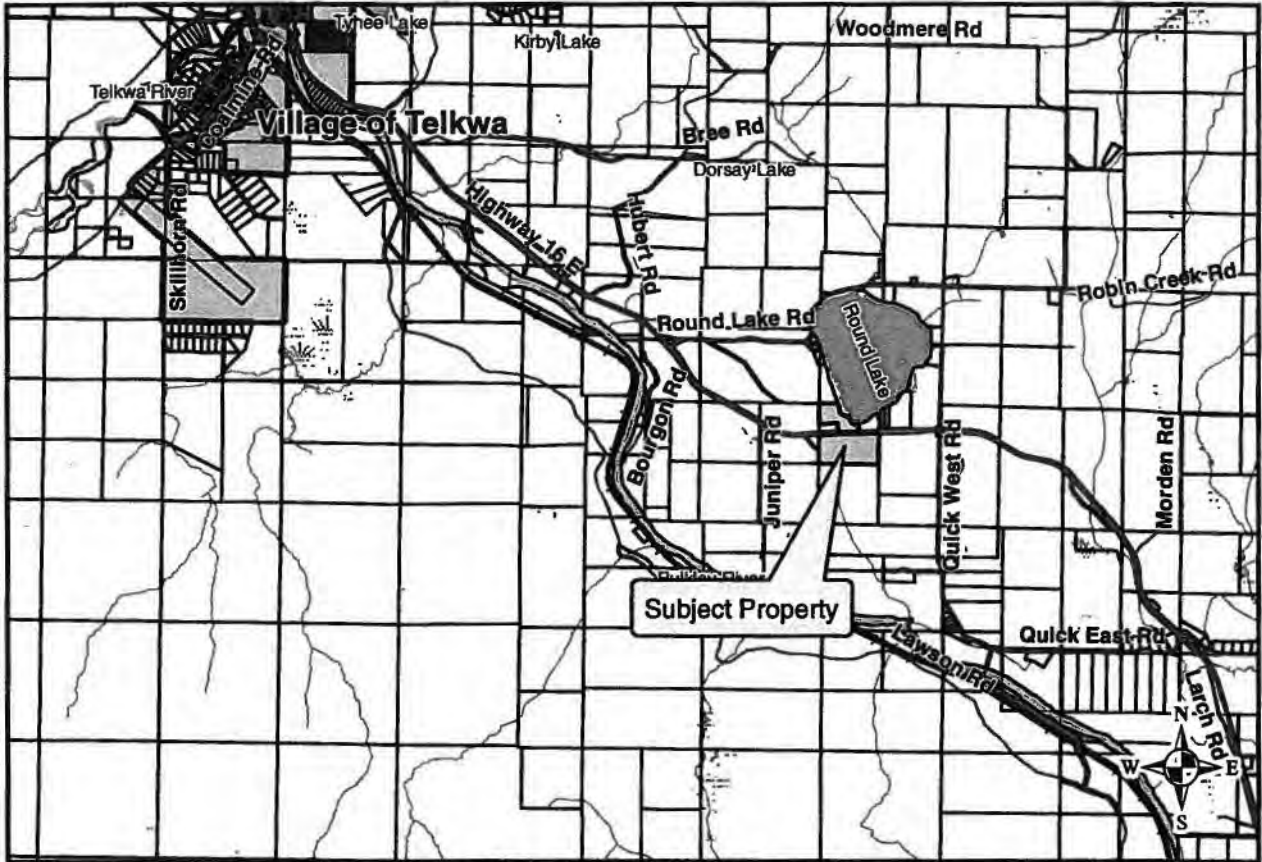




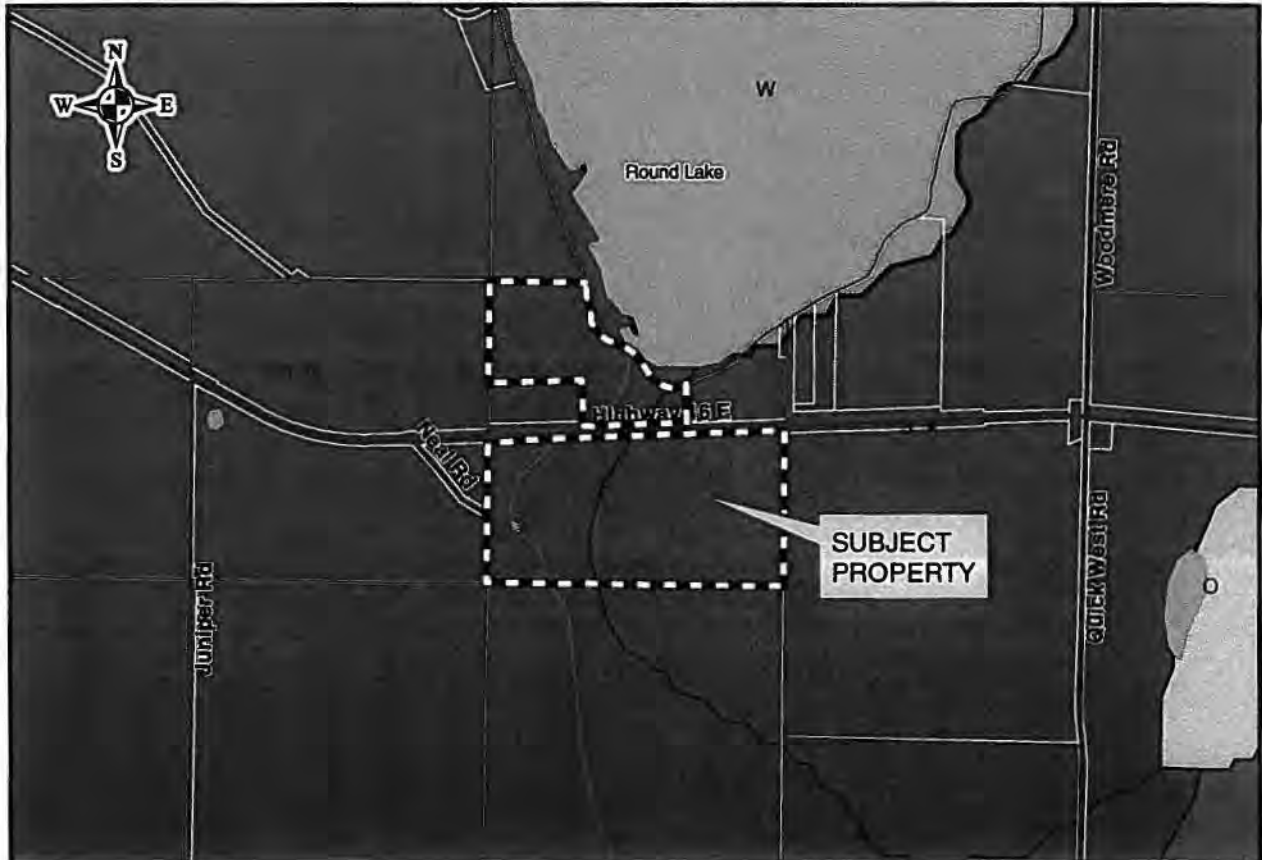
Surrounding Applications, ALR Status & Surrounding Development



GENERAL LOCATION

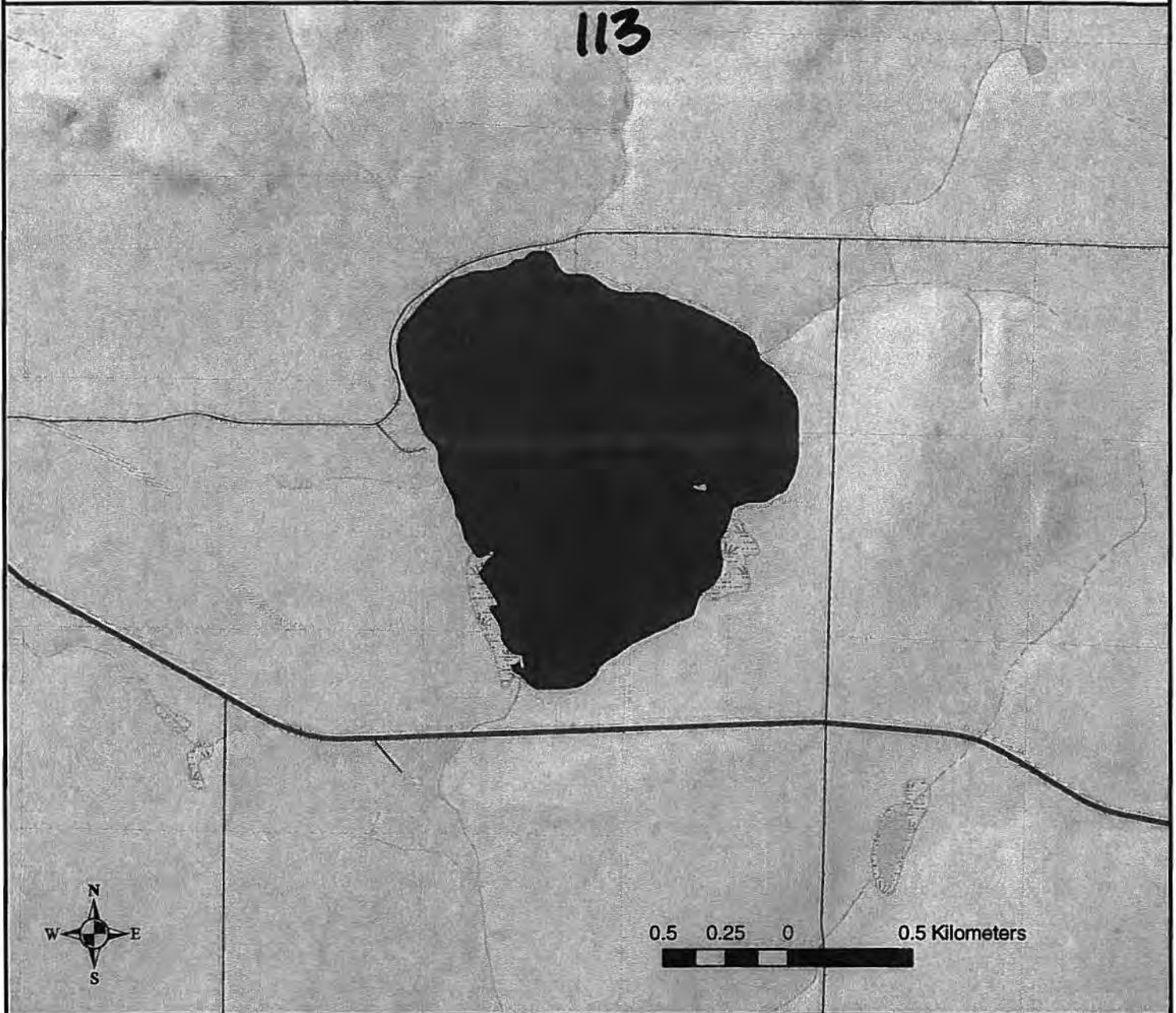


C.L.I. AGRICULTURAL CAPABILITY



ROUND LAKE

113



Lake Classification: Development		35% Maximum Allowed Subdivision		33.3% Existing Subdivision	
Perimeter: 5.33 km	Area: 182.12 Ha	Elevation: 579 m	Volume: 17,515,416 m ³	Mean Depth: 9.6 m	Max Depth: 20.4 m

Round Lake is located approximately 24 km southeast of Smithers in Regional District Electoral Area "A" and is part of the Skeena watershed. It is a small lake with a simple shoreline, no islands and one basin. The water retention time of Round Lake is estimated to be 3.1 years, which calculates to a flushing rate of approximately 32% or 0.32 per year. Major inlets to Round Lake are intermittent and include La Croix Creek and three other unnamed creeks. Round Lake has one outlet, La Croix Creek, which flows into the Bulkley River near Quick Station. The catchment basin of Round Lake has an area of approximately 27 km². Land use activities in the catchment basin are dominated by agriculture that includes livestock rearing and forage production. Other land uses include residential acreages, a boat launch and a commercial resort.

Round Lake is a meso-eutrophic, phosphorous limited lake. Water quality sampling over the past 20 years at Round Lake has revealed that the lake waters are oxygen deficient, and that nutrient, sediment, and fecal contaminant inputs from the watershed are of concern to lake health. These inputs can result in unwanted algal blooms, can affect fish populations and can significantly compromise drinking water quality and the recreational value of Round Lake. In

response to these and other concerns, watershed residents formed the Round Lake Watershed Enhancement Society (RLWES), so that local residents could compile ideas and work with other organizations to improve watershed health.

In late 1981 the Planning Department of the Regional District of Bulkley Nechako requested the Ministry of Environment to undertake a water quality study for Kathlyn, Seymour, Tyhee and Round Lakes. The original goals of the study were to assess the trophic state of the lakes, and identify the major sources of phosphorus. Water quality objectives were established for Round Lake by the Ministry of Environment in 1985. The primary water uses that the water quality objectives strive to protect are raw drinking water supply and recreation. The water quality of the lake has been periodically monitored to determine if these objectives are being met. Including 2007, monitoring has consistently shown that the objectives for average turbidity, colour, and phosphorus are not being met.

A relatively intense sampling program was completed in 2007 that showed little observable change in overall objective attainment. For Round Lake in 2007 the water quality index is rated Poor based on both existing and proposed objectives. The existing and proposed objectives for fecal coliforms, Enterococci, and E. coli were met most of the time, however turbidity, phosphorous and colour objectives were frequently not met. The 2007 draft attainment report recommends that domestic water users be warned that microbiological and turbidity objective are occasionally exceeded, indicating that treatment beyond disinfection is required to ensure a safe drinking supply. The sources of contaminants to Round Lake are likely from non-point sources including residential and agricultural development around the lake.

A Lake Management Plan was completed to the draft stage by the Ministry of Environment in 2004. It involved a number of stakeholders including government agencies, lake residents, lake user groups, environmental groups, and others. The plan identified a number of major problems in the watershed and made recommendations on how they should be addressed. It identified that residential users likely have the most at stake in terms of the lake. The value of their land, their quality of life and the water which they drink are all dependent on the state of the water in the lake. For all recreational users, high water quality and lake aesthetic quality are a top priority.

Round Lake currently has relatively high phosphorus concentrations, high levels of chlorophyll a (algae), and average water transparency. The lake also experiences seasonal low dissolved oxygen levels throughout the water column. Round Lake has relatively warm temperatures throughout the summer and strong thermal stratification occurs during July and August. Temperatures are stratified in the summer and uniform (the lake is well mixed) in spring. In the winter, bottom water temperatures were slightly warmer than temperatures near the surface. Dissolved oxygen profiles throughout 2002 and 2004 indicated that Round Lake has a poorly oxygenated water column, especially throughout the summer months. Low levels of dissolved oxygen facilitate the release of phosphorous from the sediments.

On March 20, 2003 a sediment core sample was obtained from Round Lake deep basin. Total phosphorus estimates indicate stable mid-summer mesotrophic-eutrophic conditions during the last 200 years of the lake's history. The core indicates that sediment delivery rates began to slowly increase in the 1950's with larger increases in the 1980's and that around 1996, a change in the content ratio of the sediment composition occurred. The algal analysis of the sediment core indicated that algal populations in the lake have been historically dominated by species with affinities for meso-eutrophic conditions. In the case of Round Lake, practical mitigation targets to reduce further sedimentation to the lake and maintain the current water quality should be pursued.

In 1992, a brief aquatic plant survey of Round Lake was carried out. Extensive beds of non-rooted plants were observed all around the shoreline. These plants take all of their nutrients from the water column, indicating that there are considerable nutrients in the water column and likely a large reservoir in the sediments as well. Nutrient management would likely be more successful in addressing excessive aquatic plant growth, as phosphorus levels at Round Lake would cause rapid plant re-growth, rendering any other weed control measures futile.

The Round Lake watershed has been identified as important over-wintering habitat for moose. Other animals observed in the area include deer and black bears and a variety of furbearers. Small mammals and amphibians provide the foundation of the food chain for many furbearers and birds of prey. Burbot, prickly sculpin, longnose sucker, northern pikeminnow, and peamouth chub have been observed in Round Lake. The lake was stocked with rainbow trout fingerlings from 1956 until 1991 when cutthroat trout were used instead. Recent stocking included the addition of 3000 cutthroat in both 2002 and 2003. Round Lake is considered to have moderate fishing pressure.

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The Round Lake watershed provides important habitat for waterfowl. The lake is utilized by various species of migratory geese and ducks, and the wetlands and lake provide essential breeding grounds for waterfowl such as mallards and loons. A preliminary survey of loon nesting areas in May 2004 indicated that at least 3 nesting pairs presently utilize the lake. Birds of prey found in the area include bald eagles, osprey, and hawks. Numerous smaller non-game birds such as red-winged black birds inhabit the watershed and are an important part of outdoor recreation opportunities in the area.

Lake and stream impacts from development and increasing sedimentation rates are high concerns in the Round Lake watershed. Activities such as tree removal, planting lawns and nonnative vegetation, road construction and riparian and soil movement by livestock usually result in the loss of riparian vegetation, greater shoreline and stream erosion, and increases in sediment and nutrient inputs to the lake. Much of the land in the Round Lake watershed has been cleared, and it has been noted that the main inlet appears more turbid now than in the past. The links between watershed development, waterfowl and wildlife habitat, sedimentation rates, and water quality highlight the importance of investigating and practicing low impact activities around the lake.

Conservation of waterfowl and wildlife habitat is also a high concern for watershed residents. Residents have noted fewer waterfowl offspring and an absence of muskrat populations around the lake. Loss of riparian area habitat can result in less species diversity and can impact water quality and the aesthetic value of the lake. Healthy and diverse wildlife populations reflect a healthy ecosystem and a higher quality of life for watershed residents.

Many lakeshore residents continue to draw water from the lake for drinking and other domestic uses, and recent studies have noted drinking water source quality concerns at Round Lake. At Round Lake, possible threats to drinking water quality include fecal contamination from old on-site sewage disposal systems and agricultural runoff, high turbidity in runoff from watershed development and blue green algae blooms that can result from high nutrient levels. Fecal contaminants are also known to have adverse effects on livestock health, so reducing contaminant inputs is essential for maintaining the health of people and animals in the Round Lake watershed.

The safety of swimmers and the aesthetic value of the lake is a concern for stakeholders and users of Round Lake. The perceived decreasing recreational value of Round Lake, particularly for swimming, is a concern for many lake users. Fecal contamination and algae blooms can pose a health risk to swimmers, and algae blooms and excessive plant growth affect the aesthetic value of the lake.

Recent water quality results show that Round Lake experiences severe oxygen depletion during the summer and winter months even at near-surface depths. Low dissolved oxygen levels will generally not support healthy sport fish populations and can lead to fish kills. Survey respondents were very concerned about the effect of oxygen depletion on fish populations. Oxygen depletion at bottom depths also promotes the release of nutrients stored in lake sediments making them more readily available for plant and algae growth.

References

BC Lake Stewardship Society (2005) *BC Lake Stewardship and Monitoring Program: Round Lake 2002-2005*. BC Lake Stewardship Society and the BC Ministry of Environment.

Boyd, I., McKean, C., Nordin, R. & Wilkes, B. (1985). *Kathlyn, Seymour, Round, and Tyhee Lakes Water Quality Assessment and Objectives*. Water Management Branch, Ministry of Environment, Victoria.

Downie, A. & Kokelj, J. (2004) *Attainment of Water Quality Objectives for the Smithers Lakes (Kathlyn, Seymour, Tyhee and Round Lakes) Second Update*. Environmental Protection Division, British Columbia Ministry of Water, Land and Air Protection, Skeena Region, Smithers, BC.

Kokelj, J. (2004). *Draft Round Lake Management Plan*. Ministry of Environment, Smithers, BC.

Roscoe, J. (2008). *Attainment of Water Quality Objective at the Smithers Lakes (Kathlyn, Seymour, Tyhee and Round Lakes) First Update 2007 (Second Draft)*. Environmental Quality Section, Environmental Protection Division, Skeena Region, BC Ministry of Environment.

To The Land Commission of the Regional District of Bulkley Nechako

We, John and Leny Boonstra, would like to subdivide approximately 20 acres of land on our farm into two separate land titles so that we can give a portion to our grandson and his family. We would like you to get an understanding of the current state of the land and to consider the following proposal.

The majority of the land under title # DL771 is currently used as pastureland for cattle and works very well. However, the northwest corner of this property is separated by Highway 16. This makes it difficult to cattle farm these two, separate pieces effectively, as the value contributed to the farm by this small, separate piece is very little.

(Photo 1) The Yellowhead Highway runs east to west, splitting up the land. Movement of livestock between the majority of the farmland, where barns, corals and cattle facilities exist, and the proposed subdivided parcel does not work at this time. Various ideas for cattle crossings have been considered. Due to the significant costs involved, poor visibility, ever increasing highway traffic, wet marshy and sensitive ground conditions (photo 2, 5, 6) and the meager value connecting these two pieces would provide to the farm, this project is not worth doing.

Another significant factor that hinders the capability of the proposed subdivided parcel to contribute to cattle farming on title # 771 is Round Lake and Lacroix Creek, the fish-bearing stream that runs out of it. The eastern portion of the proposed parcel, (photo 1) consists of predominantly lakeshore, wet marshy areas (photo 2, 3) and a fish bearing stream, Lacroix Creek, that runs through the property and crosses under the highway. The environmental costs of having cattle destroy this sensitive area far outweigh the benefits to those of agriculture. The damage to the lakeshore and creek, and the fragile ecosystems and species associated with it will be enormous. A possible solution to fence cattle out of this area is an idea, however because of the steep slope of the land, during the spring snowmelt and subsequent rain runoff throughout the year, all of the contaminated manure water will drain directly into Round Lake and Lacroix Creek. This is poor farming stewardship and the reason why most of the land in the proposed subdivision has never been used, while a small portion has been used for cropland only. With a separate title, this land can continue to be used as cropland or less destructive, small-scale farming.

Another thing that I would like you to consider is that as a young man in the 1960's, I cleared this farmland, picked rocks and sticks and worked the soil. We raised children, grandchildren and great grandchildren on this land and this farm has supported us all along. I would like the opportunity as a great grandfather now, to give part of this land to my grandson and his young family, so that they can continue to farm it in a responsible way.

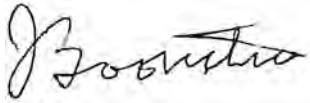

It is useful to note that legal, road access has been approved by the Ministry of Highways for access north of the highway. A driveway connected to the highway, with a culvert and roadway leading into the separate proposed parcel, has already been developed. A copy of the access permit has been included.

In considering these factors, the separation and isolation from the current farmland, Round Lake and Lacroix Creek running through the land, the environmental

impacts of cattle farming so close to a major water source, the established legal road access, and the consideration that as a great grandfather I would like the opportunity to give this land to my grandson, this proposed subdivision works well for all those involved. It would provide opportunity for responsible, small-scale farming and a family friendly atmosphere that is encouraged in the Quick and Round Lake area. All of the farmland of title # DL 771 would remain as productive farmland and would allow for a separate title for the northwest part of the property to become more valuable and useful in a responsible manner. It would negate the future environmental risks of large-scale farming practices, as this separate plot would not support a farm large enough to contribute significantly to environmental degradation in this sensitive area. It would still provide many opportunities for my grandson and his family to make use of this agricultural land through well-managed, small scale, up to date farming methods, i.e. small confined animals, market garden, berry fields etc. This farm plan would fulfill my desire to see my grandchildren and great grandchildren having the pleasure of living and working on the land. This plan also would maintain the integrity of the Land Commissions mandate to preserve farmland and develop growth in the farming community. The Agricultural land base would remain the same and it would allow for better land management in this sensitive area.

We thank you for your time and consideration on this matter and would be happy to explain anything further or answer questions that may arise.

Yours Truly,
John and Leny Boonstra

Maria Sandberg Planner and APC Board members-

Thank you in forwarding the copy's of material in regard to the request for sub division, and comments forwarded-

First of all let me ask, for a correction to be made- Namely from the second column "Agricultural Consideration" The property in Question is not actively used with adjacent property to the west. For the last three years, and will not necessary in the future. And although all parcels were farmed by our self in the past as one unit . This has changed over time, through different ownership. And is now isolated by it self . This will not improve, with highway active testing to extend double lanes. And traffic getting heavier by the day. ✓✓

Furthermore ,with all respect to your conclusion, Ours is quit different, of which I believe we have gained in farming and clearing land all our life's ,including this parcel .

We think it would be much more effective used as a indemnity by itself, In particularly with the water rights being on it for irrigation, Again fore most from our experience, this property would be excellent for vegetables` special root crops. It could be complimented with small sheep growing operation or poultry.

All one would need is a good size root cellar, And it could supply produce, all year round. This will very much compliment the need in the local market, Such as farmers market. Talk to any vendor and they tell us of constantly being sold out, and are short of supply.

We believe this would also enhance a direction for change , and address the ever increasing concern of bigger and larger corporations advances, and their monopoly's` We do not know the life span left for us, but what we do know and see happening is the disappearance of orientated farming life , and the small farming fast disappearing. Being replaced with large tract of lands, with little habitation or community life

The foregoing is meant to ask you respectfully, to turn a page and assess it from a positive move as well. The remaining property, ~~north~~^{south} of the highway is lending itself basically only to grazing because of rocks and gravel and is also rolling hill land . It would not diminish the use for that, and separating the north portion from it would have no negative effect for agriculture use , In considering again with all the facts, we are convinced that bringing the land in two parcels will give better opportunity, to use it for full potential, Much more so then leaving it as one piece and only be able to use the north side as a side line.

Another item we wish respectfully, to draw to your attention. Is the paragraph {It is likely that this land would, in the long term function primarily as a residential parcel} That seems to us, a speculation on your part . And although we do not have a crystal ball for their future. We are proud and happy with our young couple. Married, having three children , we like to accommodate them, in their desire to be active in agriculture and to farm as a family, preserving the land. We have confidence they will succeed if granted. But regardless the principle remains the same, Namely "How is agriculture land best reserved, and how able will it be to use it for full potential.

concern for increased residential development adjacent to Round Lake and added sediment, is very well understood by us, and we acknowledge that in our application letter. Also again one of the reasons, we stated the need for an alternative use of agriculture use, then cattle. Which has been done up to now. Please read paragraph in our application letter at bottom. The young couple is well aware, of the importance of this aspect, And as long they would own this property, they would not entertain in development adjacent to the lake shore. More likely would choose a spot far away, from the lake, if only already to have a better view.

We again like to thank all involved, for opportunity given us in regards to our application

Submitted by John and Leny Boonstra

John Boonstra
Leny Boonstra

Another significant factor that hinders the capability of the proposed subdivided parcel to contribute to cattle farming on title # 771 is Round Lake and Lacroix Creek, the fish-bearing stream that runs out of it. The eastern portion of the proposed parcel, (photo 1) consists of predominantly lakeshore, wet marshy areas (photo 2, 3) and a fish bearing stream, Lacroix Creek, that runs through the property and crosses under the highway. The environmental costs of having cattle destroy this sensitive area far outweigh the benefits to those of agriculture. The damage to the lakeshore and creek, and the fragile ecosystems and species associated with it will be enormous. A possible solution to fence cattle out of this area is an idea, however because of the steep slope of the land, during the spring snowmelt and subsequent rain runoff throughout the year, all of the contaminated manure water will drain directly into Round Lake and Lacroix Creek. This is poor farming stewardship and the reason why most of the land in the proposed subdivision has never been used, while a small portion has been used for cropland only. With a separate title, this land can continue to be used as cropland or less destructive, small-scale farming.

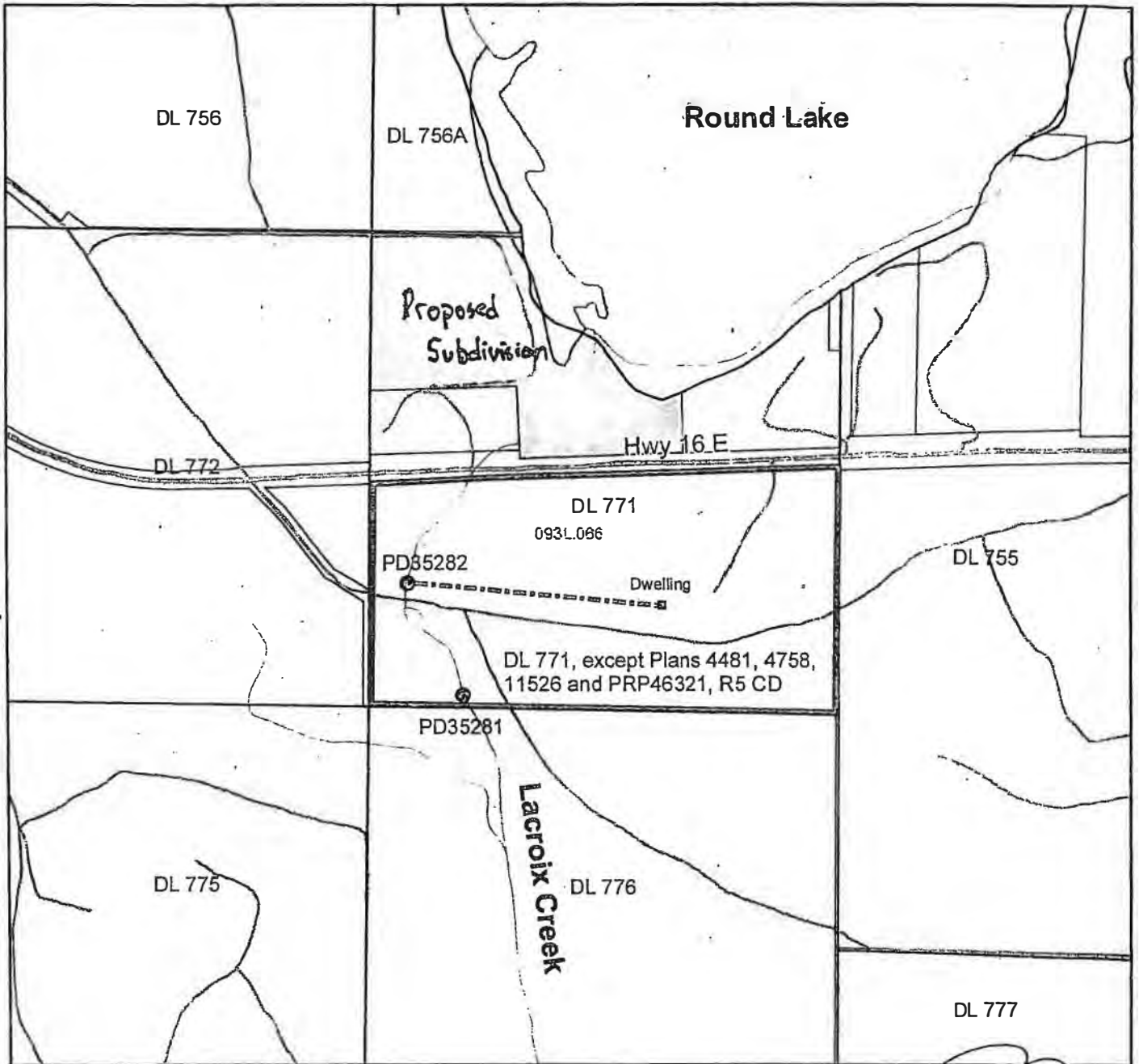
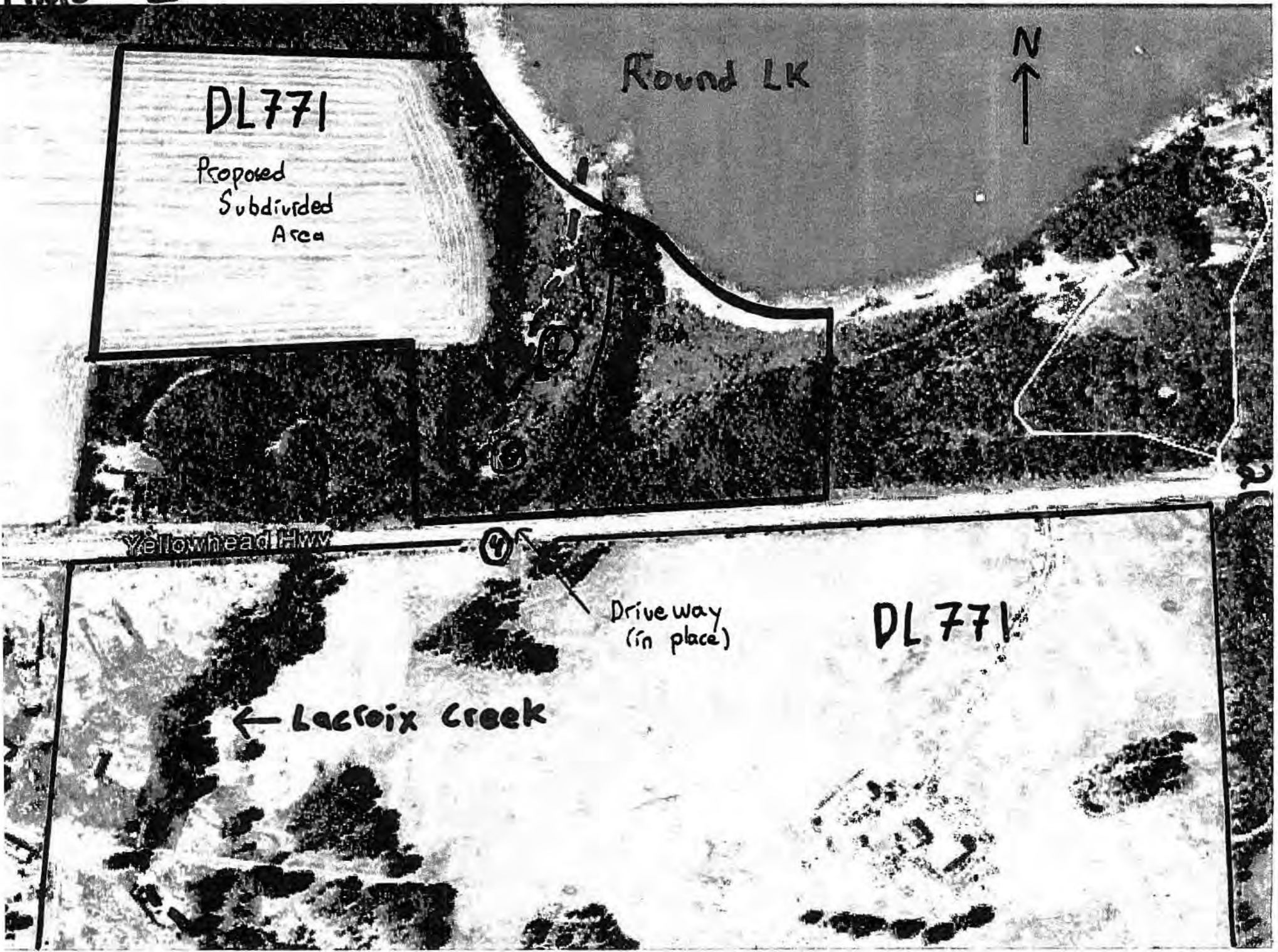


Photo = 1



Round LK



DL771

Proposed
Subdivided
Area

Yellowhead Hwy

④

Driveway
(in place)

DL771

← Lacroix Creek









APPLICATION SUMMARY

Name of Owners:	Abram and Virginia Guenter
Name of Agent:	Rob Stephen
Electoral Area:	F
Subject Property:	Lot 2, Section 29 and 30, Township 1, Range 4, Coast District, Plan BCP49346, containing 94.8 ha (234.2 acres).
O.C.P. Designation:	Agricultural (AG)
Zoning:	Agricultural (Ag1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
Existing Land Use:	Residential, agricultural
Location:	The subject property is located at 5275 Griffith Rd, approximately 2.5 kilometres southeast of the District of Vanderhoof.

Proposal:

The purpose of this application is to allow the subdivision of the property into two parcels, as divided by an undeveloped road right of way. Lot A is proposed to be 24.9 ha. in size and is vacant. The remainder is proposed to be 70 ha in size and will contain the residence and several accessory buildings.

The applicants live on the property.

Agricultural Capability based on Canada Land Inventory mapping:

100% of the Subject Property is:

- 70% Class 5 Land limited by Topography
- 30% Class 5 Land limited by Undesirable soil structure

Class 5 Land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

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Surrounding Application:

No. 570 S 1/2 of the SW 1/4 Section 20, Township 1, Range 4, Coast District except Plan 6464.

Application to subdivide one parcel of 4.05 ha from the subject property. (Apr-84)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

COMMENTS

Ministry of Agriculture

“Thank you for providing the BC Ministry of Agriculture the opportunity to comment on the application for subdivision from Abram and Virginia Guenter dated November 17, 2014. I have reviewed the documents you have provided from the applicant and the Regional District of Bulkley Nechako (RDBN) as well as other reference materials relating to the area. From an agricultural perspective I can provide the following comments for your consideration:

- The subject parcel is in the Vanderhoof soil series and has an agricultural capability of Class 5 with limitations due to topography and undesirable soil structure and/or low perviousness. These classifications indicate an area suited to the production of perennial forages and certain other crops when appropriate management is used. The current use of the northern portion, stated as grazing, is an effective means of forage production in areas that may have topographical limitations to equipment and presumably could be undertaken in other portions of the parcel.
- In terms of economic viability, forage production using pasture is a production type that is often well suited to large, contiguous areas and the subdivision of the parcel may affect the viability of the site for future use in a large scale forage based production system. Creating limitations to future agricultural use is generally not in the best interest of agriculture.
- The addition of a smaller parcel in the area for “hobby farm and recreation” as stated in the application may increase the possibility of future conflict with surrounding agriculture; this is generally not in the best interest of agriculture.
- If the parcel is determined by a qualified professional to be unsuitable for agriculture the RDBN may wish to investigate requesting a boundary review of the area.”

Advisory Planning Commission

No comments received to date.

Planning Department

This proposal complies with the Ag1 (Agricultural) zoning of the property, which has a minimum parcel area requirement of 16 ha (39.5 acres). The property was part of a three parcel boundary adjustment approved in 2010.

The subject property is in the building inspection area. There are no records of a building permit on file for the property.

The applicant states that the property is very hilly and would best serve as a hobby farm. There appears to be several wet areas present on the property. The CLI mapping indicates that the entire property is rated Class 5 with limitations of topography and undesirable soil structure. According to the Ministry of Agriculture's referral response the property appears to have agricultural potential.


The area consists of large parcels and is located in an agricultural area. The Planning Department is reluctant to support the fragmentation of larger agricultural parcels as they maintain the broadest range of options for agricultural use for the long term. Larger parcels usually allow farmers greater flexibility to expand or change their type of operation as the economy and markets change. It is also noted that the proposed subdivision would introduce new residential development to the area, and increase the opportunity for residential use by non-farmers. Therefore, staff do not support this subdivision application.

Recommendation

"That Agricultural Land Reserve Subdivision Application No. 1172 (Guenter/Stephen) be recommended to the Agricultural Land Commission for denial.

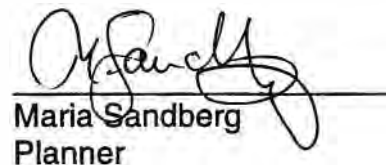
Development Services – All/Directors/Majority

Reviewed by:



Jason Llewellyn
Director of Planning

Written by:

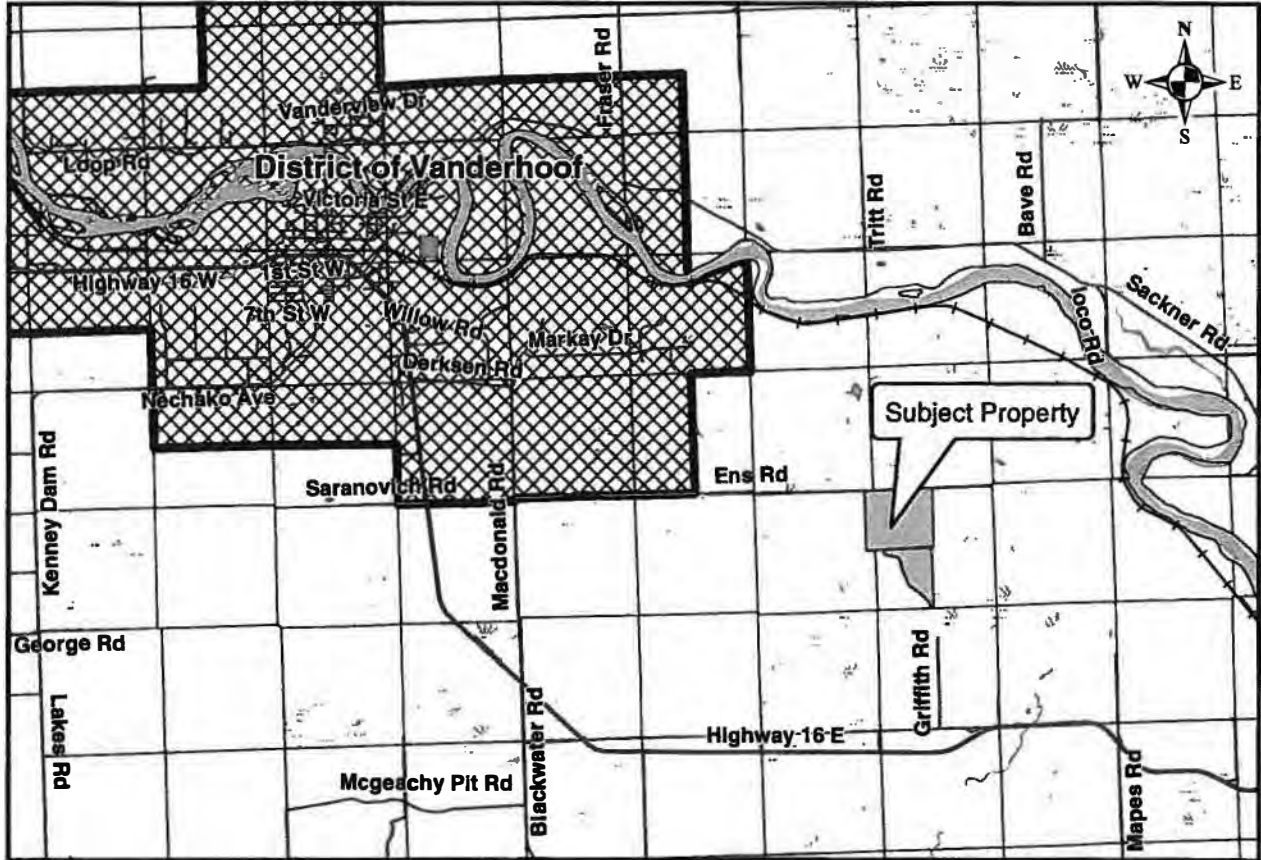


Maria Sandberg
Planner

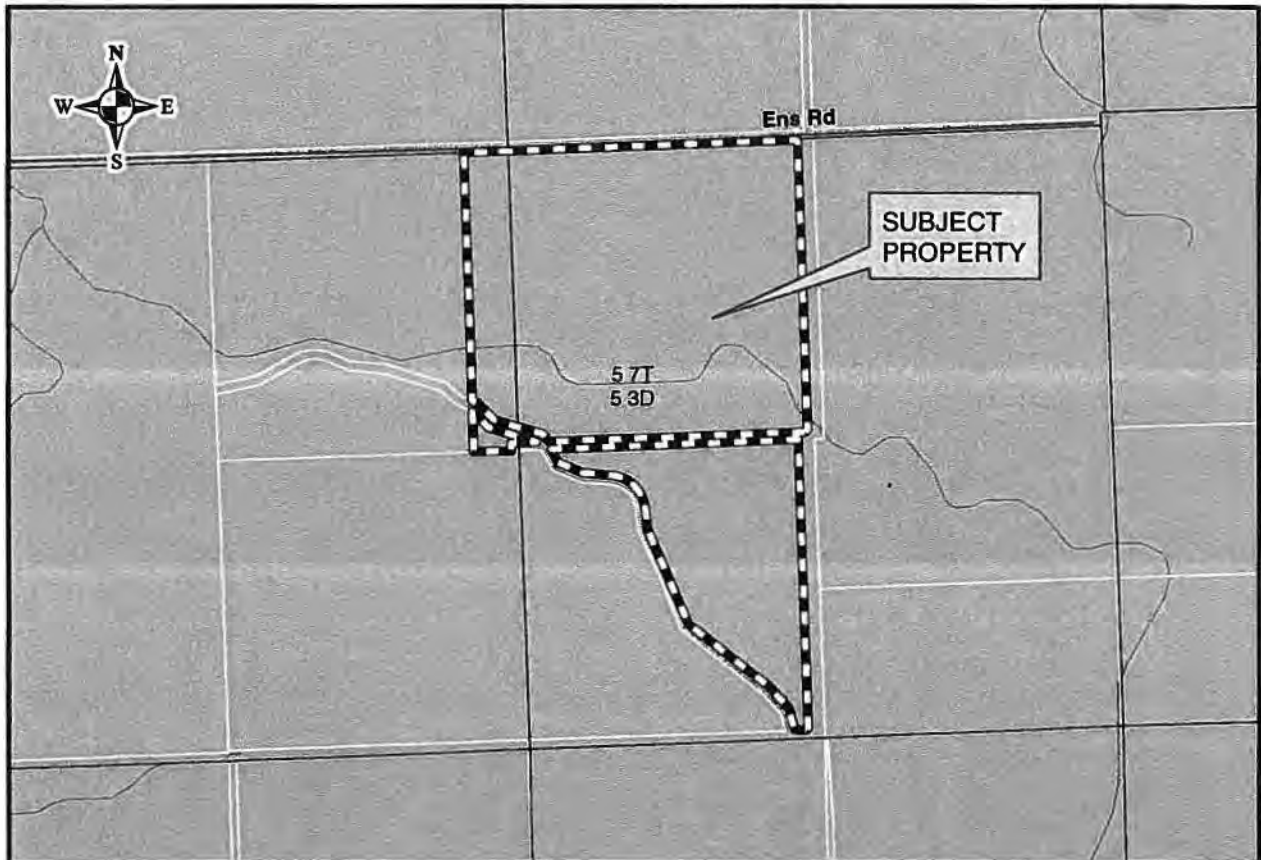
Specific Location



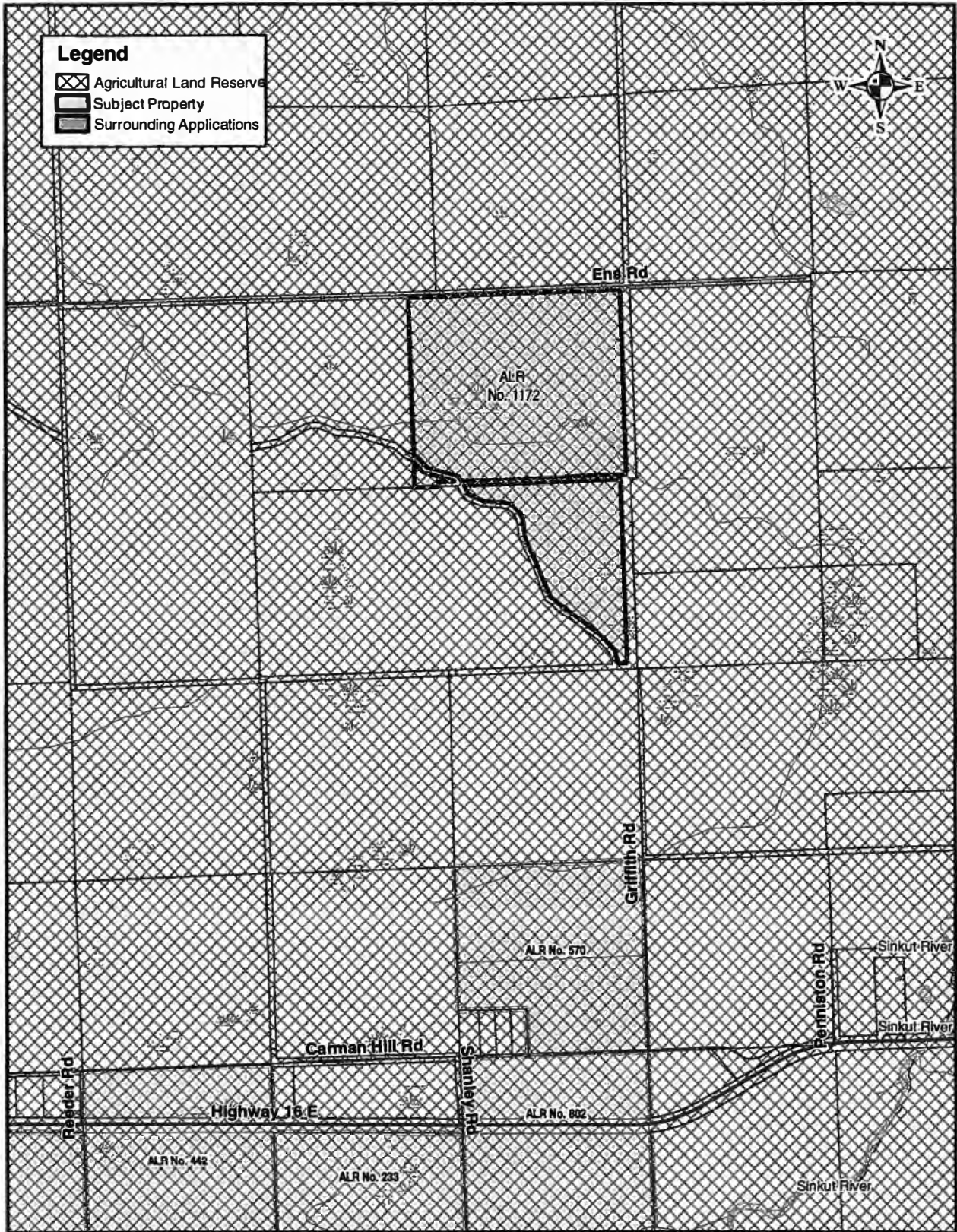
GENERAL LOCATION



C.L.I. AGRICULTURAL CAPABILITY



Surrounding Applications, ALR Status & Surrounding Development



October 22, 2014

The Regional District of Bulkley Nechako
37 3rd Avenue, PO Box 820
Burns Lake, British Columbia V0J 1E0

Subject: Proposed Subdivision of Lot 2 Section 29 Township 1 Range 5
Coast District Plan BCP49364

Dear Maria Sandberg

I enclose

- A check for subdivision application fees of \$600.
- An application to subdivide in the ALR
- A proposed Subdivision Plan
- An aerial photograph of the property with lot lines overlaid
- A current title search print
- A sketch of the area showing buildings and land use

The Guenter's are proposing to divide Lot 2 into two lots. The Rem of lot 2 will have the existing house and out buildings on it. The proposed lot A is separated from the north half of the property by road right of way and has no building.

Let me know if you have any questions or need any more information.

Yours truly,

Robert Stephen BSc, ROWP
Site Planner
Phone 250 567 0314 Email Rob.Stephen@focus.ca
Encl.

RECEIVED

OCT 23 2014

**REGIONAL DISTRICT OF
BULKLEY NECHAKO**

Focus
PO Box 1070, 100-2375 Burrard Ave
Vanderhoof BC V0J 3A0

Phone: +1 250-567-2500
Fax: +1 250-567-2323
www.focus.ca / www.wspgroup.com

PROPOSAL (Please describe a. how on plan or sketch)

132

This land is very hilly and serves best as hobby farm and recreation. A division of lot 2 would probably not involve any new surveying. The road that separates ~~the~~ lot 2 would make a great dividing point. This division would advantage our family and provide another joint farm. We have 4 children aged 8-15.

CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

Use is Grazing - Buildings: house, shop, 2 small animal sheds, 2 storage sheds, Power shed, Pump house, Wood shed, green house - all on North portion, Nothing on South portion

USES ON ADJACENT LOTS (Show information on plan or sketch)

North	Bush
East	Bush + Grazing
South	Bush + Grazing (past) Recreational-hunting (present)
West	the Crop + Bush

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

Aug 28/14
Date

Albe Guenter
Signature of Owner or Agent

Abe Guenter
Print Name

Aug 28/14
Date

Virginia Guenter
Signature of Owner or Agent

Virginia Guenter
Print Name

Date

Signature of Owner or Agent

Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
- Certificate of Title or Title Search Print
- Agent authorization (if using agent)
- Map or sketch showing proposal & adjacent uses
- Proof of Notice of Application *(See instructions)
- Photographs (optional)

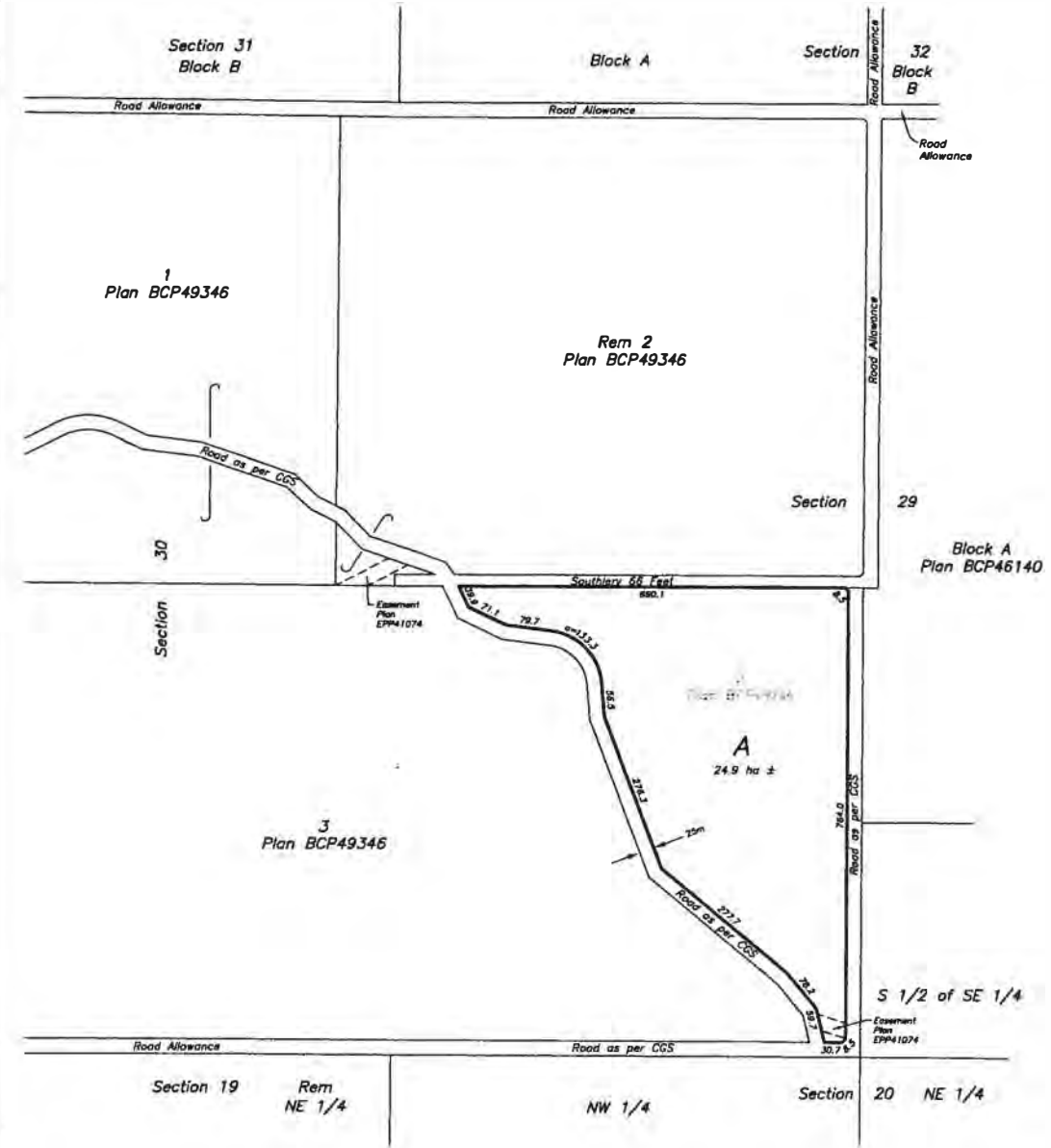
**PROPOSED SUBDIVISION PLAN OF
PART OF LOT 2 SECTION 29 AND
30 TOWNSHIP 1 RANGE 4 COAST
DISTRICT PLAN BCP49346**

BCGS 93G.091



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:5000.



FOCUS
 Focus Survey (NS) Limited Partnership
 Suite 205 Spring Ave. 220 University St.
 Victoria BC V8W 2E2
 01005100-SDTNG1-ROD

134

Sketch of Area

Bush

Guenter

Lot 2 Section 29 Township 1

Access Enns Road

1
Bush +
Crops

Land is old growth
and regrowth timber with
some clear spots for
grazing and lots
of hilly spots

- 1 = house
- 2 = shop shed
- 3 = wood house
- 4 = green house
- 5 = power shed
- 6 = storage shed
- 7 = animal shed
- 8 = animal shed
- 9 = pump house
- 10 = pump house

234 acres

Both North + South

Private Lane

Pond

2 North

99.8 ha. both North + South

This side would be
about 180 Acres if divided

Proposed dividing line

This side would be
about 54 Acres if divided.

2 South

3
Bush +
Grazing and
Recreation

Swamp

Swamp

Swamp

Access Griffiths Rd.



APPLICATION SUMMARY

Name of Applicants:	Peter and Joanne Penner
Electoral Area:	F
Subject Property:	The SW1/4 of Section 24, Township 12, Range 5, Coast District except the north 1650 feet and the west 66 feet, containing 23.8 ha (59 acres).
O.C.P. Designation:	Agricultural (AG)
Zoning:	Agricultural (Ag1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
Existing Land Use:	Residential, agricultural
Location:	The subject property is located at 5136 Jones Rd, approximately 800 metres northwest of the District of Vanderhoof.

Proposal:

The purpose of this application is to allow the subdivision of the property into six parcels. Five parcels are proposed to be approximately 4 ha in size, and one parcel is proposed to be 3.6 ha in size. One lot will contain the residence and several farm buildings currently located on the property.

Currently approximately 35 acres of the property are in hay production and used to winter cattle and for spring calving. The applicants feel that the size of the property is not large enough to meet their farming needs and that a better use of the property would be a subdivision into parcels large enough for hobby farming.

Agricultural Capability based on Canada Land Inventory mapping:

100% of the Subject Property is Class 4 Land limited by Adverse climate (excluding precipitation)

Class 4 Land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Surrounding Applications:

No. 1002 Part NE ¼, Section 14, Township 12, Range 05, Range 5 Coast District, portion lying north of the Nechako River.

The purpose of this application is to subdivide a ±2 ha (±5 acre) parcel from the parent property under the ALC Homesite Severance Policy. (Apr-05)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

No. 984 Part NW ¼, Section 19, Township 11, Range 5, Coast District, Except Plan 8395, PRP13341, and PRP13501.

To subdivide a ±7.5 ha (±18.5 acre) parcel from the ±54.5 ha (±134.7 acre) parent property under the ALC' Homesite Severance Policy. (Nov-04)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

No. 950 Fractional North-West ¼ of Section 14, Township 12, Range 5, Coast District Lying North and East of the Lower Nechako River

The applicant is proposing to subdivide this 33.4 ha (82 acre) parcel into one lot of 16 ha (39.5 acres) and one lot of 17.4 ha (43 acres). (Jun-01)

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved

No. 904 Part Southwest ¼ of Section 23, Township 12, Range 5, Coast District, lying north and east of Nechako River except Hwy r/w Plan 41312 and 4311

Application to subdivide the ±39.8 ha property into four lots of ±8 ha and one lot of ±6 ha (Feb-98)

Staff recommendation:	Approval for 4 lot subdivision
Regional Board recommendation:	Approval
A.L.C. Decision:	Approved a three lot subdivision of 24 ha, 8

137

ha and 6 ha

No. 608 Fractional NW ¼ of Section 13 Lying North of the Lower Nechako River
Township 12 Range 5 Coast District

Application for subdivision of 58.28 ha lot into five +2 ha lots. (Jan-85)

Staff recommendation:	Denial
Regional Board recommendation:	Denial
A.L.C. Decision:	Denied

COMMENTS

Ministry of Agriculture

“Thank you for providing the BC Ministry of Agriculture the opportunity to comment on the application for subdivision from Peter and Joanne Penner dated November 17, 2014. I have reviewed the documents you have provided from the applicant and the Regional District of Bulkley Nechako (RDBN) as well as other reference materials relating to the area. From an agricultural perspective I can provide the following comments for your consideration:

- The subject parcel is in the Prairiedale soil association and has an agricultural capability of Class 4 with limitations due to climate. As stated in the Soils of the Nechako-Francois Lake Area Department of Agriculture Report 22, 1974, soils of the Prairiedale association are well drained, can have high organic matter, allow for easy root penetration, and have been cleared and cultivated for some time. These are a few of the factors contributing to the agricultural capability of the site. These classifications indicate an area well suited to the production of forages and coarse grains; this is further supported by the parcel's current, partial use, as stated in the application, for hay production.
- In general, smaller parcels such as the ones proposed, are often not used to their full agricultural potential due to their size not reaching an economic threshold and the potential increase in costs per hectare; this is not in the interest of agriculture.
- In general, introducing and/or increasing the number of smaller lots in agricultural areas increases the potential for complaints and/or conflicts between neighbouring land uses and neighbours.
- This proposal suggests taking agricultural land that is currently in production out of production with a portion, e.g. proposed homes, driveways, etc. to be taken out of production permanently; this is not in the interest of agriculture.
- The purposes of the Agricultural Land Commission include the preservation of agricultural land and encouragement of farming on agricultural land. It is unclear how this proposal addresses these purposes or creates a benefit to agriculture.
- As indicated in the referral document the proposal is not compatible with the Official Community Plan and the RDBN Agricultural Plan.

- It is noted that the agricultural capability and soil types associated with some of the historical surrounding applications identified in the report are not the same as those of the subject parcel; with the subject parcel having Class 4 capabilities with climate limitations and some of the other parcels having Class 5 and 6 capabilities and cannot be considered as having fully equivalent agriculture value. “

Advisory Planning Commission

No comments received.

Planning Department

The CLI mapping indicates that the entire property is rated Class 4 with limitations of adverse climate. The area consists of mainly larger parcels; however, there are two residential small-lot subdivisions along Jones Rd which were created before the inception of the ALR.

The property is currently being used for agricultural activities, as well as the owner's residence. The subject property is in the building inspection area; however, there are no records of a building permit on file for the property.

Official Community Plan

The current OCP designation for the property is Agricultural. This designation is intended to preserve these lands for the purposes of farming and other related activities. Section 3.1 of the OCP states that:

“Severances for small lot residential (other than home site severances approved by the Agricultural Land Commission), institutional, commercial or industrial development shall be avoided. However, applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may be supported if:

- (a) There is limited agricultural potential within the proposed area;*
- (b) Soil conditions are not suitable for agriculture;*
- (c) Neighbouring uses will not be compromised;*
- (d) Adequate provisions for fencing are provided, where necessary;*
- (e) There is a demonstrated need for the proposed development; and,*
- (f) The application is in the best interest of the community.”*

Agricultural Plan

During the development of the “RDBN Agricultural Plan” which was completed in 2012 the issue of subdivision to allow hobby farms was the topic of much discussion. The conclusion was that the region's agricultural interest was best served by not allowing this type of development as these parcels will likely end up being used primarily for rural residential purposes and not for agriculture. The Agricultural Plan states the following.

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"Maintaining appropriately large parcel sizes and keeping smaller parcel residential development and other uses away from farming areas is an important factor in preserving the integrity of agricultural lands, and minimizing conflict between agriculture and non- agricultural uses. Where there is conflict the agricultural producers can expect to incur increased operational costs to manage or reduce the conflict.

The Agriculture Plan recommends that:

The RDBN should continue with its efforts to protect and preserve farm land and soil having capability for agricultural purposes through the restriction of subdivision, and limited encroachment of non-farm uses.

Zoning

This proposal does not comply with the Ag1 (Agricultural) zoning of the property, which has a minimum parcel area requirement of 16 ha (39.5 acres) at subdivision. If this application receives approval from the Agricultural Land Commission a rezoning application will be required.

Land Use Issues

The proposed six-lot subdivision can be expected to result in the land not being used for agricultural purposes in the long term. It can also be expected to introduce increased rural residential development into a farming area. In staff's opinion the proposed subdivision is not supported by the OCP as the soil conditions are suitable for agriculture, neighbouring agricultural uses will be compromised, and the subdivision is not in the best interest of the community. Further, the application is contrary to the direction provided on the Agriculture Plan. Therefore, staff do not support this subdivision application.

Recommendation

"That Agricultural Land Reserve Subdivision Application No. 1175 (Penner) be recommended to the Agricultural Land Commission for denial.

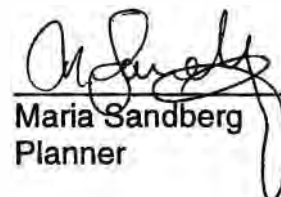
Development Services – All/Directors/Majority

Reviewed by:



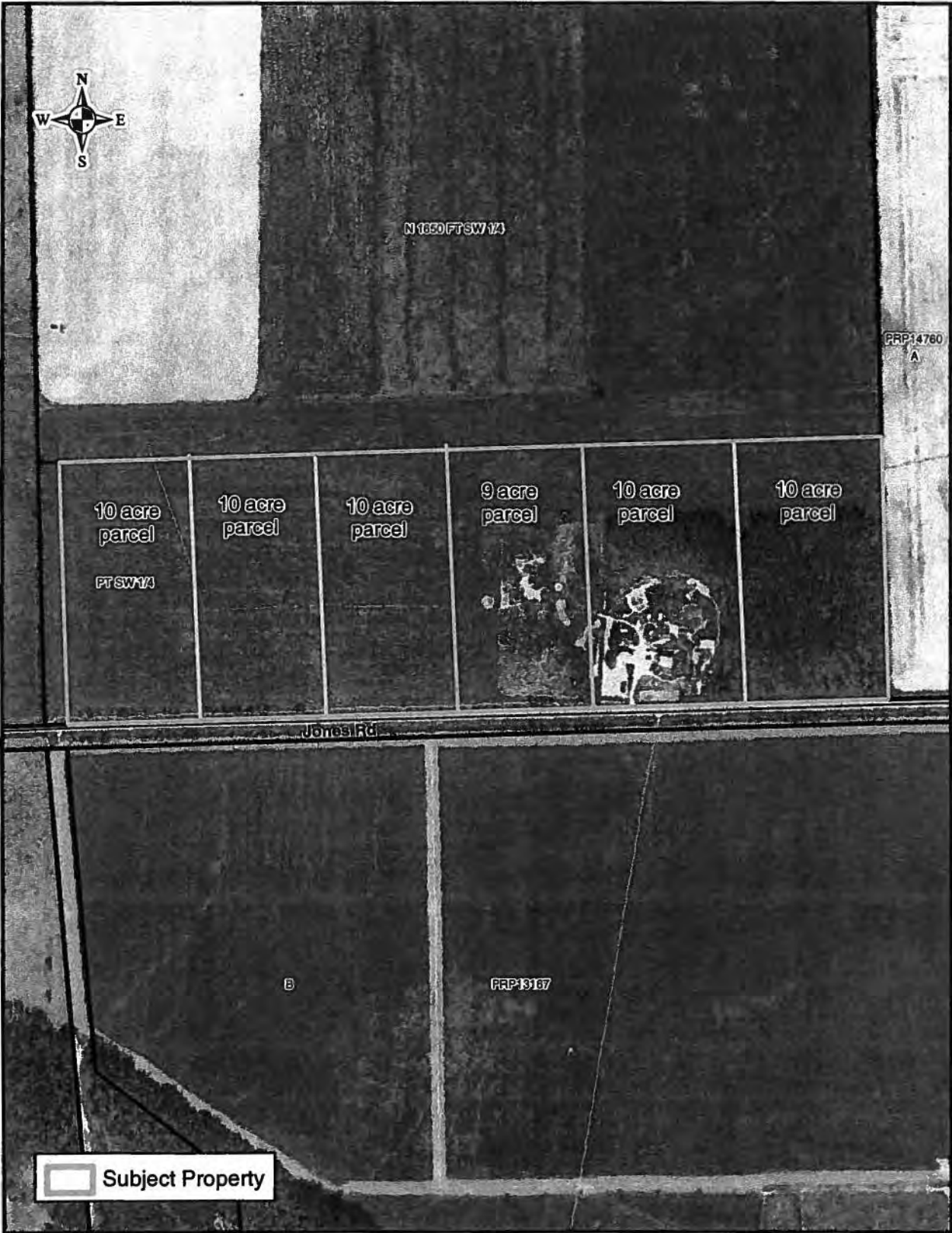
Jason Jewell
Director of Planning

Written by:

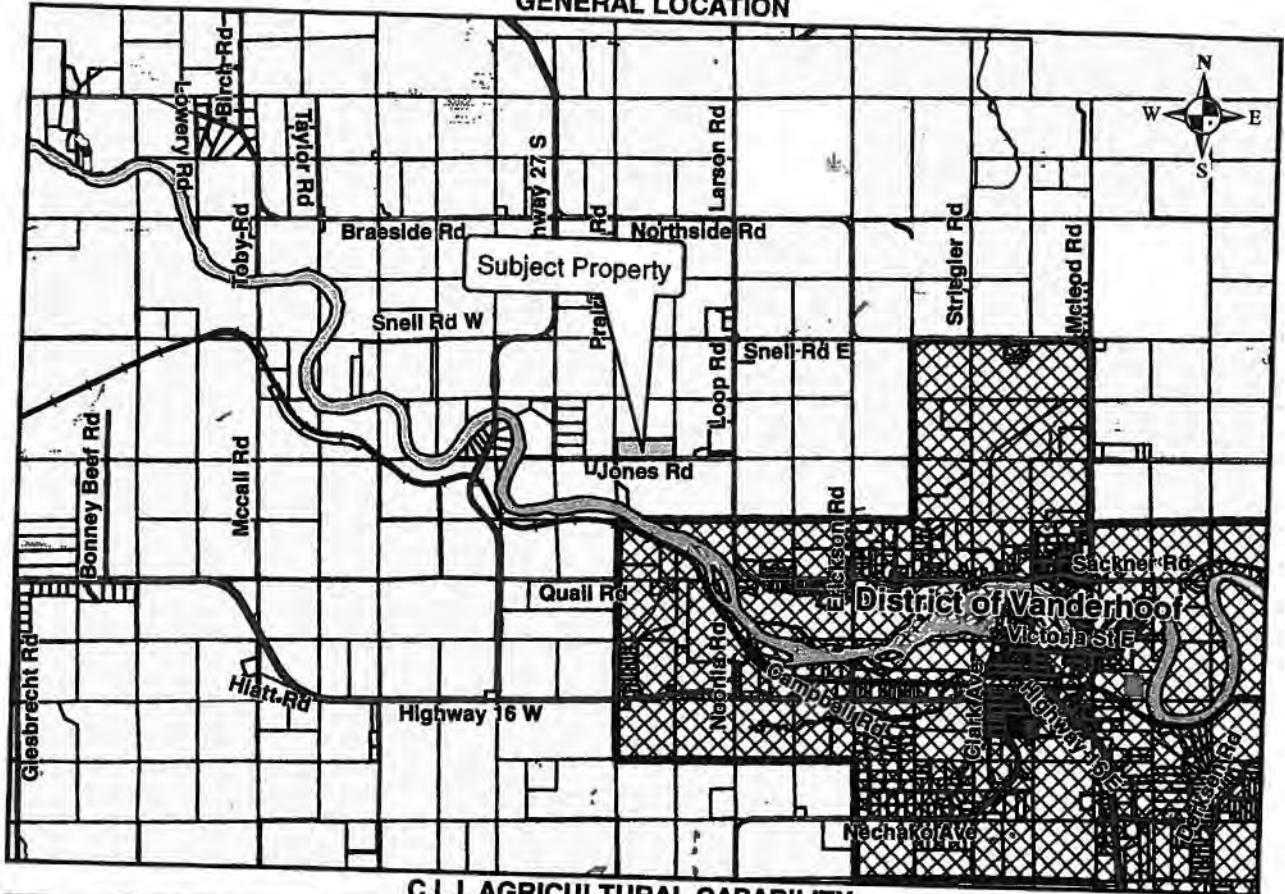


Maria Sandberg
Planner

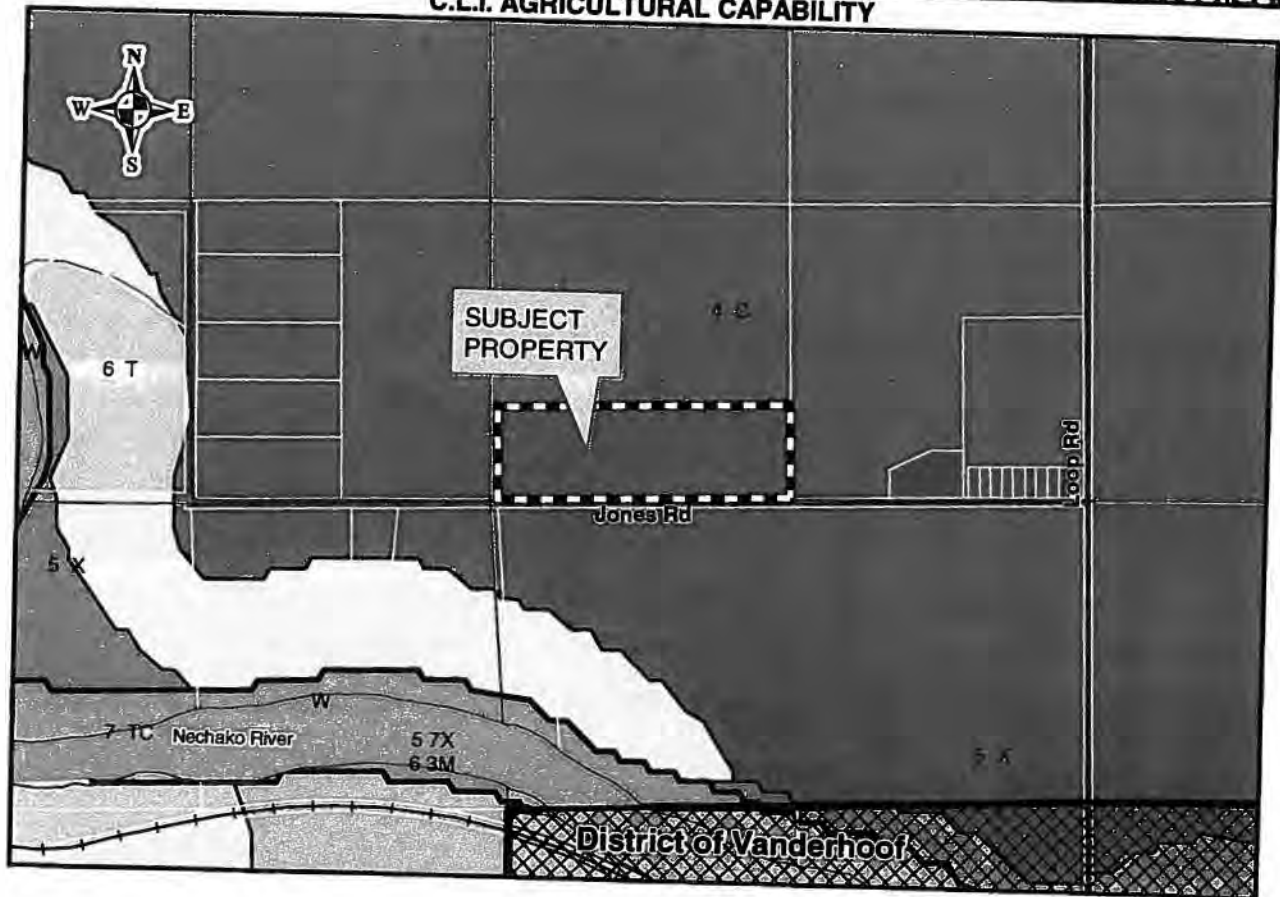
Specific Location



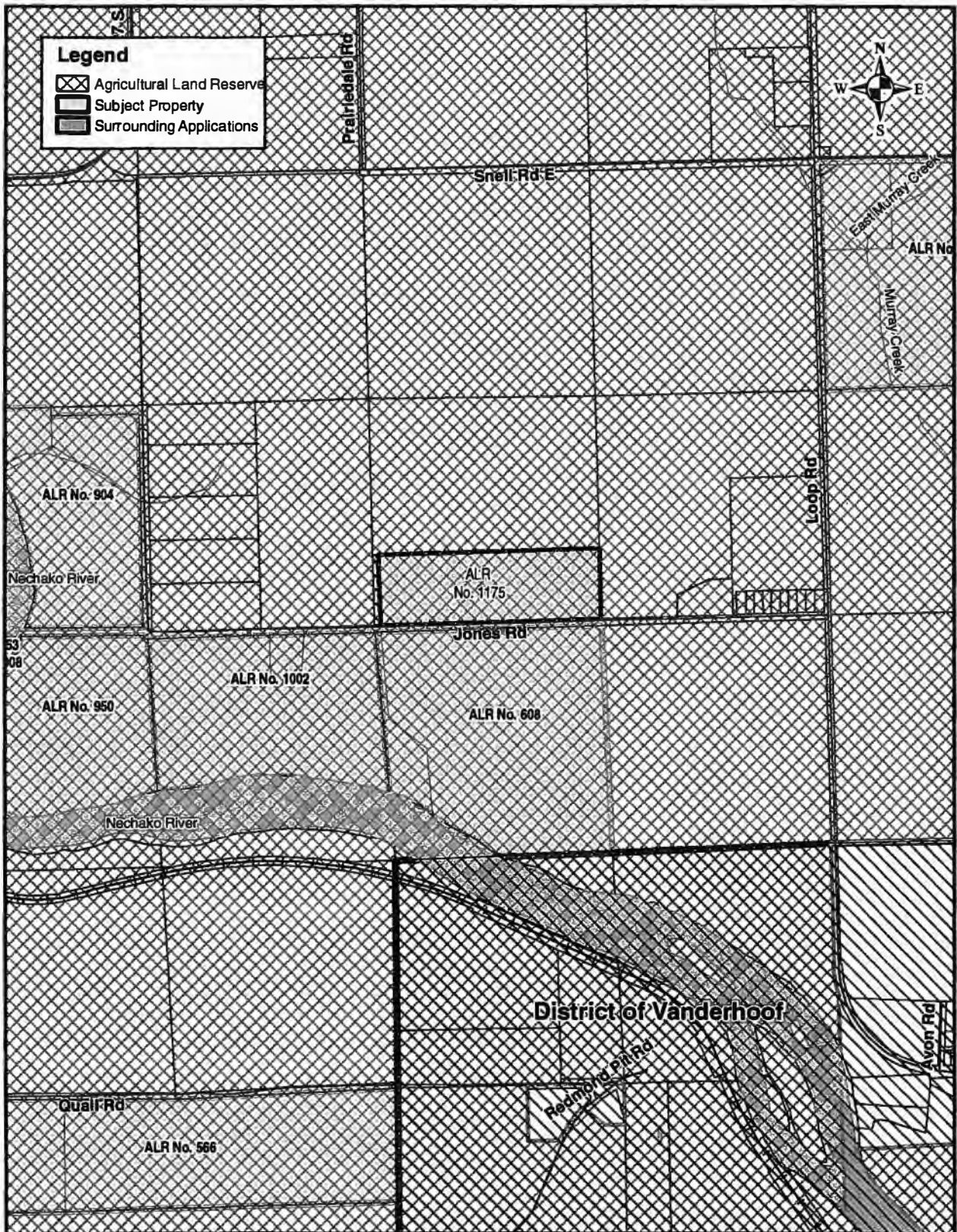
GENERAL LOCATION



C.L.I. AGRICULTURAL CAPABILITY



Surrounding Applications, ALR Status & Surrounding Development



The subdivision of our property within the ARL should be approved based on the following.

1. Subdivision has occurred east, south and west along Jones Road.
2. There is an interest for the purposed 10 acre lots because they are located 8km from downtown Vanderhoof.
3. Road access and hydro is readily available.
4. The ARL 10 acre lots provide potential for hobby farming of vegetables, small animals and horses.
5. The acreage that we wish to subdivide is not large enough to sustain our current farming needs.

Pete and Joanne Penner



Pete and Joanne Penner

Purposal and adjacent lots.

Legend

- Church
- Commercial
- Community Hall
- Fire Department
- House
- Mobile Home
- Multi Family Dwelling
- School
- Secondary Suite
- Shed
- Tower
- Utility
- Vacant
- Forest Service Road
- Ferry
- Highway
- Major Secondary Road
- Secondary Road
- City Street
- Trail
- Railways
- Cadastral - Legal
- Watercourse
- Lake
- River
- Wetland
- First Nations Reserve
- District of Area Boundary
- Park

2675604357006

N 1650 FT SW 1/4
GRAIN

E 1/2 SE 1/4

2675604338000

GRAIN

A PRP14760
2675604344000

CANOLA
/ HAY

10acre

10acre

10acre

9acre

10acre

10acre

2675604357000

PT SW 1/4

5136

Jones Rd

HAY

HAY

B 2675604307000

PRP13167

PT FRAC NE 1/4
2675604311000

(PRIVATE)

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Date: 08/10/2014

Time: 3:52:12 PM

144



Pete and Joanne Penner Current use of Land and Out buildings

Legend

2675604357006

N 1650 FT SW 1/4

2675604344000

HAY

wintering

3675604857000

PT SW 1/4

PRP14760

HAY

cattle

Jones Rd

- Church
- Commercial
- Community Hall
- Fire Department
- House
- Mobile Home
- Multi Family Dwelling
- School
- Secondary Suite
- Store
- Tower
- Utility
- Vacant
- Forest Service Road
- Ferry
- Highway
- Major Secondary Road
- Secondary Road
- City street
- Trail
- Railways
- Cadastral - Legal
- Watercourse
- Lake
- River
- Wetland
- Flat National Reserve
- Electoral Area Boundary
- Parks

1. Residence
2. Shop
3. Cirrainaries
4. 3 Bay Pole Shed
5. cattle Pens
6. Storage shed
7. laoon
8. cattle waterers

B 2675604307000

PRP13167

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145



5136 Jones Rd



Legend

- Community Locations
- Rural Addresses
- Roads
 - - Forest Service Road
 - Ferry
 - ▬ Highway
 - ▬ Major Secondary Road
 - ▬ Minor Secondary Road
 - ▬ City Street
 - - - Trail, Minor
- ▬ Driveways
- Cadastre
- + Railways
- ▬ Watercourses
- Waterbodies
 - ▬ Lakes
 - ▬ Rivers
 - - - Wetlands
- Parks & Protected Areas
- Jurisdictional Boundaries
 - Electoral Area
 - First Nations Reserve
 - Municipality
 - Regional District

146

389.6

0

194.82

389.6 Meters

Warning: This map is a composite of data from many sources. While all reasonable efforts have been made to ensure the accuracy and currency of this map, the Regional District of Bulkley-Nechako makes no warranties regarding its suitability for a particular purpose nor for the validity of the base data from which it is compiled. Reliance on this information without verification from original records is done at the user's own risk.

Regional District of Bulkley-Nechako
 37 3rd Ave, PO Bo 820
 Burns Lake BC, V0J 1E0
 TF: 1-800-320-3339
 www.rdbn.bc.ca

Scale 1: 7,670

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Pete and Joanne Fenner

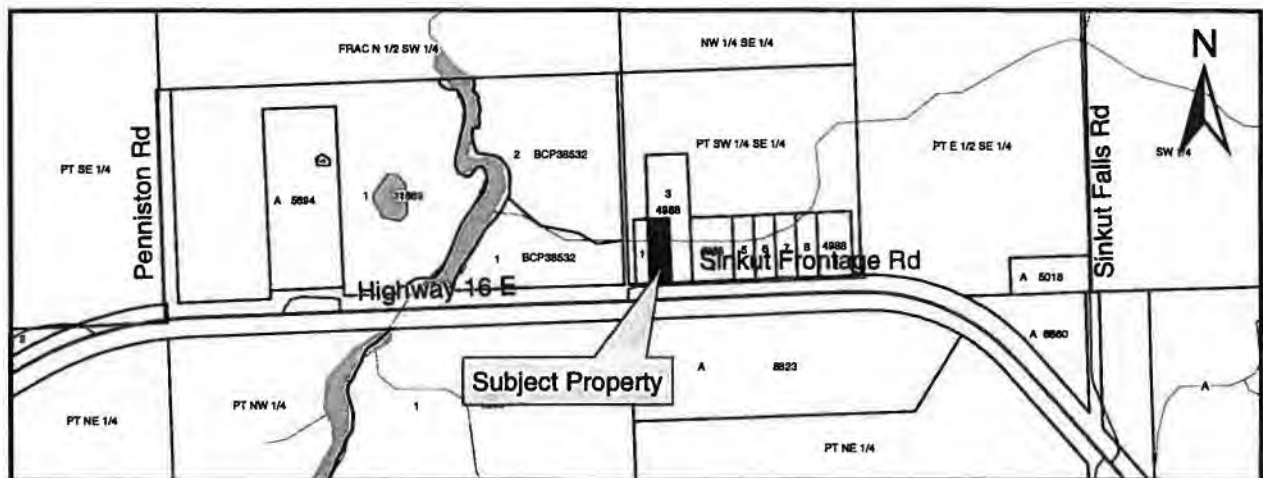


Planning Department Report
Development Variance Permit Application F-01-14

January 8, 2015

APPLICATION SUMMARY

Name of Applicants:	James Wiebe
Electoral Area:	F
Subject Property:	Lot 2, Section 21, Township 1, Range 4 Coast District , Plan 4988. The subject property is ±0.4 ha (±1 acre) in size.
OCP Designation:	Agriculture (AG) in the Vanderhoof Rural OCP Bylaw No. 1517, 2009
Zoning:	Small Holdings (H1)
ALR:	Yes
Existing Land Use:	Residential
Location:	The subject property is located at 9922 Sinkut Frontage Rd, approximately 6 kilometres southeast of the District of Vanderhoof.



Proposal:

The applicant resides on the 1-acre subject property. In addition to the residence, there are several outbuildings on the property.

In the summer of 2014, the applicant constructed a 55 m² concrete block enclosure along the front parcel boundary on the property. Later in the summer the structure was

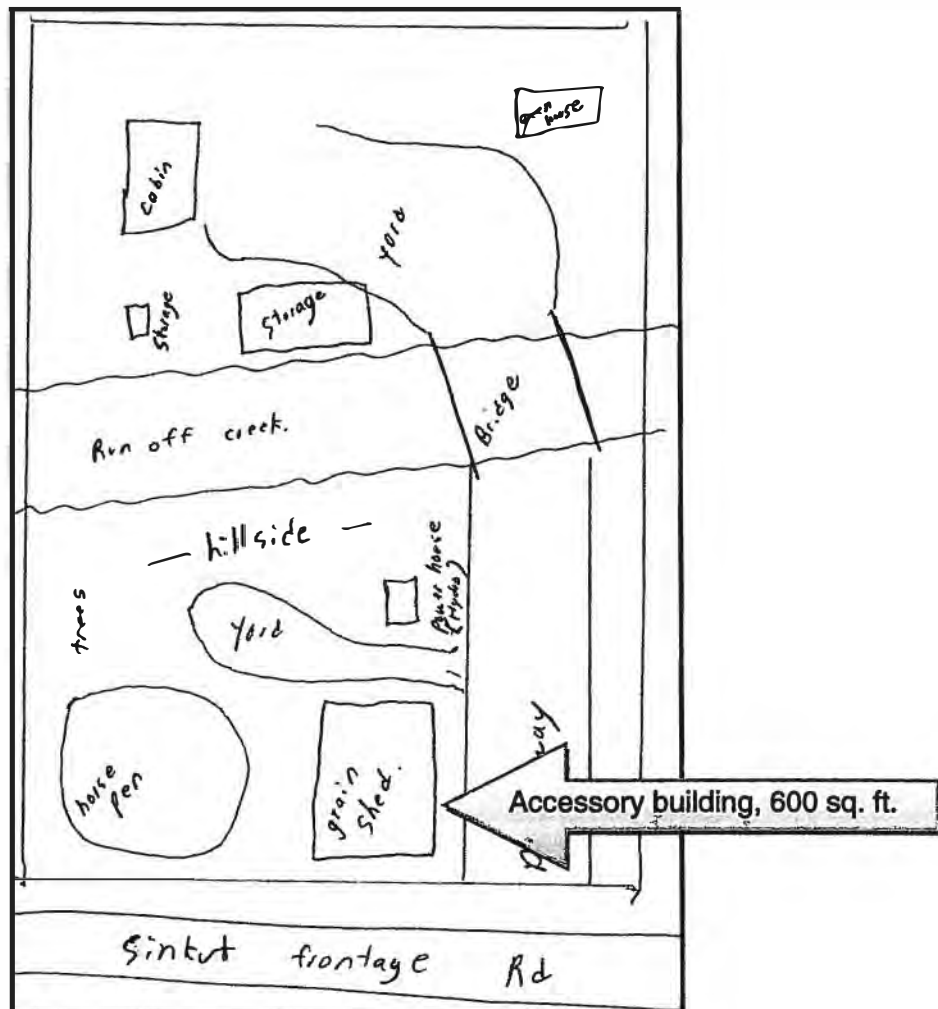
enclosed by a steel and fabric cover, which resulted in the structure being subject to the property line setbacks contained in "Regional District Zoning Bylaw No. 700, 1993." The building is used to store animal feed and a tractor.

The subject property is zoned "Small Holdings (H1) pursuant to the Zoning Bylaw. Section 12.04(1) of the Zoning Bylaw states that: "... no building or structure or part thereof, except a fence shall be located within the setback prescribed below:

- a) 7.5 metres (24.61 feet) from the front and rear parcel lines,
- b) 5 metres (16.4 feet) from any other parcel line which does not abut a highway,
- c) 7.5 metres (24.6 ft.) from any other parcel line which abuts a highway."

The location of the new construction does not meet the 7.5 metres (24.61ft.) front parcel line setback requirement of the zoning bylaw. Therefore, the applicant has requested a variance to reduce the required setback from 7.5 metres (24.61ft.) to 1.5 metres (5 ft.) to legalize the location of the farm building.

Applicant's site plan





View of
accessory
building from
Sinkut
Frontage
Road



COMMENTS

The farm building is also located within the 4.5 metre right-of-way setback required by the Ministry of Transportation and Infrastructure (MoTI). The applicant has been advised that a setback permit is required from the MoTI. Staff recommend that issuance of the development variance permit be withheld until the MoTI setback permit has been approved.

The RDBN Building Bylaw does not apply to a farm buildings located on a property which has been classified as a farm by the B.C. Assessment Authority (BCAA). BCAA has provided an email verifying that the subject property has qualified for farm

classification for the 2015 Assessment Roll. Therefore, the building is exempt from the requirement for a building permit provided that the building is used for agricultural purposes.

Staff do not anticipate any negative functional or safety implications resulting from the approval of the location of the existing accessory building. There may be some visual impact from the street; however, staff do not believe that this has a significant impact on residents in the area.

During the construction of the building the Planning Department received some calls from neighboring property owners concerned that the structure was to be used for the grinding of grains. The property owner has indicated that this is not the intended use of the building.

All neighboring property owners within 50 metres of the subject property will receive a notification letter in the mail 10 days before the meeting when this application will be considered. The neighbours and the public will have an opportunity to comment on the application at the Board meeting on January 29th, 2015.

Should the Board refuse this application the structure would be contrary to the RDBN's zoning bylaw. The property owner would be requested to remove the structure or rebuild it in conformity with the bylaw.

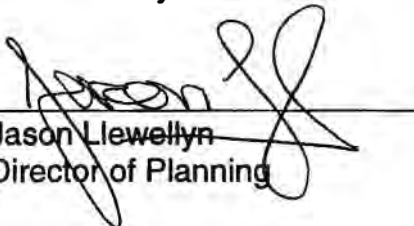
Recommendations

That the Regional District Board:

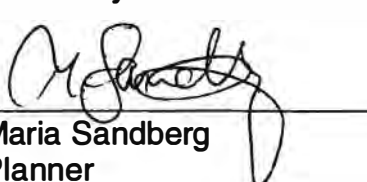
1. Approve Development Variance Permit F-01-14 for the property located at 9922 Sinkut Frontage Rd. to vary Section 12.04(1) (a) of "Regional District Zoning Bylaw No. 700, 1993" to reduce the front parcel setback from 7.5 metres (24.61 ft.) to 1.5 metres (5 ft.) for an accessory building developed in compliance with Schedule A of the permit; and
2. Direct staff to issue the Development Variance Permit once, and if, the required MoTI setback permit has been approved.

Electoral Area Planning – Participants/Directors/Majority

Reviewed by:


 Jason Llewellyn
 Director of Planning

Written by:


 Maria Sandberg
 Planner

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**REGIONAL DISTRICT OF BULKLEY-NECHAKO
DEVELOPMENT VARIANCE PERMIT NO. F-01-14**

ISSUED TO: James Wiebe
9922 Sinkut Frontage Rd
Vanderhoof, BC
V0J 3A1

WITH RESPECT TO THE FOLLOWING LANDS:

Lot 2, Section 21, Township 1, Range 4, Plan PRP4988

1. This Development Variance Permit varies Regional District of Bulkley-Nechako Zoning Bylaw No. 700 as follows:
 - Section 12.04(1) (a) is varied by reducing the front parcel line setback from 7.5 metres (24.61 ft.) to 1.5 metres (5 ft.) for the proposed accessory building, developed in general compliance with Schedule A.
2. This variance applies only to the development shown on the plan attached as Schedule A, which forms part of this permit.
3. The lands shall be developed in accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A, which forms part of this permit.
4. This permit is not a building permit nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.
5. If a building permit for the development that is the subject of this permit, has not been issued, and the construction substantially commenced within 2 years after the date of this permit's issuance, this permit shall lapse.

AUTHORIZING RESOLUTION NO. _____ passed by the Regional District Board
this day of _____, 2015

PERMIT ISSUED on the ____ day of _____, _____.

Corporate Administrator



Schedule A: Development Variance Permit F-01-14 Site Plan

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SCALE 1:500



Lot 2, Section 21,
Township 1, Range 4,
Plan PRP4988

Residence

Engstrom Creek

Engstrom Creek

1

2

3

Driveway

Horse pen

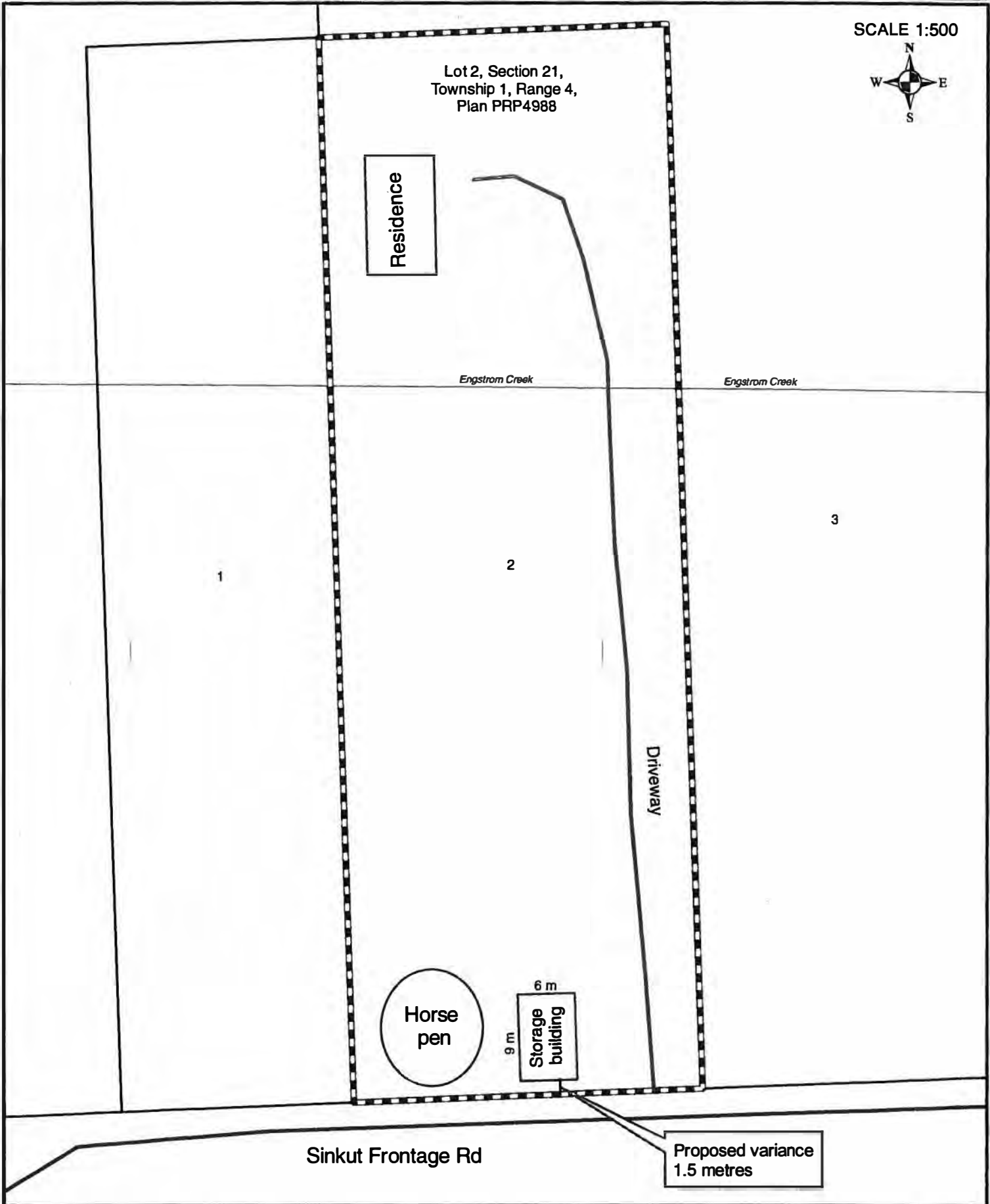
9 m

Storage building

6 m

Sinkut Frontage Rd

Proposed variance
1.5 metres



Existing Official Community Plan Designation:

Existing Zoning:

Describe the existing use/development of the subject property:

I currently live on this property and have 1 horse and a few pets here. and some oats and barley that is for sale, the purpose of this building was to store that grain and park my tractor in it.

Please attach a letter to this application, describing the proposed use and development of the subject property and any amendments to existing plans and bylaws that are necessary to accomplish the proposed development (.ie. proposed Official Community Plan designation, proposed zoning, etc.)

Letter attached

Describe the existing use and buildings on all parcels adjacent to and surrounding the subject property

North Power shed
 East horse and shop
 South _____
 West house trailer

Services currently existing or readily available to the subject property.

(Check Where Applicable)

Services	Currently Existing		Readily Available*	
	Yes	No	Yes	No
Road Access	✓	—	—	—
Water Supply	✓	—	—	—
Sewage Disposal	✓	—	—	—
Hydro	✓	—	—	—
Telephone	—	—	✓	—
School Bus Service	—	—	✓	—

* Readily Available means existing services can be easily extended to the subject property.



**Planning Department Report
OCP Amendment Bylaw No. 1718
Rezoning Bylaw No. 1719
File No. A-08-14, 1st & 2nd Reading
January 12, 2015**

APPLICATION SUMMARY

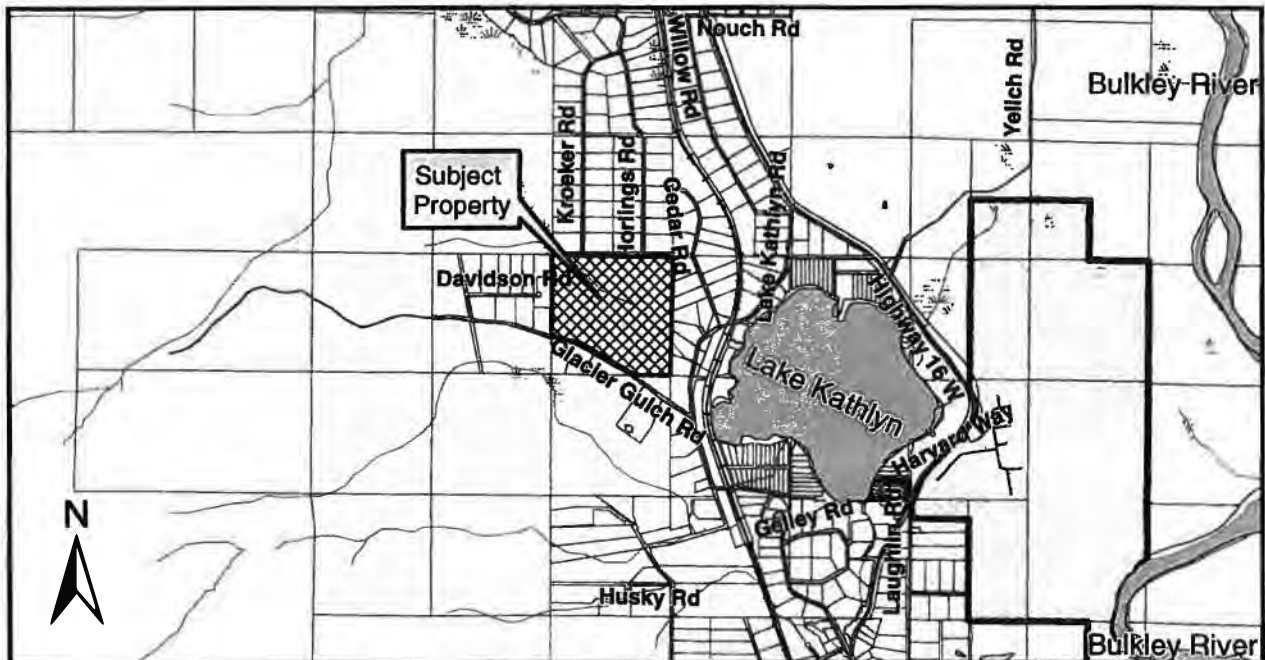
Name of Owner: Bulkley Valley Rod and Gun Club

Name of Agent: Brian Atherton, President

Electoral Area: A

Subject Property: The fractional SW $\frac{1}{4}$ of Section 15, Township 1A, Range 5, Coast District except Plan 8967. Property is 57.2 ha (141.4 acres) in size

Location: The subject property is located at 6448 Glacier Gulch Rd, approximately 4 kilometres northwest of the Town of Smithers.



O.C.P. Designation: Rural Residential (RR) in the Smithers Telkwa Rural Official Community Plan Bylaw No. 1425, 2007

Zoning: Small Holdings (H1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993

Existing Land Use: Shooting range, club house, mobile home

ALR Status:

Not in the ALR.

Aerial of subject property



Proposed Rezoning:

To amend Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014 from **Rural Residential (RR)** to **Resource (R)** for the subject property.

To amend Regional District of Bulkley-Neuchako Zoning Bylaw No. 700, 1993 from **Small Holdings (H1)** to **Community Development and Public Use (P4)** for the subject property.

The Bulkley Valley Rod and Gun Club has been established on the property for many years, before the current zoning bylaw came into effect. Under the previous zoning bylaw (RDBN Zoning Bylaw No. 18, 1970), the property was zoned Rural II which permitted the use of the property for a rifle range. When the current zoning bylaw was adopted the zoning was changed to H1, which did not recognize the existing use.

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Therefore, the use of the property for a firearms range is legal but non-conforming to existing zoning. The club wishes to amend the zoning of their property to allow a firearms range as a permitted use.

There is a clubhouse, a shooting shed and a mobile home located on the property.

COMMENTS

Ministry of Transportation

No objections.

RCMP

No objections.

Advisory Planning Commission (It is noted that a quorum was not present at this meeting.)

“Resolution: The APC recommends approval of rezoning application A-08-14

Comments: The longstanding use has not had a notable impact on the neighborhood and should be allowed to continue.”

Planning Department

The property is located in the building inspection area. There are building permits on file for a clubhouse/hall and a gun range from 1986.

Official Community Plan

This application is to change the OCP designation from RR to RE for the subject property. Section 3.9.2 (9) of the Resource designation in the OCP states that rezoning applications to allow outdoor and community recreation activities such as firing ranges, fairgrounds, race tracks and golf courses, may be approved where it can be demonstrated that the uses will not have an unacceptable negative impact on a residential area or the natural environment.

Zoning

The zoning bylaw defines a firing range as an outdoor recreation facility in the Zoning Bylaw, as per below:

OUTDOOR RECREATION FACILITIES means publicly or a privately owned facility designed and used for outdoor recreation purposes and, without limiting the generality of the foregoing, includes golf courses, archery ranges, firearms ranges, fish ponds, skiing facilities, marine landings and horse riding arenas.

There are many zones in the zoning bylaw that permit outdoor recreation facilities, such as H2, Ag1, RR1, P1 and P4 zones. Most of these zones have large minimum parcel areas and many permitted uses which require a large area. Because of the subject

property's proximity to residential properties, the potential uses of the property needs to be restricted. Therefore, in staff's opinion the Community Development and Public Use (P4) Zone is most appropriate. The P4 zone has the following principal uses:

- (a) *farmers' market;*
- (b) *visitor information centre;*
- (c) *non-profit society offices;*
- (d) *outdoor recreation facilities;*
- (e) *parks;*

Land Use Issues

The location of the facility is not ideal for a firing range as the property is surrounded on all sides by smaller lot rural residential properties. However, the property is substantial in size and the facilities are located in the centre of the property, as can be seen on the aerial photo above. The maintained trees and vegetation provides a sound and safety buffer to the surrounding area.

The Planning Department is not aware of complaints from the public regarding the use of the land as a firearms range.

Contaminated Sites

As part of every rezoning application the applicant submits a Contaminated Sites Questionnaire as required by the Province. The firearms range use occurring on the site triggered the requirement for the site profile to be submitted to the Province. The Ministry decided that they are prepared to provide the necessary release so that the Regional District may proceed with approval of the rezoning application.

Consultation for OCP amendments

The *Local Government Act* requires that local governments consider consultation with persons, organizations and authorities it considers will be affected by an OCP amendment. Specifically, the local government must:

- (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (b) specifically the RDBN Board should consider if consultation is required with:
 - the board of any regional district that is adjacent to the area covered by the plan,
 - the council of any municipality that is adjacent to the area covered by the plan,
 - First Nations,
 - school district boards, greater boards and improvement district boards, and
 - the Provincial and federal governments and their agencies.

Also, the *Local Government Act* requires that local governments consult with the local School District regarding any amendment to an OCP.

Staff recommend that the Board consider and approve the consultation options outlined in the consultation checklist attached as Appendix A.

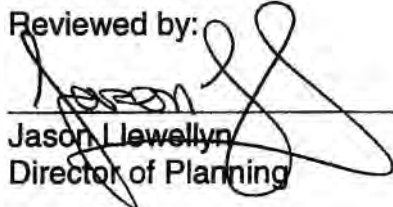
A further *Local Government Act* requirement is that all OCP amendments be considered in conjunction with the financial plan, and any waste management plan that is applicable to the Regional District.

Recommendations

1. That "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 1718, 2015", and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1719, 2015" be given first and second reading and subsequently be taken to public hearing.
2. That the Public Hearing for "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 1718, 2015", and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1719, 2015" be held and delegated to the Director or Alternate Director for Electoral Area A.
3. That the Board consider and approve the consultation identified in the consultation checklist attached as Appendix A.

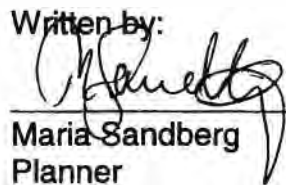
Electoral Area Planning – Participants/Directors/Majority

Reviewed by:



Jason Lewellyn
Director of Planning

Written by:



Maria Sandberg
Planner

Appendix A

Official Community Plan (OCP) Amendment Consultation Checklist

OCP amendment application number A-08-14
Bylaws No. 1718 and 1719

1. Special Conditions

- Agricultural Land Reserve
- Zoning Bylaw Floodplain Overlay
- Environmentally sensitive area
- Potential contaminated site
- Within 800 metres of a Provincial Highway
- Crown land
- Other (specify) _____

2. Consideration of affected persons, organizations, and authorities

Prior to the Public Hearing for the OCP bylaw amendment, consideration has been given to consultation with all of the following, and consultation shall occur as checked:

- | | |
|---|--|
| <input type="checkbox"/> District of Vanderhoof | <input type="checkbox"/> District of Fort St. James |
| <input type="checkbox"/> Village of Fraser Lake | <input type="checkbox"/> Village of Bums Lake |
| <input type="checkbox"/> District of Houston | <input type="checkbox"/> Village of Telkwa |
| <input type="checkbox"/> Village of Granisle | <input checked="" type="checkbox"/> Town of Smithers |
| <input type="checkbox"/> Cariboo Regional District | <input type="checkbox"/> Regional District of Fraser-Fort George |
| <input type="checkbox"/> Regional District of Kitimat-Stikine | <input type="checkbox"/> Regional District of Peace River |

- Federal / Provincial Ministries or Agencies
 - Agricultural Land Commission
 - Ministry of Transportation and Infrastructure
 - Ministry of Agriculture
 - Ministry of Forests, Lands and Natural Resource Operations
 - Ministry of Energy and Mines
 - Ministry of Community, Sport and Cultural Development
 - Ministry of Environment
 - Department of Fisheries and Oceans
 - Northern Health Authority
 - Other (specify) Romp

- School District No. 54 Board
- School District No. 91 Board

- Improvement Districts

- First Nations
 - Cheslatta Carrier Nation
 - Carrier Sekani Tribal Council
 - Gitxsan First Nation
 - Kitselas First Nation
 - Moricetown Band
 - Nadleh Whut'en First Nation
 - Nak'azdli First Nation
 - Nee Tahi Buhn Band
 - Natoot'en First Nation (Lake Babine Nation)
 - Office of the Wet'suwet'en
 - Saik'uz First Nation
 - Skin Tyee First Nation
 - Stelat'en First Nation
 - Takla Lake First Nation
 - Tl'azt'en First Nation
 - Ts'il Kaz Koh First Nation (Bums Lake Band)
 - Wet'suwet'en First Nation
 - Yekooche First Nation
 - Other (specify) _____

- Public
 - Community Meeting
 - Public Hearing
 - Other (specify) _____



161
REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO.1718

A Bylaw to Amend "Smithers Telkwa Rural Official Community Plan Bylaw
No. 1704, 2014"

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

That "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014" be amended such that the designation of the following land is changed from Rural Residential (RR) to Resource (R).

The fractional SW ¼ of Section 15, Township 1A, Range 5, Coast District except Plan 8967, as shown on Schedule "A", which is incorporated into and forms part of this bylaw.

This bylaw may be cited as the "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 1718, 2015".

READ A FIRST TIME this day of

READ A SECOND TIME this day of

PUBLIC HEARING HELD this day of

READ A THIRD TIME this day of

I hereby certify that the foregoing is a true and correct copy of "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 1718, 2015".

DATED AT BURNS LAKE this day of

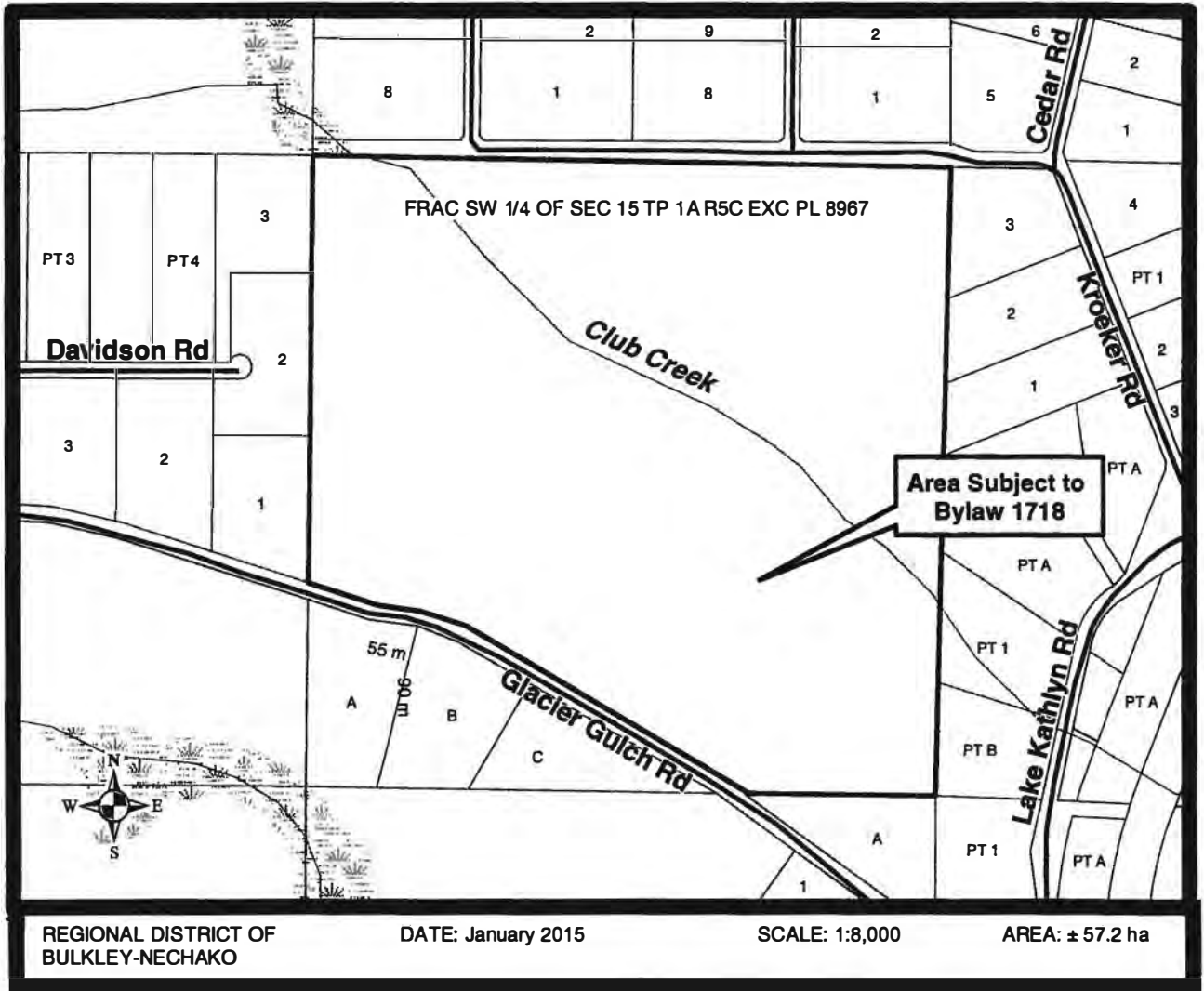
Corporate Administrator

ADOPTED this day of

Chairperson

Corporate Administrator

162



SCHEDULE "A" BYLAW NO. 1718

The fractional SW ¼ of Section 15, Township 1A, Range 5, Coast District except Plan 8967, comprising of ±57.2 ha.

Designation being changed from Rural Residential (RR) to Resource (R)

I hereby certify that this is Schedule "A" of Bylaw No. 1718, 2015.

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 1719

A Bylaw to Amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993"

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

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993" be amended such that the following land is rezoned from the "Small Holdings (H1)" Zone to the "Community Development and Public Use (P4)" Zone.

The fractional SW ¼ of Section 15, Township 1A, Range 5, Coast District except Plan 8967, shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as the "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1719, 2015".

READ A FIRST TIME this day of

READ A SECOND TIME this day of

PUBLIC HEARING HELD this day of

READ A THIRD TIME this day of

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1719, 2015"

DATED AT BURNS LAKE this day of

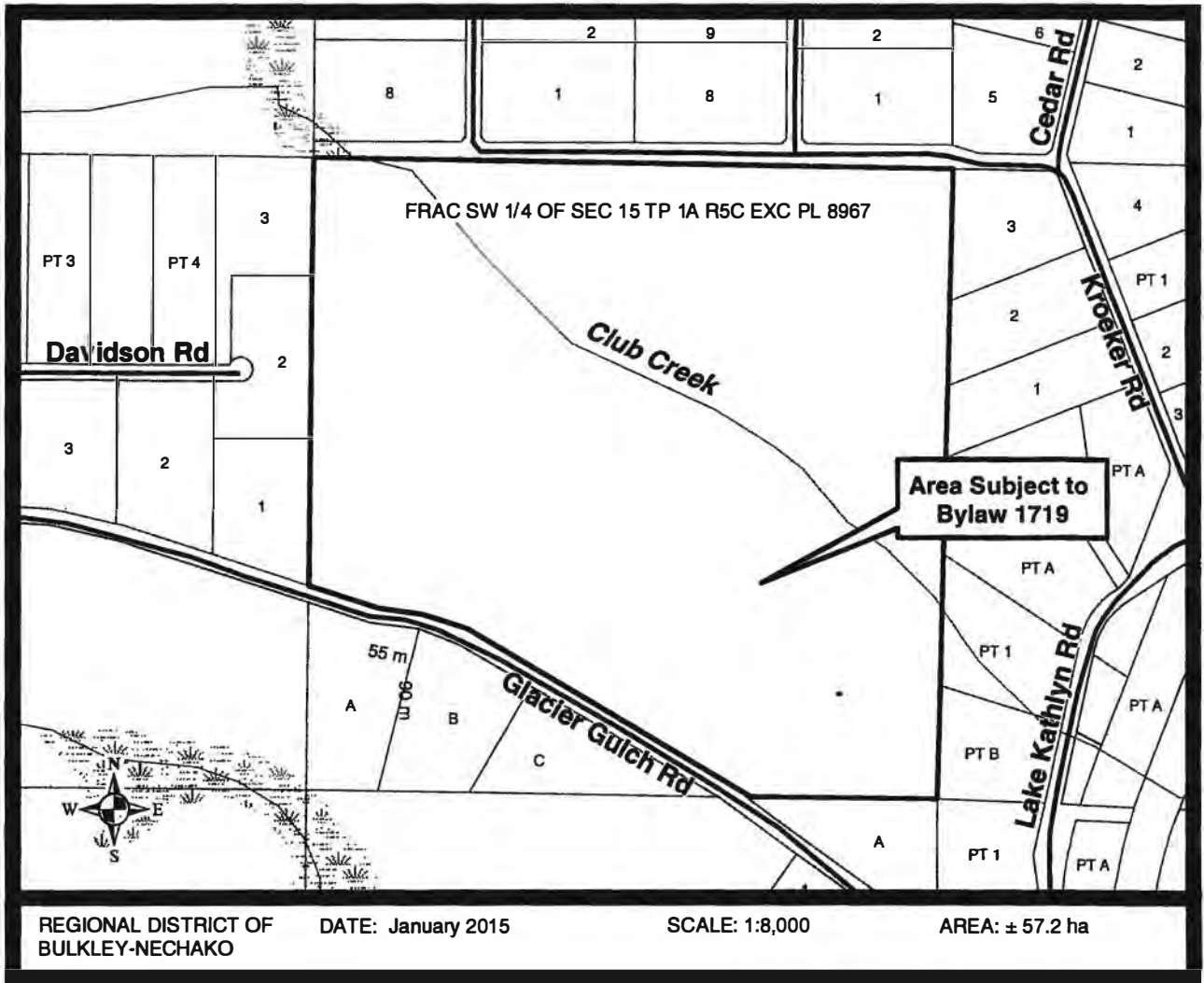
Corporate Administrator

ADOPTED this day of

Chairperson

Corporate Administrator

164



SCHEDULE "A" BYLAW NO. 1719

The fractional SW ¼ of Section 15, Township 1A, Range 5, Coast District except Plan 8967, comprising of ±57.2 ha. Being rezoned from the "Small Holdings (H1)" Zone to the "Community Development and Public Use (P4)" Zone, as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 1719, 2015.

Corporate Administrator

165

1

Bulkley Valley Rod and Gun Club
PO Box 2976
Smithers BC
V0J 2N0

The Regional District of Bulkley Nechako
PO Box 820
Burns Lake, B.C.
V0J 1E0

September 16, 2014

Attn: Jason Llewellyn

Re: attached application for re-zoning of BV Rod and Gun Club Property

Dear Jason

Earlier this year it came to my attention as President of the BV R&GC that the property the club sits on is not appropriately zoned. When the club was originally formed the zoning was appropriate to allow for the use of a shooting range. Over the years zones have changed and there was a "Grandfather" clause applied to the property, which allows the continued use as a shooting range.

While the Grandfather clause does allow us continued use, there are concerns the current zoning designation may have negative consequences in the future. It is for this reason that we are seeking to re-zone so that the use of the property as a shooting range is entrenched.

Currently we house a large clubhouse, a covered firing line for rifle/pistol shooting to a distance of 150 meters and a trap range with two trap "houses" where the clay pigeons are launched from. The range complies with the requirements of the Chief Provincial Firearms Office as a shooting range.

The clubhouse is used for social events and meetings and doubles as an indoor shooting range in the winter.

Plans for the future are limited to the establishment of a 30-meter deep pistol range immediately adjacent to the North side of the clubhouse. This area has been roughed out in the past and there is still some additional fill to be removed. There will be a covered firing line added once the groundwork has been done. That building would be approximately 60 feet by 12 feet.

Any other plans for the range tend to be "event oriented". An example might be where shooter at the trap range is placed in a "non-typical" location to try to hit the clay pigeon as it comes out of the trap house. Similarly, pistol events for IPSC style shooting reconfigure the range to accommodate a number of shooting challenges to the shooter.

In all aspects of Range use, the safety of the event is the organizers prime concern and is taken very seriously.

I trust that you will find the application in order and I will be pleased to address any questions or concerns that you and the Planning Department might have.

Yours truly,

A handwritten signature in black ink, appearing to read "B. C. Atherton". The signature is written in a cursive style with a large, sweeping initial "B".

Brian Atherton
President
Bulkeley Valley Rod and Gun Club



Planning Department Report
Rezoning File No. A-07-14
January 9, 2015

APPLICATION SUMMARY

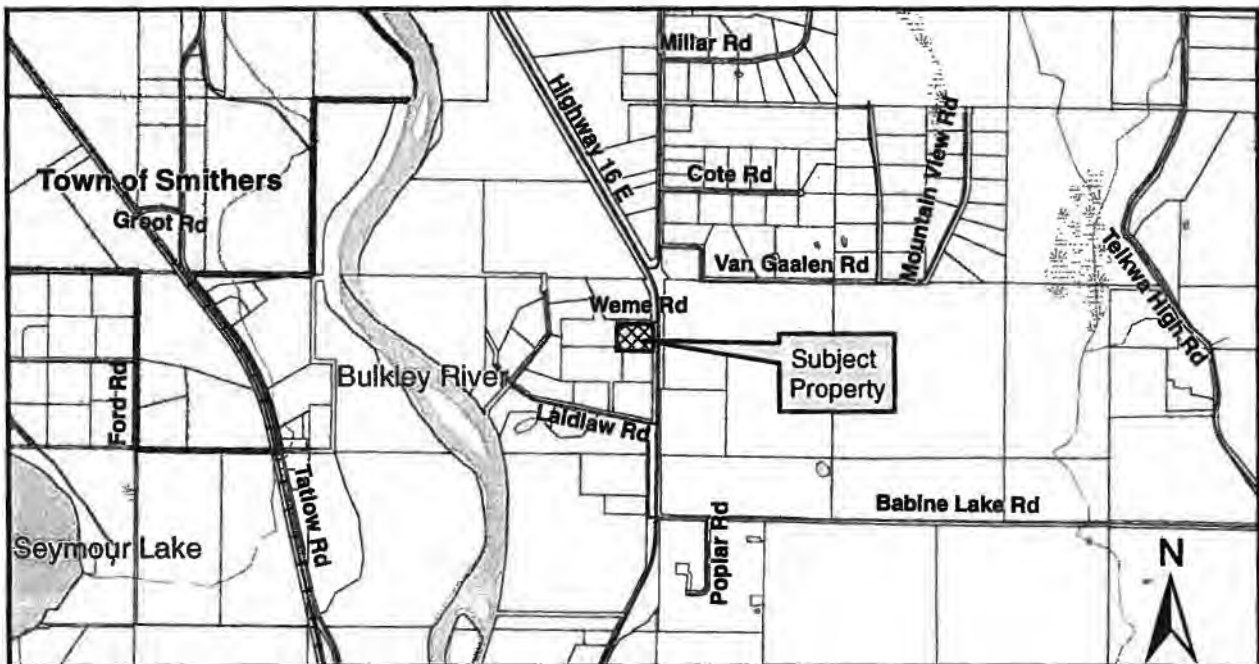
Name of Owner: John Whitfield Dodds

Name of Agent: John Perry, Perry and Company

Electoral Area: A

Subject Property: Lot 2, Section 17, Township 4, Range 5, Coast District, Plan PRP11401. Property is 2.023 ha (5 acres) in size

Location: The subject property is located at 1490 Weme Rd, approximately 2 kilometres southeast of the Town of Smithers.



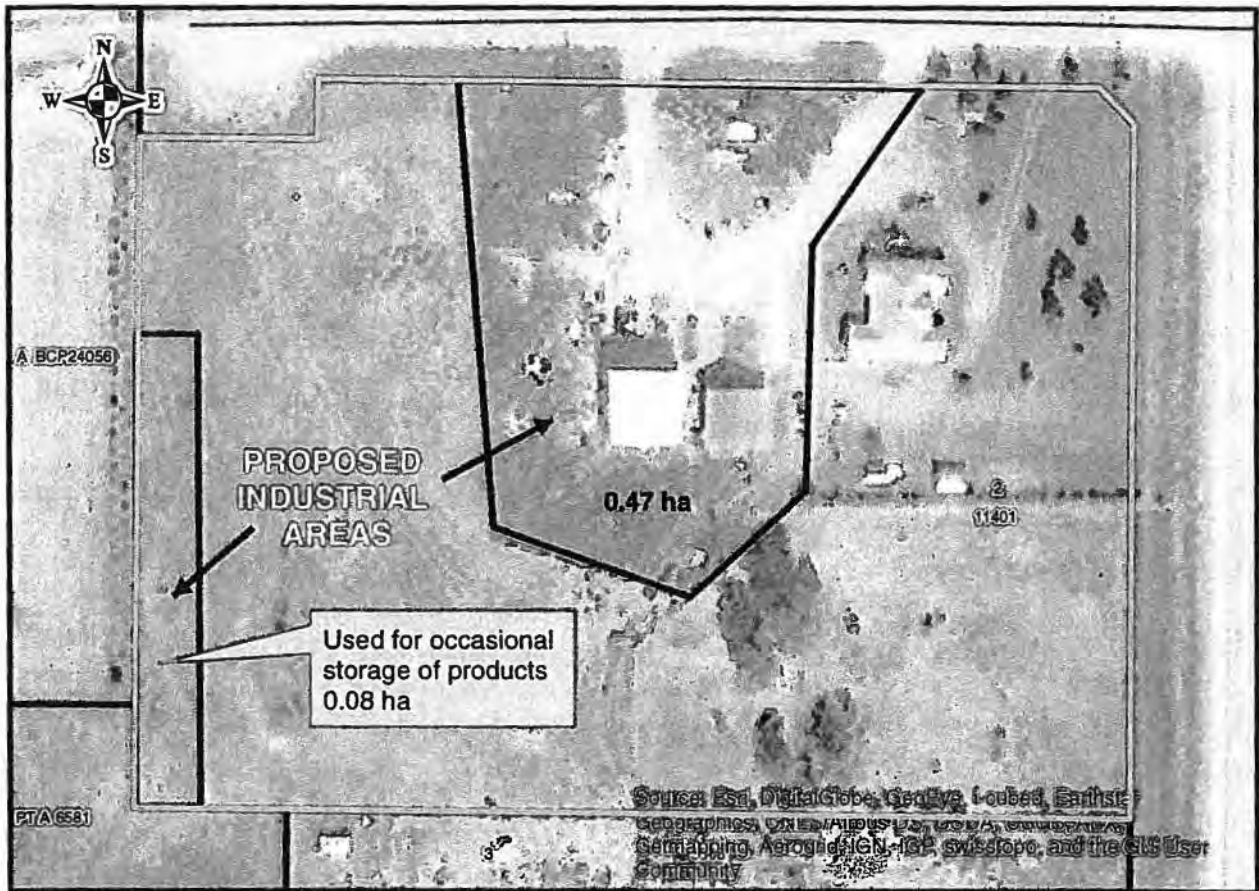
O.C.P. Designation: Agricultural (Ag) in the Smithers Telkwa Rural Official Community Plan 1425, 2007

Zoning: Small Holdings (H1) in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993

Existing Land Use: Residential and industrial

ALR Status: In the ALR. A Non-Farm Use application has been submitted concurrently with this application.

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Aerial of subject property



Proposed Rezoning:

To amend the **Small Holdings (H1) Zone** in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.

The purpose of this application is to legalize the operation of a sheet metal fabrication and assembly business on the subject property. The applicant has operated the business illegally on the property since 2008, and has been the subject of enforcement action. This application was made to avoid the RDBN seeking a Supreme Court Injunction prohibiting the use.

The manufacturing takes place in a large shop on the property. Steel metal is shipped onto the property and finished product is loaded onto a truck, once every two weeks. While waiting for shipping finished products are stored outside. The two areas used for the manufacturing and storage are 0.55 ha in size combined.

The business employs 4 people, who work both on-site and off-site. The owner estimates that 60% of the work is done on-site manufacturing the product and 40% off-site installing the manufactured product.

The property owner operating the business lives in a residence on the property.

169 COMMENTS

Ministry of Transportation and Infrastructure

“Approval not recommended due to reasons outlined below:

Past referrals indicate that an industrial use at this location would not be supported due to the limited sight distance at Weme Rd and Highway 16. This application may be supported if alternate access egress is acquired to Laidlaw Rd for large truck traffic.”

Advisory Planning Commission (It is noted that a quorum was not present at this meeting.)

“Resolution: The APC recommends that ALC application No. 1171 and Rezoning application A-07-14 not be supported)

Comments: The existing use of the land negatively impacts the potential agricultural use of the land, and is not an appropriate use of this property.”

Planning Department

The applicants have also submitted an ALC application to allow the non-farm use.

The subject property is located in a residential subdivision with 5-10-acre parcels. The Planning Department is in agreement with the comments provided by the Area A APC, and is hesitant to support a long term light industrial use in this residential area, which is also in the ALR.

The applicant has indicated that he has no plans to expand his operation and he has no wish to start over in another location. Therefore, staff believes that it may be acceptable to allow the applicant’s manufacturing operation to continue on a temporary basis through the issuance of a temporary use permit (TUP). A temporary use permit can also establish operational conditions and restrictions which could be used to minimize the impact of the use.

A TUP allows the use to continue for up to three years, after which a subsequent request can then be made to have the Board consider renewing the permit for an additional three years.

Staff recommend that rezoning application A-07-14 be denied and that staff be directed to encourage the property owner to apply for a Temporary Use Permit for the proposed use.

Should the Board wish to consider application A-07-14 further the Board should direct staff to prepare the necessary bylaws for the Board’s consideration.

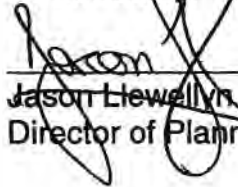
Recommendations

That the Regional District Board:

1. deny Rezoning Application No. A-07-14 (Dodds/Perry);
2. direct staff to encourage the property owner to apply for a Temporary Use Permit for the proposed use; and
3. direct staff to seek a petition for a B.C. Supreme Court injunction to stop the illegal use, which includes a cleanup order to remove all equipment and materials associated with the illegal use, if a complete Temporary Use Permit application is not received by February 27, 2015.

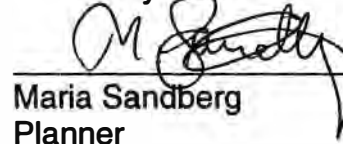
Electoral Area Planning – Participants/Directors/Majority

Reviewed by:



Jason Lewellyn
Director of Planning

Written by:



Maria Sandberg
Planner

171
PERRY & COMPANY

*Barristers & Solicitors
Notaries Public*

* John L. Perry, LL.B.
* Sean E. Rowell, B.A., LL.B.
Matthew J. Mazurek, B.A., LL.B.

* Dale E. Perry, B.A., LL.B.
Erin L. Crocker B.A., LL.B.
L.W. Perry (1921-2010)

P.O. BOX 790, 1081 MAIN STREET, SMITHERS, BC V0J 2N0

TELEPHONE: (250) 847-4341 FAX: (250) 847-5634

September 12, 2014

Regional District of Bulkley Nechako
PO Box 820,
Burns Lake, BC V0J 1E0

Dear Sirs/Mesdames:

**RE: John Whitfield Dodds
1490 Weme Road, Smithers, BC**

Enclosed please find a copy of a letter I have sent to the Agricultural Land Commission along with the original application by the land owner, Mr. Dodds, for non-farm use within the ALR. I am also enclosing two cheques made payable to the Regional District of Bulkley Nechako, one in the amount of \$600.00 to cover the costs of this non-farm use application and the other in the amount of \$700.00 to cover the costs of re-zoning.

On Mr. Dodds behalf, I apologize for past intransigencies in not proceeding further with this application. I am not suggesting that you have been impatient or pressing as far as time is concerned.

There are some personal circumstances that Mr. Dodds has gone through over the past couple of years which explain, in part, some of the reasons for the delay. First of all, one of his sons died in an unfortunate accident when he was in his 30's on January 16th, 2013. Mr. Dodds was dealing with that issue and wrapping up his late son's affairs when his other son, who was actively involved in the conduct of his business, was in a serious car accident in January of 2014 during which he was comatose for several weeks. He has made a slow recovery and is now back on his feet, however, Mr. Dodds had to attend to Vancouver on numerous occasions and was dealing with this issue and his son's convalescence and recovery.

More recently, on September 4th, 2014, Mr. Dodds and his youngest son were involved in a serious car accident when his son fell asleep while driving back from a job in Vanderhoof. The vehicle rolled several times and Mr. Dodds sustained some soft tissue injuries.

Mr. Dodds advises that he currently has several pressing projects to carry on with. Often, he is called on short notice at the request of sawmill operations who are threatened with closure and/or fines unless some remedial action is taken to deal with accumulating wood waste or sawdust. Worksafe BC is getting more diligent inspecting sawmills. Dunkley Forest Products was recently fined and Mr. Dodds had to attend to taking care of their concerns. Canfor in Houston was recently written up by Worksafe BC and Mr. Dodds has a pressing need to take care of their work safety concerns. Skeena Sawmills in Terrace was threatened with temporary closure or suspension of operations and Worksafe BC needs some safety measure undertaken to keep that business going.

When injured on September 4th, 2014, Mr. Dodds was coming back from a job in Vanderhoof where he had to install spark protection materials into the hammer mill.

I think I made the point earlier that Mr. Dodds is one of only three contractors in British Columbia and the only one north of Kelowna who does the type of work that has to be done to make sure that the sawmills and wood processing facilities are compliant with Worksafe BC operations. Due to recent events that the RDBN is no doubt aware of, this is an issue that has to be dealt with in a timely way when concerns are identified at the workplace.

..../2

Mr. Dodds is 62 years old and he is not really in a position to start over again by investing millions of dollars in an alternate facility. Much of his work is done throughout the area and more often than not, his people are working at job sites installing some of the materials that he prefabs in the shop located at his home.

At times, Mr. Dodds has four to five employees and when they are working steadily, each of them make between \$80,000.00 and \$100,000.00 per year. If forced to relocate, Mr. Dodds says he would not do so and he would simply stop operating. He has 40 years experience in the field and is the lead hand and designer of the facilities each mill site requires to process waste materials. It is not a case of him simply turning over the operations to a fellow on the street and allowing things to carry on as normal.

Mr. Dodds would like to have the property re-zoned or perhaps have the existing H1 home occupation designation of the property expanded so that he can have his operations continue to carry on on his property. If some sort of fence or barrier is required to be erected on the border of his property, Mr. Dodds would be prepared to do this.

The shop has three phase power and is equipped for Mr. Dodds needs in terms of hoists and other materials. He could not easily go elsewhere and he says that if he has to, at his age he will just stop working. He would like to keep going but he is not really prepared to relocate his operations.

Please let me know if you require any further information.

I am also enclosing an Authorization Mr. Dodds has signed and his completed and signed application. I did not provide a drawing but have a property search and property profiler. Copies of these documents are enclosed. I could print what is shown on google maps which shows the improvements on the property and its surroundings if required.

Thank you for your consideration.

Yours truly,

PERRY & COMPANY

Per:



John L. Perry

JLP/gc

encls:

cc: Client

173
PERRY & COMPANY

*Barristers & Solicitors
Notaries Public*

* John L. Perry, LL.B.
* Sean E. Rowell, B.A., L.L.B.
Matthew J. Macurek, B.A., LL.B.

* Dale E. Perry, B.A., LL.B.
Erin L. Crocker B.A., LL.B.
L.W. Perry (1921-2010)

P.O. BOX 780, 1081 MAIN STREET, SMITHERS, BC V0J 2N0

TELEPHONE: (250) 847-4341 FAX: (250) 847-5634

October 20, 2014

Regional District of Bulkley Nechako
PO Box 820,
Burns Lake, BC V0J 1E0

ATTENTION: Jason Llewellyn

Dear Sir:

RE: John Whitfield Dodds / 1490 Weme Road, Smithers, BC

I met with Mr. Dodds on October 17th, 2014. He prepared a drawing when he was in the office showing the location of his house, garage and shed, a copy of which we enclose.

We are also enclosing a series of photographs which show the present operation. The only mobile piece of equipment outside is the large zoom boom which is shown in the photographs. It is a large piece of equipment used to load and unload trucks.

There is no real big storage area for reasons which will become apparent later in this letter, but whatever material is stored temporarily is located away from the road and highway on the southwest corner of the property in the bush.

The property has good ingress and egress and large trucks can enter and leave and not turn around. The trucks would use Weme Road to access the shops and back out to through northwest corner of the property going in a circle.

There is no equipment stored on the property except for the zoom boom. The hours of operations are 8:00 am to 4:00 pm, five days per week 98% of the time.

I asked Mr. Dodds if he took 100 days, how many days would be in the shop and how many in the field. He said that it would be 60 shop days and 40 field days. The whole crew goes to the field to install the material and sometimes when the job is large, local workers will be hired in Terrace or Prince George depending on what is needed.

Mr. Dodds has four employees besides himself. One is his son who used to live with him but now resides in an apartment in town. The employees park in the area shown in the photographs when they go to work.

Mr. Dodds explained that the mills usually want to keep going and so in those cases, installations are done on long weekends or on weekends when the mill is shut down anyway. Sometimes workers work around the clock on the job site so that the mill doesn't have to shut down.

Mr. Dodds has no plans for expansion. He is 62 years old.

As far as traffic entering and leaving the property is concerned, Mr. Dodds does not work for the public. He works for sawmills, particle board plants or chipping operations that are industrial and located in the northern part of this province. Mr. Dodds says that a truck will enter his property to drop off steel and to pick up product and deliver it to a mill. There is one truck that enters and leaves the property every two weeks. The truck doesn't spend long on the property and the zoom boom unloads it and it goes away. The other traffic would be the employees coming onto and leaving the property after doing a days work and that would be it.

...../2

Mr. Dodds does not store pipe on his property. He doesn't get paid for pipe or product until it hits the job site and is delivered. He typically gets money up front to start a job before the design stage, another payment when the material is at the job site and the final payment when installation is complete. To leave 500' of pipe lying around would cost him money and he simply doesn't do it. He specifically designs product to be used at a particular sawmill, creates it and transports it there.

The big job that Mr. Dodds is working on currently is bringing the old West Fraser Mill in Terrace up to standard. Worksafe BC has given the sawmill until December of 2014 to complete the upgrade. The system, as it sits, doesn't work, the blower is not strong enough and there are design problem. Mr. Dodds has 35-years experience in this field and is a certified Pneumatic Engineer and has a degree. Essentially, the sawmill in Terrace would call Mr. Dodds, he would go to the site, inspect it and test it. He would re-design and engineer a dust handling system, then he would create it, supply it and install it. Worksafe BC would then certify it and the job would be finished.

Mr. Dodd indicates that in his 35-years experience, he has not had any explosions or major fires at plants where he has worked at and completed installations.

As indicated in previous correspondence, there are two other companies who do this type of work in British Columbia. One is Allied Blower who has 40 to 50 employees and the other is Blowtech Air Devices and it is about the same size. Occasionally, the operators of these companies call Mr. Dodds for input and to discuss jobs.

As I mentioned above, at 62-years of age, Mr. Dodds is not interested in expansion, but he is not in a position to start over again somewhere else either.

When Mr. Dodds bought the property from Mr. Jim Berkery, it was because it had industrial power and Mr. Dodds felt it was okay for him to operate there. Mr. Berkery had a 60 to 60' boat he was building, had scrapers and bulldozers on site and Mr. Dodds did not think that this property would present a problem for his operations. He had previously bought property at the end of Boundary Road but could not get a business licence there and had to re-sell the property at a loss because it was zoned agricultural and he couldn't carry on his business there.

Mr. Dodds said he spends about One Million Dollars in Smithers a year and about \$100,000.00 at Evergreen Industrial Supplies in particular. He has four full-time employees who he tries to keep busy.

The crane shown in the photographs outside one of the buildings moves materials out of shop to the outside, the zoom boom picks it up and puts it on a truck. There are also two cranes in the large building to move finished product out the door. Mr. Dodds built these cranes and they were certified by Worksafe BC. The double bay garage is used for a layout table and the larger structures, the hoppers and like are built in the larger building.

There is not much noise associated with this operation and Mr. Dodds doesn't know what the problem is. When his neighbours had a fire, they lived with him for seven months. He helps another neighbour with the zoom boom whenever asked. No one has ever complained to him directly about his operations but the pictures show what is typically going on.

I do not know what Mr. Dodds needs to have done from your perspective to continue operations. If there is re-zoning, OCP amendments, spot-zoning, or whatever has to be done he is prepared to do it. What he is not prepared to do is relocate or start over again somewhere else. He is prepared to build a fence if that is the problem, but the operation itself is fairly clean inasmuch as there is no noise, little traffic and most of the operations are confined to the two buildings.

At any rate, please go over this letter and let me know if you require any further information. Thank you.

Yours truly,

PERRY & COMPANY

Per:

John L. Perry

JLP/gc

encls:

cc: Client



2575403746100

8

5926

Weme Rd

A BCP24058
2575403750310

2

2575403750200

SEC 17

11401

HOUSE

SHOP GARAGE

Highway 16 E

16

PTA 6581
2575403746200

2575403746030 3

5808

2825

Legend

- Church
- Government
- Community Hub
- Fire Department
- House
- Mobile Home
- Multi-Family Dwelling
- School
- Secondary Suite
- Shed
- Tent
- Utility
- Vacant
- Forest Service Road
- Fence
- Highway
- Major Secondary Road
- Secondary Road
- City Street
- Trail
- Railways
- Golf Course Edge
- Waterway
- Lake
- River
- Wetland
- First Nations Reserve
- Municipal Boundary
- District Area Boundary
- Park

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 The Regional District of Okotoks maintains no liability, either for any errors, omissions, or inaccuracies in the information provided herein or the accuracy of such or for any decisions made, action taken, or actions not taken by the user in reliance upon any maps or information provided herein.
 Please be advised that the data represented here will be maintained on an ongoing basis, and as such, changes frequently.

Scale: 1 cm = 10 m
 User: maria.sandberg
 Date: 22/09/2014
 Time: 11:37:04 AM

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**Planning Department Report
OCP Amendment Bylaw No. 1695
Rezoning Bylaw No. 1696
Adoption, January 15, 2014**

APPLICATION SUMMARY

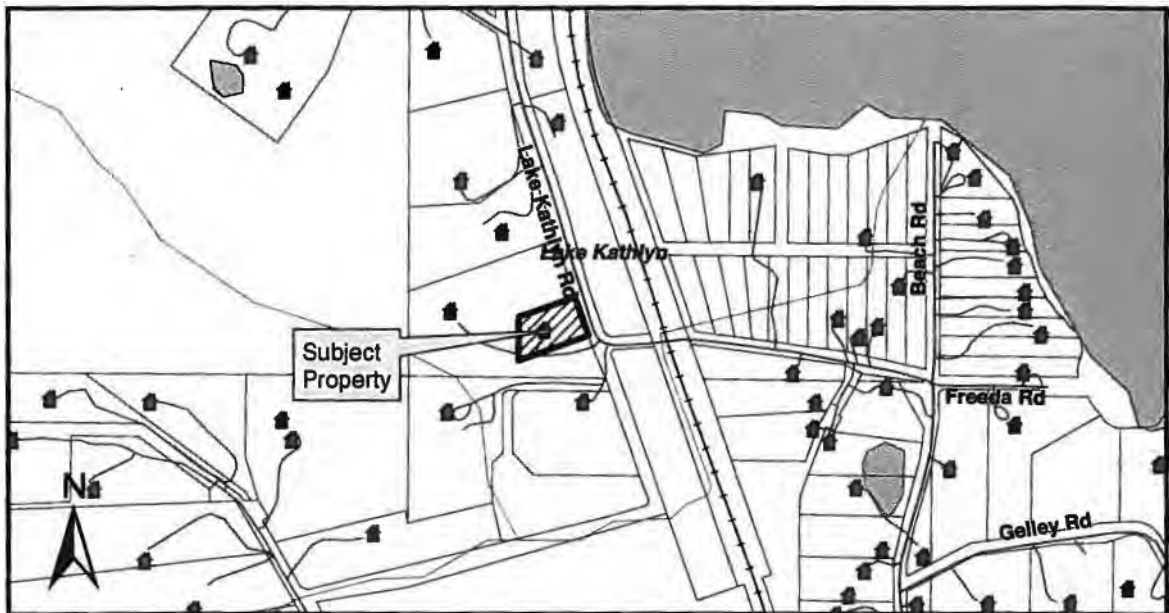
- Name of Owner:** Sheldon Armitage
- Name of Agent:** John Perry
- Electoral Area:** A
- Subject Property:** Lot 1, Section 10, Township 1A, Range 5, Coast District, Plan 5829. The subject property is 0.64 ha (1.59 acres) in size.
- Location:** The subject property is located at 5855 Lake Kathlyn Rd, approximately 1 km west of the Town of Smithers Airport
- O.C.P. Designation:** Industrial (I) in the Smithers Telkwa Rural Official Community Plan Bylaw No. 1425, 2007
- Zoning:** Heavy Industrial (M2) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 with a covenant on title restricting land use to a residential complex and a timber processing facility
- Existing Land Use:** The property currently contains a residential dwelling, a commercial storage compound, and an industrial building with offices. All of these uses, except for one dwelling, are occurring contrary to the existing M2 zoning, and covenant on title. The older dwelling on the property may be legal despite being non-conforming to zoning.
- ALR Status:** Not in the ALR
- Proposed OCP Amendment and Rezoning:**
- Smithers Telkwa Rural Official Community Plan Bylaw No. 1425, 2007
- Designation change from **Industrial (I)** to **Rural Residential (RR)**.
- “Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
- Rezoning from the **Heavy Industrial (M2)** Zone to the **Small Holdings (H1)** Zone.

- Amending the home occupation regulations to allow an expanded home occupation for this property only.

The current proposal is intended to allow the existing residential use of the property to conform to zoning and to allow an expanded home occupation to occupy the accessory buildings present on the property.

The property owner has also requested removal of the covenant restricting the use of the property, which was registered on title at the time of rezoning to the M2 zone.

Location Map



COMMENTS

Planning Department:

At its September 18th, 2014 meeting the Board of the Regional District of Bulkley Nechako gave third reading to "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 1695, 2014", and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1696, 2014".

The Board also directed:

- That should Bylaws 1695 and 1696 be supported at 3rd Reading, final reading not be considered until:
 - a. the covenant is registered on title, and
 - b. the Building Code issues are resolved.

- That the Chair of the Regional District Board be authorized to approve the removal of the Covenant registered on title as charge no. TE026165 should Bylaws No. 1695 and 1696 be adopted.
- That the Regional District of Bulkley-Nechako Bylaw Enforcement Officer visit the site and inspect the dwelling in 12 months' time to determine proper adherence to the Zoning Bylaw.

A Section 57 notice has been registered on title informing future purchasers of the non-compliance and potential building issues.

The Section 219 covenant (that restricts the future installation of a kitchen, toilet, and bath or shower facilities in the building) has been submitted to the Land Title Office for registration. Staff will confirm that the registration is complete prior to the Board meeting. Bylaws 1695 and 1696 are now forwarded to the Board for consideration of adoption.

Once the bylaws have been adopted, the Chair of the Regional District Board can sign the documents necessary for the removal of Covenant No. TE026165 from the title, as authorized by the Board.

Recommendation

That "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 1695, 2014" and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1696, 2014" be adopted.

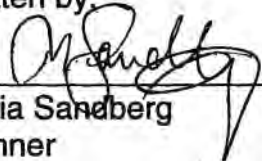
Electoral Area Planning – Participants Present/Majority

Reviewed by:



Jason Llewellyn
Director of Planning

Written by:



Maria Sandberg
Planner



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REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO.1695

A Bylaw to Amend "Smithers Telkwa Rural Official Community Plan Bylaw No. 1425, 2007"

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

That "Smithers Telkwa Rural Official Community Plan Bylaw No. 1425, 2007" be amended such that the designation of the following land is changed from Industrial (I) to Rural Residential (RR).

Lot 1, Section 10, Township 1A, Range 5, Coast District, Plan 5829, as shown on Schedule "A", which is incorporated into and forms part of this bylaw.

This bylaw may be cited as the "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 1695, 2014".

READ A FIRST TIME this 17th day of April, 2014

READ A SECOND TIME this 17th day of April, 2014

PUBLIC HEARING HELD this 8th day of May, 2014

READ A THIRD TIME this 18th day of September, 2014

I hereby certify that the foregoing is a true and correct copy of "Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 1695, 2014".

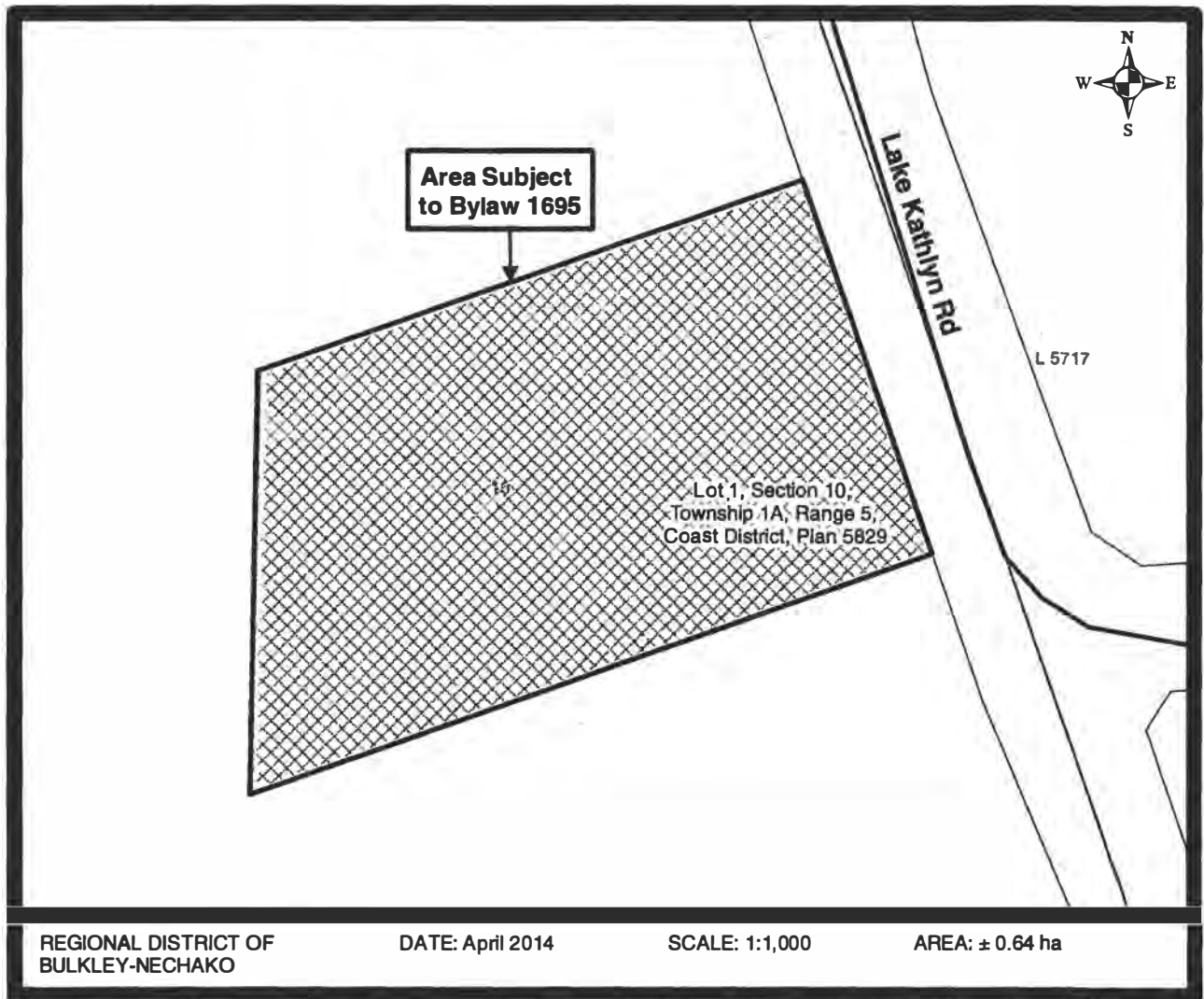
DATED AT BURNS LAKE this day of

Corporate Administrator

ADOPTED this day of

Chairperson

Corporate Administrator



SCHEDULE "A" BYLAW NO. 1695

Lot 1, Section 10, Township 1A, Range 5, Coast District, Plan 5829, comprising of ±0.64 ha (±1.59 acres).

Designation being changed from Industrial (I) to Rural Residential (RR).

I hereby certify that this is Schedule "A" of Bylaw No. 1695, 2014.

Corporate Administrator



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REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 1696

A Bylaw to Amend "Regional District of
Bulkley-Nechako Zoning Bylaw No. 700, 1993"

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

1. That "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993" be amended such that the following text is added to section 4.03 Home Occupations as section 4.03 (vi):

"notwithstanding subclause 4.03(iii) the floor area of the accessory buildings which are devoted to a home occupation on the land described as Lot 1, Section 10, Township 1A, Range 5, Coast District, Plan 5829 shall not exceed 453 square metres;"

2. That "Regional District of Bulkley-Nechako Bylaw No. 700, 1993" be amended such that the following land is rezoned from the "Heavy Industrial (M2)" Zone to the "Small Holdings (H1)" Zone.

Lot 1, Section 10, Township 1A, Range 5, Coast District, Plan 5829", shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as the "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1696, 2014".

READ A FIRST TIME this 17th day of April, 2014

READ A SECOND TIME this 17th day of April, 2014

PUBLIC HEARING HELD this 8th day of May, 2014

READ A THIRD TIME this 18th day of September, 2014

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1696, 2014"

DATED AT BURNS LAKE this day of

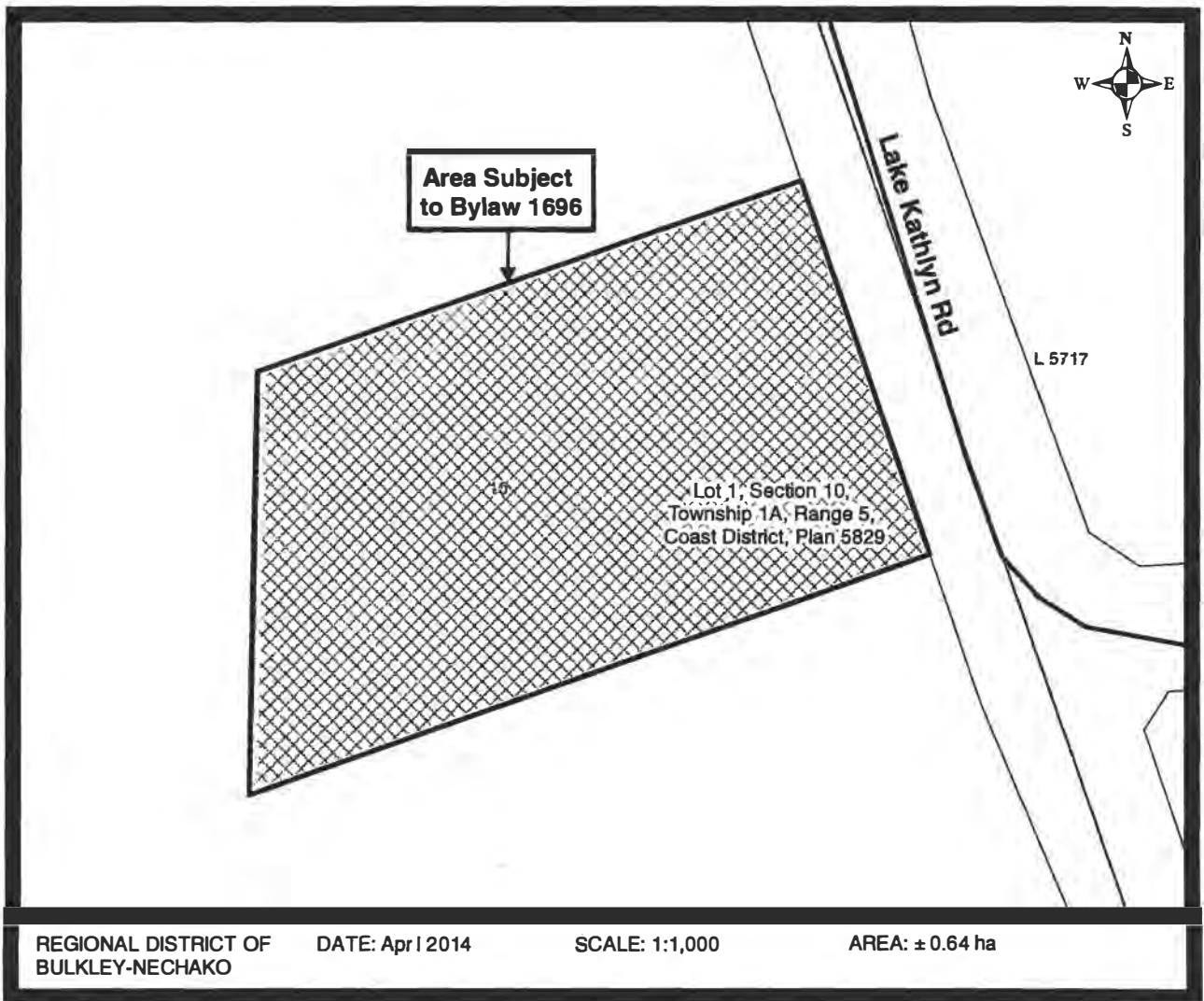
Corporate Administrator

ADOPTED this day of

Chairperson

Corporate Administrator

183



SCHEDULE "A" BYLAW NO. 1696

Lot 1, Section 10, Township 1A, Range 5, Coast District, Plan 5829, comprising of ±0.64 ha (± 1.59 acres).

Being rezoned from "Heavy Industrial (M2)" to "Small Holdings (H1)" as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 1696, 2014.

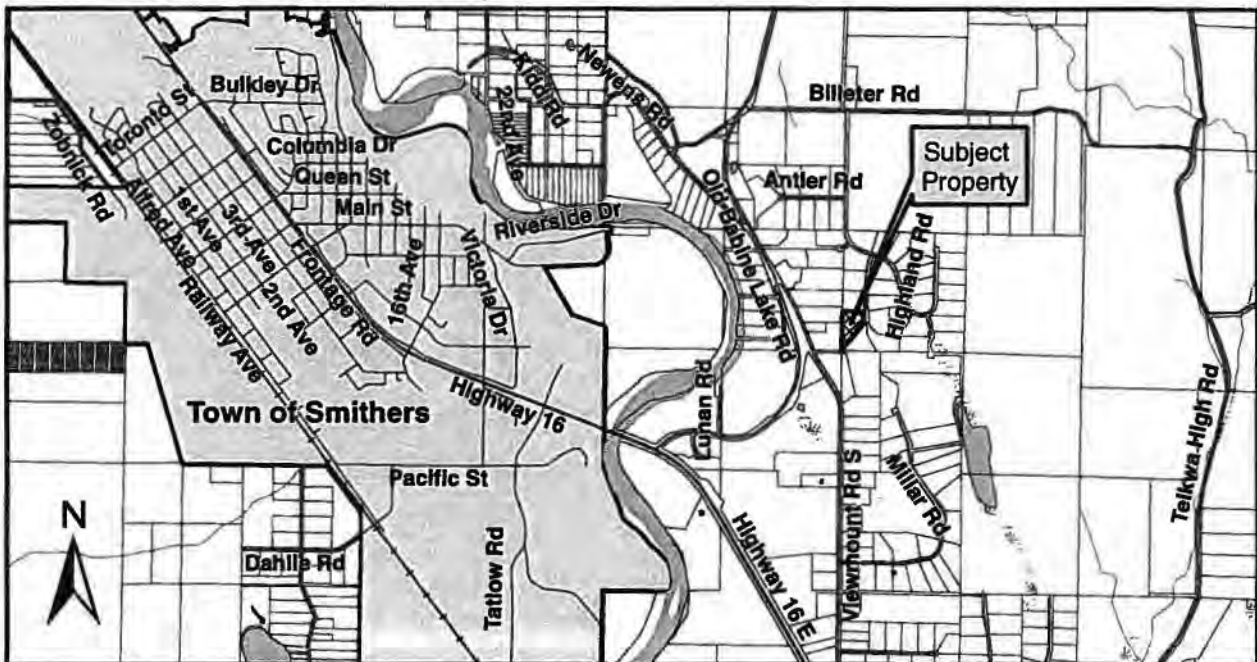
Corporate Administrator



Planning Department Report
Rezoning Bylaw No. 1711
File No. A-05-14, Adoption
January 19, 2015

APPLICATION SUMMARY

- Name of Applicants:** Richard Joseph and Sheila Smith
- Electoral Area:** A
- Subject Property:** Lot 27, Section 28, Township 4, Range 5, Coast District, Plan 10551. The subject property is approximately 2.4 ha
- Location:** The subject property is located at 1207 Lowland Rd, approximately 2 km east of the Town of Smithers.



- O.C.P. Designation:** Rural Residential (RR) in the Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014
- Zoning:** Small Holdings (H1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
- Existing Land Use:** Residential
- ALR Status:** The subject property is not located in the ALR.

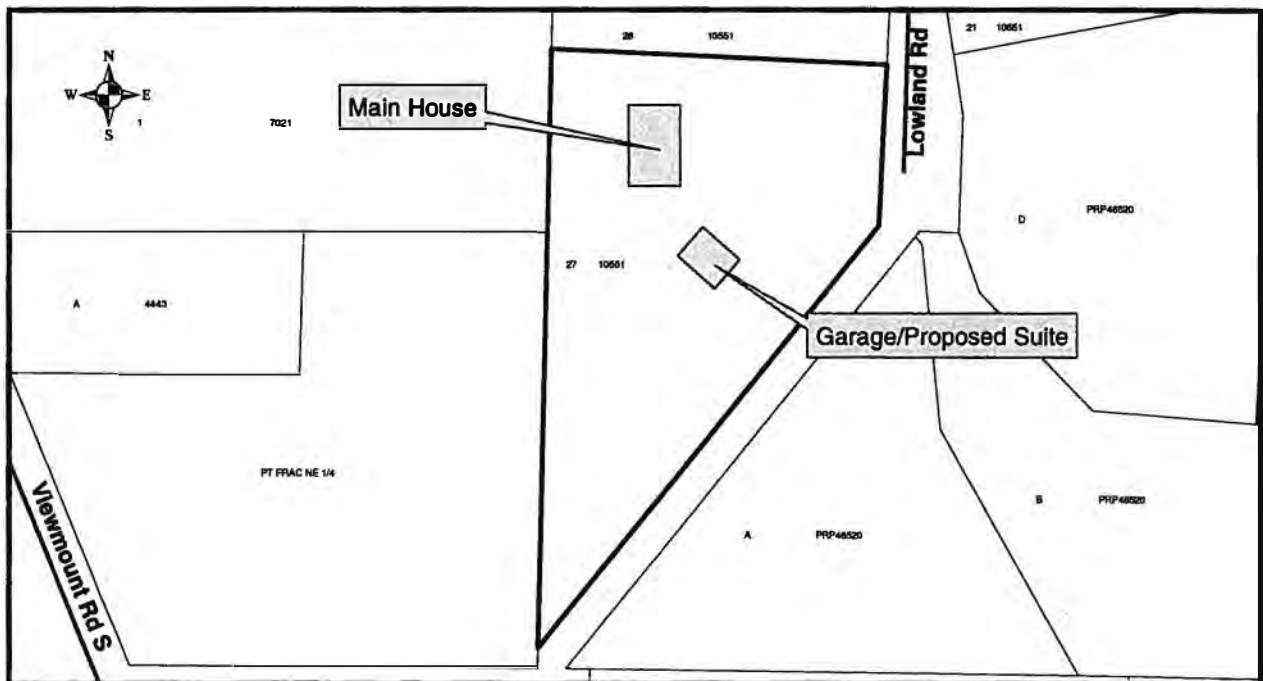
Proposed Rezoning:

To amend Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 from Small Holdings (H1) to Small Holdings (Additional Dwelling) (H1 A) to accommodate a proposed second dwelling on the subject property.

The 2.4 ha. property contains a 242 m. sq. dwelling and a 273 m. sq. detached garage. The applicant wishes to build a second dwelling on the second storey of the garage for rental purposes. The proposed construction of the second dwelling does not conform to the current zoning of the subject property. Section 12.03 (1) of the Regional District of Bulkley-Nechako states that:

(1) Not more than one single family dwelling or one two family dwelling shall be located on a parcel which is less than 4 hectares (9.88 acres) in area in the Small Holdings Zone.

Therefore, the applicant has applied to rezone the subject property to the H1A zone in order to allow for the additional dwelling.

Site Plan**COMMENTS****Ministry of Transportation and Infrastructure;**

"No objections. It is recommended that ample parking be made on the subject property to prevent parking on Lowland Rd, as this could affect summer and winter maintenance (snow plowing)."

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Northern Health (updated December 2014):

“Approval is recommended:

The assessment conducted by JG (Hans) Duerichen , PEng, as documented in the letter dated November 27, 2014, satisfies condition #2 of my response to the RDBN on September 3, 2014. Please inform home owner that when significant changes to the sewerage system are planned or made, an Amendment to the Sewerage Filing must be submitted to the health authority. The owner may contact our office at any time for more information.

As a reminder to the applicant:

DRINKING WATER: if applicable, pursuant to the *Drinking Water Protection Act* (SBC 2001 c.9) and *Regulation* (BC Reg 200/2003), the owner/operator of a water supply system must obtain an operating permit and comply with regulatory requirements. A water supply system is a domestic water system (i.e. used for drinking water and other domestic purposes) that serves more than one single-family residence.”

Advisory Planning Commission:

“The APC recommends approval of rezoning application A-05-14.

- The 2.4 ha size of the land is important, avoids setting precedent for 5-acre lots.
- “No subdivision covenant” is encouraged.”

Planning Department:

The subject property is designated Rural Residential (RR) in the Smithers Telkwa Rural Official Community Plan. This designation is intended to provide opportunities for people to live in a rural setting while protecting and preserving the rural character of the area.

This application is not expected to significantly increase the density in the surrounding area so as to compromise its rural character. Staff are not concerned that support for this rezoning will set a negative precedence that would encourage inappropriate rezoning applications in the surrounding area.

The Public Hearing for Bylaw No. 1711 occurred on October 8, 2014, and was received by the Board at its October 23rd, 2014 meeting.

At its October 23, 2014 meeting the Board of the Regional District of Bulkley-Nechako approved third reading of Bylaw No. 1711. The Board also directed that final reading not be considered until:

- a covenant that prohibits subdivision of the subject property into parcels smaller than 2.4 ha is registered on title; and
- the applicant provides written confirmation from a Registered On-Site Wastewater Practitioner or a qualified Professional that the existing sewerage system can sustain two primary dwellings in accordance with the requirements of the B.C Sewerage System Regulation.

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The applicant has fulfilled both conditions to the satisfaction of staff. Bylaw No. 1711 is forwarded to the Board for consideration of adoption.

Recommendation

That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1711, 2014" be adopted.

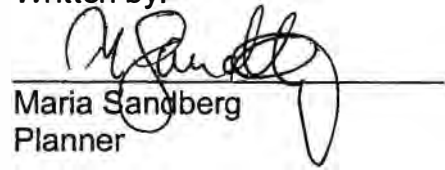
Electoral Area Planning – Participants/Directors/Majority

Reviewed by:



Jason Lewellyn
Director of Planning

Written by:



Maria Sandberg
Planner



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REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 1711

A Bylaw to Amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993"

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

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993" be amended such that the following land is rezoned from the "Small Holdings (H1)" Zone to the "Small Holdings (Additional Dwelling) (H1A)" Zone.

Lot 27, Section 28, Township 4, Range 5, Coast District, Plan 10551, shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as the "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1711, 2014".

READ A FIRST TIME this 18th day of September, 2014

READ A SECOND TIME 18th day of September, 2014

PUBLIC HEARING HELD this 8th day of October, 2014

READ A THIRD TIME this 23rd day of October, 2014

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1711, 2014"

DATED AT BURNS LAKE this day of

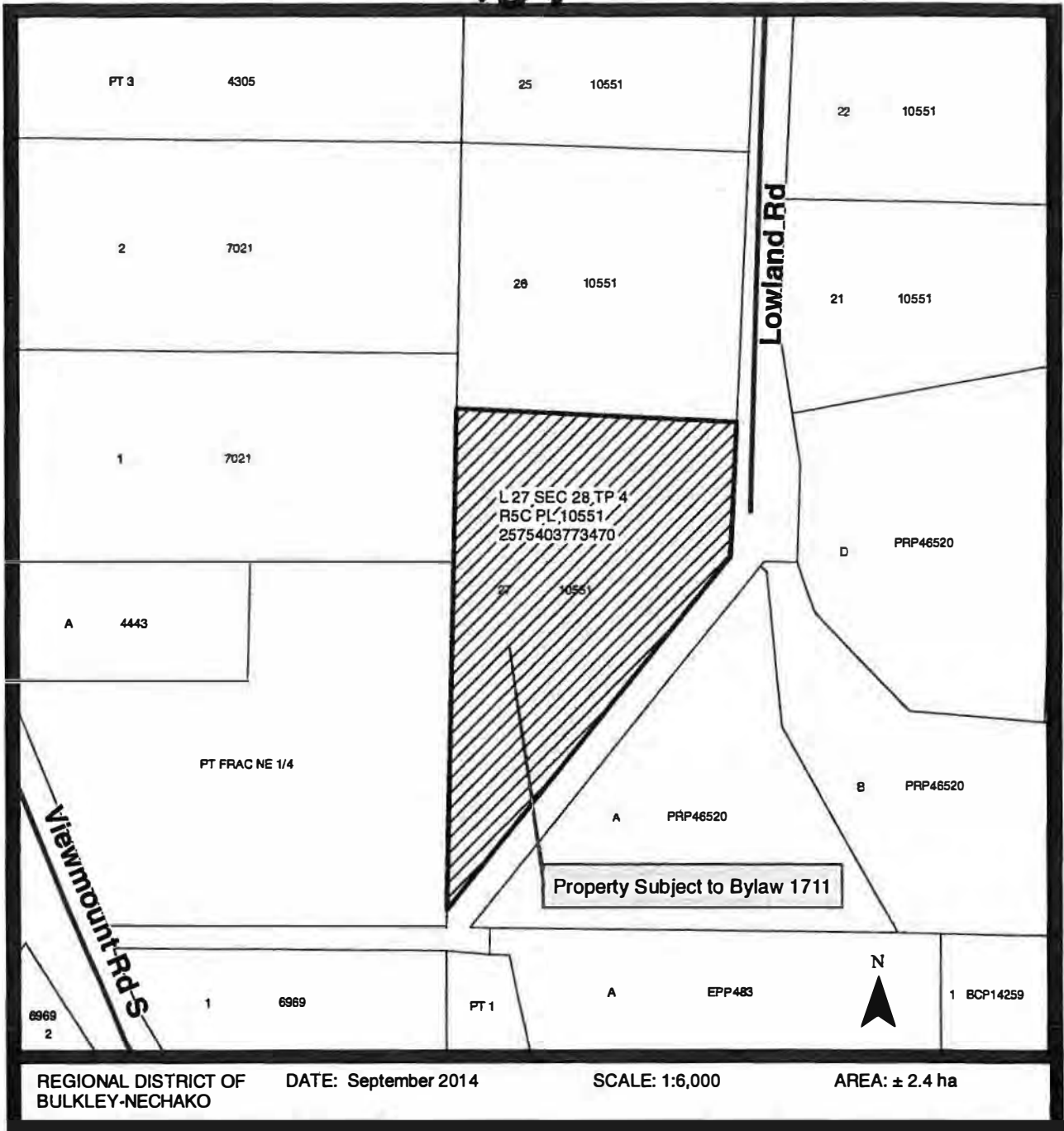
Corporate Administrator

ADOPTED this day of

Chairperson

Corporate Administrator

189



REGIONAL DISTRICT OF BULKLEY-NECHAKO

DATE: September 2014

SCALE: 1:6,000

AREA: ± 2.4 ha

SCHEDULE "A" BYLAW NO. 1711

Lot 27, Section 28, Township 4, Range 5, Coast District, Plan 10551, comprising of ±2.4 ha. Being rezoned from the "Small Holdings (H1)" Zone to the "Small Holdings (Additional Dwelling) (H1A)" Zone, as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 1711, 2014.

Corporate Administrator



**Planning Department Report
OCP Amendment Bylaw No. 1685
Rezoning Bylaw No. 1686
Adoption, January 16, 2015**

APPLICATION SUMMARY

Name of Owner: West Fraser Mills Ltd.

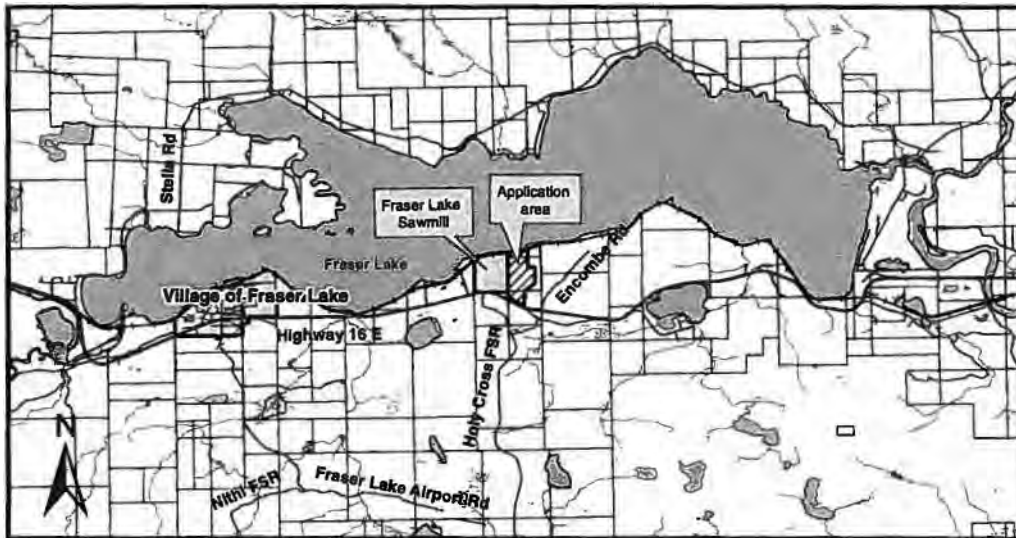
Name of Agent Matt Sear

Electoral Area: D

Subject Properties:

- District Lot 2009, Range 5, Coast District Except Plan 12285;
- W1/2 of District Lot 2032, Range 5, Coast District; and
- District Lot 2008, Range 5 Coast District.

Location map



Location: The subject properties are located on the south shore of Fraser Lake, adjacent to the West Fraser Sawmill site, approximately 5.5 kilometres east of the Village of Fraser Lake town-site.

O.C.P. Designation: Agricultural (AG) - District Lot 2008 and 2009
Resource (RE) – District Lot 2032

Zoning: Agricultural (Ag1) - District Lot 2008 and 2009
Rural Resource (RR1) – District Lot 2032

Existing Land Use: Log storage, water treatment system, forestry equipment storage and snow dump area, forest.

Proposal:

To amend Endako, Fraser Lake, Fort Fraser Rural Official Community Plan Bylaw No. 1487, 2008 from **Agricultural (A) and Resource (RE)** to **Industrial (I)** for the application area.

To amend Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993 from **Agricultural (Ag1) and Rural Resource (RR1)** to **Heavy Industrial (M2)** for the application area.

The applicants wish to rezone the property to allow the following uses:

- a log and hog fuel storage yard
- a storage area for forestry equipment (such as culverts and bridges)
- a landfill for wood waste ash (approximately 5 ha in size)
- grinding wood into hog fuel.

**ALR Status:**

District Lot 2008 and 2009 have received conditional approval for exclusion from the ALR. The exclusion approval was subject to:

1. *The construction and maintenance of a fence along the eastern boundary of Parcels 3 and 4 for the purpose of preventing trespass;*
2. *The registration of a covenant on the Certificates of Title for Parcels 3 and 4, in favour of the Commission for the purpose of retaining a 15 metre wide vegetative buffer along the eastern boundary of Parcels 3 and 4 for the purpose of buffering industrial activities from adjacent agricultural parcels; and;*
3. *The consolidation of Parcels 1 and 2 into a single parcel by survey.*

All three conditions have been fulfilled to the satisfaction of the ALC. West Fraser has submitted a Letter of Undertaking to construct and maintain the fence on or before December 31, 2015. The ALC has agreed the covenant offered to the RDBN will satisfy thri covenant requirement. The consolidation of parcels 1 and 2 has occurred.

PLANNING DEPARTMENT COMMENTS

At the Regional District of Bulkley-Nechako April 17, 2014 Board meeting third reading was given to "Endako, Fraser Lake, Fort Fraser Rural Official Community Plan Amendment Bylaw No. 1685, 2013", and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1686, 2013".

The Regional District Board also directed that final reading not be considered until the lands proposed to be rezoned have a covenant registered on title, to the satisfaction of staff, that does the following.

- a. *Restricts the use of the subject properties to log storage, wood fiber storage, and or finished product storage, equipment storage, grinding of wood fibre, a water treatment facility, a snow storage area, and an Industrial Non-Hazardous Waste Landfill.*
- b. *Restricts the disturbance of the treed area along the northern, eastern, and highway border of the property, and along the highway frontage, as shown on the site plan, except for a proposed future power-line right of way from the highway.*
- c. *Include hours of operation for the grinder from 7 am to 8 pm.*

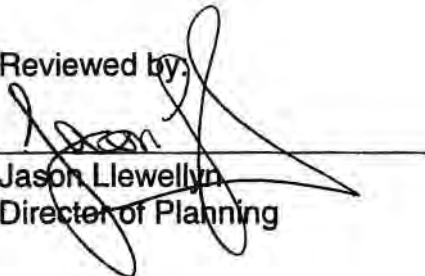
The applicant has registered the covenant on title to the satisfaction of staff. Bylaw No. 1686 has been signed by the Ministry of Transportation and Infrastructure. Therefore, Bylaws No 1685 and 1686 are forwarded to the Board for consideration of adoption.

Recommendation


That "Endako, Fraser Lake, Fort Fraser Rural Official Community Plan Amendment Bylaw No. 1685, 2013", and "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1686, 2013" be adopted.

Electoral Area Planning – Participants Present/Majority

Reviewed by:


 Jason Llewellyn
 Director of Planning

Written by:


 Maria Sandberg
 Planner



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**REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO.1685**

A Bylaw to Amend "Endako, Fraser Lake, Fort Fraser Rural Official
Community Plan Bylaw No. 1487, 2008"

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

That "Endako, Fraser Lake, Fort Fraser Rural Official Community Plan Bylaw No. 1487,
2008" be amended such that the designation of the following lands is changed from
Agricultural (A) and Resource (RE) to Industrial (I).

Parts of District Lot 2009, Range 5, Coast District Except Plan 12285; W1/2 of
District Lot 2032, Range 5, Coast District; and District Lot 2008, Range 5 Coast
District, as shown on Schedule "A", which is incorporated into and forms part of
this bylaw.

This bylaw may be cited as the "Endako, Fraser Lake, Fort Fraser Rural Official
Community Plan Amendment Bylaw No. 1685, 2013".

READ A FIRST TIME this 20th day of February, 2014

READ A SECOND TIME this 20th day of February, 2014

PUBLIC HEARING HELD this 2nd day of April, 2014

READ A THIRD TIME this 17th day of April, 2014

I hereby certify that the foregoing is a true and correct copy of "Endako, Fraser Lake,
Fort Fraser Rural Official Community Plan Amendment Bylaw No. 1685, 2013".

DATED AT BURNS LAKE this 1st day of May, 2014

Gail Chapman
Corporate Administrator

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL
DEVELOPMENT

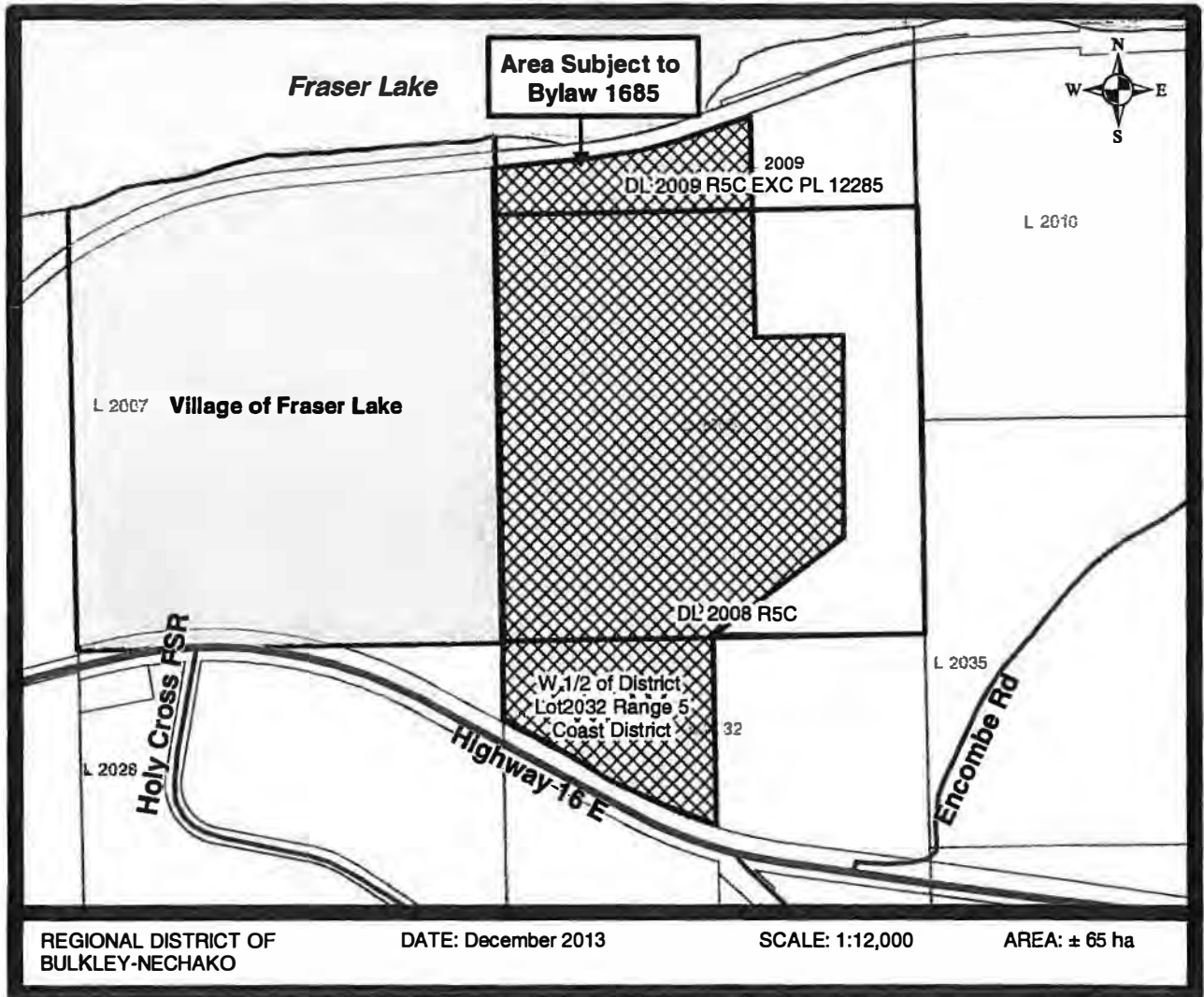
this day of

ADOPTED this day of

Chairperson

Corporate Administrator

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SCHEDULE "A" BYLAW NO. 1685

Parts of District Lot 2009, Range 5, Coast District Except Plan 12285; W1/2 of District Lot 2032, Range 5, Coast District; and District Lot 2008, Range 5 Coast District, comprising of ±65 ha (160.6 acres).

Designation being changed from Agricultural (A) and Resource (RE) to Industrial (I).

I hereby certify that this is Schedule "A" of Bylaw No. 1685, 2013.

Gail Chapman
Corporate Administrator



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REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO.1686

A Bylaw to Amend "Regional District of
Bulkley-Nechako Zoning Bylaw No. 700, 1993"

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

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993" be amended such that the zoning of the following lands is changed from Agricultural (Ag1) and Rural Resource (RR1) to Heavy Industrial (M2).

Parts of District Lot 2009, Range 5, Coast District Except Plan 12285; W1/2 of District Lot 2032, Range 5, Coast District; and District Lot 2008, Range 5 Coast District, as shown on Schedule "A", which is incorporated into and forms part of this bylaw.

This bylaw may be cited as the "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1686, 2013".

READ A FIRST TIME this 20th day of February, 2014

READ A SECOND TIME this 20th day of February, 2014

PUBLIC HEARING HELD this 2nd day of April, 2014

READ A THIRD TIME this 17th day of April, 2014

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1686, 2013".

DATED AT BURNS LAKE this 1st day of May, 2014


Corporate Administrator

APPROVED UNDER SECTION 52(3)(a) OF THE *TRANSPORTATION ACT*
this 20th day of November, 2014


Ministry of Transportation and Infrastructure

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL
DEVELOPMENT

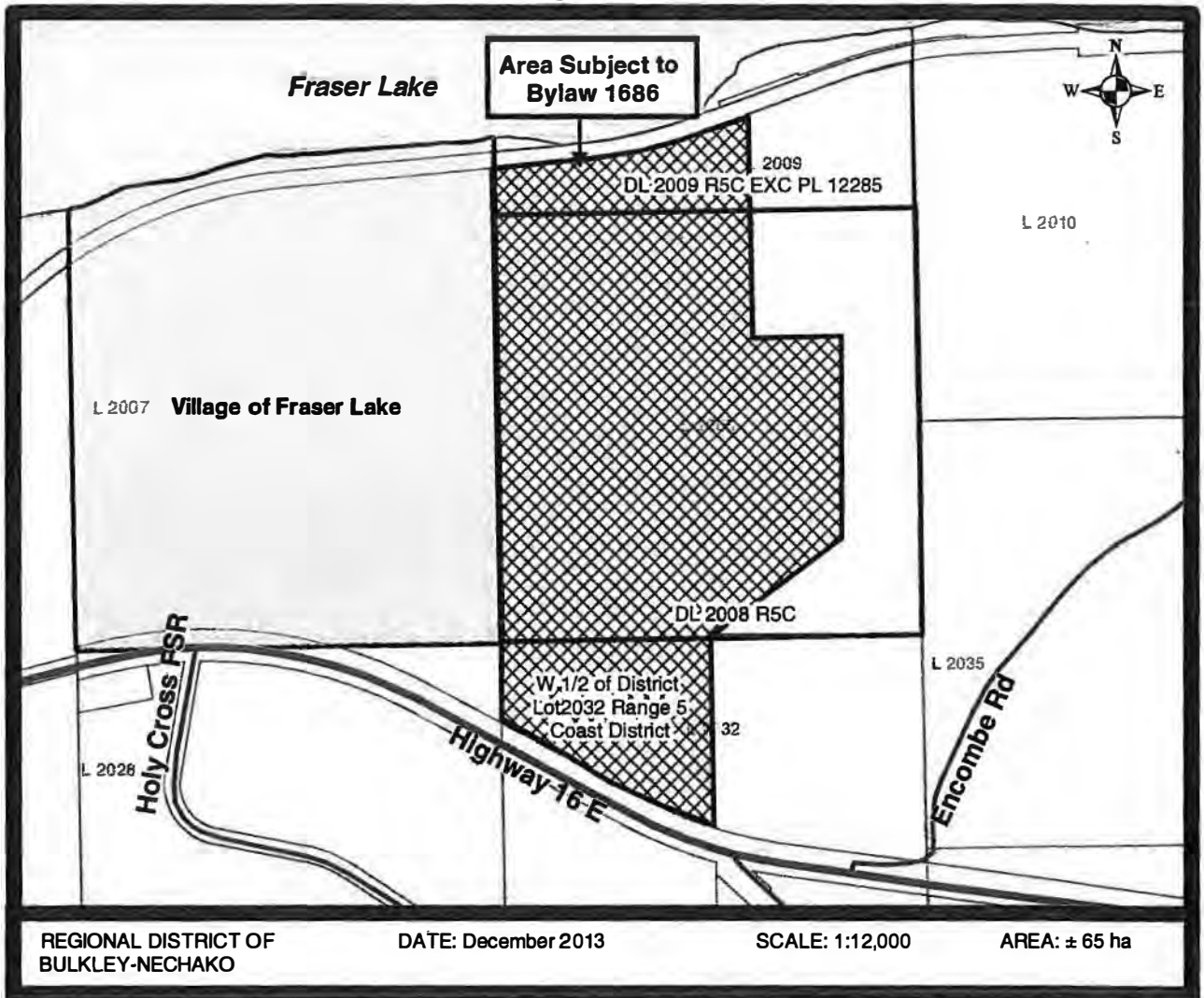
this day of

ADOPTED this day of

Chairperson

Corporate Administrator

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SCHEDULE "A" BYLAW NO. 1686

Parts of District Lot 2009, Range 5, Coast District Except Plan 12285; W1/2 of District Lot 2032, Range 5, Coast District; and District Lot 2008, Range 5 Coast District, comprising of ±65 ha (160.6 acres).

Being rezoned from Agricultural (Ag1) and Rural Resource (RR1) to Heavy Industrial (M2), as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 1686, 2013.

Hail Chapman
Corporate Administrator



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REGIONAL DISTRICT
OF BULKLEY & NECHAKO

Planning Department YEAR-END REPORT FOR 2014

Regional District of Bulkley-Nechako PLANNING DEPARTMENT

37 – 3RD AVENUE
P.O. Box 820
BURNS LAKE, BRITISH COLUMBIA
V0J 1E0

PHONE	(250) 692-3195
TOLL-FREE	(800) 320-3339
FAX	(250) 692-1220
EMAIL:	inquiries@rdbn.bc.ca

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WITHIN OUR REGION”



REGIONAL DISTRICT OF BULKLEY-NECHAKO

PLANNING DEPARTMENT

YEAR END REPORT FOR 2014

This report provides an overview of the responsibilities of the Planning Department, the work undertaken by the Planning Department in 2014, and the statistics summarizing the applications and referrals processed by the Planning Department in 2014.

1.0 PLANNING DEPARTMENT OVERVIEW

The Planning Department's responsibilities include a range of interconnected activities that can be divided into the following categories.

- Long Range Planning
- Current Planning
- Geographic Information Systems
- Building Inspection
- Special Projects
- Bylaw Enforcement

1.1 Long Range Planning includes the preparation, review, and administration of the Regional District's seven Official Community Plans (OCPs). It also includes the development of planning studies, policy development, and participation in the review of Provincial planning initiatives.



1.2 Current Planning involves the administration of the following land use and development related bylaws.

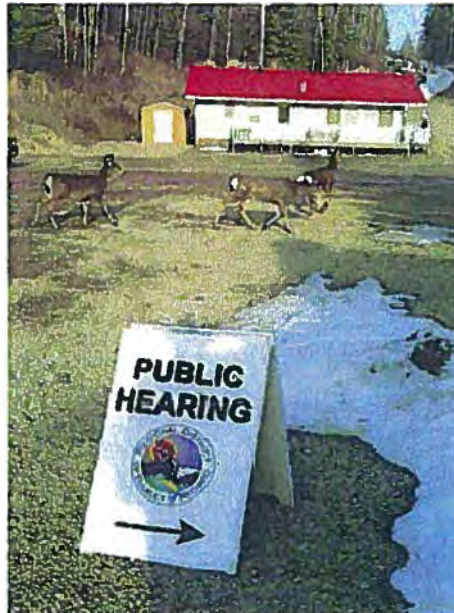
- RDBN Zoning Bylaw No. 700, 1993
- RDBN Floodplain Management Bylaw No. 1300, 2004
- RDBN Manufactured Home Park Bylaw No. 740, 1993
- RDBN Development Procedures Bylaw No. 1422, 2007
- RDBN Board of Variance Bylaw No. 1623, 2012
- RDBN Advisory Planning Commission Bylaw No. 1501, 2009
- RDBN Unsightly Premises Bylaw No. 1649, 2012

This work includes processing, evaluating and developing recommendations to the Regional District Board regarding the following land use and development applications:

- OCP amendments and rezoning applications
- development variance permit applications
- temporary use permit applications
- ALR exclusion, inclusion, subdivisions and non-farm use applications
- liquor license applications
- special event permit applications

Current Planning also involves advising the Regional District Board and the Rural Directors Committee regarding the RDBN response to Crown Land referrals; Recreation Sites and Trails referrals; Ministry of Energy, Mines, and Petroleum Resources referrals; and ALR referrals.

Current Planning also involves responding to public inquiries on planning and other related issues.



- 1.3** The **GIS** function involves the digital storage, management, and mapping of spatial and other data, and management of house numbering. This activity provides vital support to all Regional District departments. Residents also rely on this service to obtain house numbering, maps, information on regulations, and other information regarding their property and community. A recent addition to the responsibility of the GIS function is the maintenance of the RDBN's web based mapping program.
- 1.4** The **Building Inspection** function involves implementation and enforcement of "RDBN Building Bylaw No. 1634, 2012" and "RDBN Floodplain Management Bylaw No. 1300, 2004" in the rural area, through the building permit and inspection process. The Building Inspectors also play a role in bylaw enforcement.

The RDBN also provides building inspection services to the municipalities of Granisle, Bums Lake, Fort St. James, and Fraser Lake on a contract basis.



- 1.5** **Special Projects** includes a wide variety of projects that do not fit within the regular program of the Department and typically relate to unexpected events or activities that require immediate attention or involve the Board directing staff to undertake a project. This most often includes participation in the Province's Environmental Assessment process as directed, and reporting to the Regional District Board on Provincial initiatives that potentially impact the Regional District. Typically this work is undertaken by the Director of Planning.
- 1.6** **Bylaw Enforcement** includes the activities necessary to ensure adequate compliance to Regional District land use, development, and building bylaws. Activities include responding to and investigating public and internal complaints, working with the public to resolve bylaw infractions, reporting to the Board, and undertaking formal enforcement action through the Courts or as permitted through legislation.
- 1.7** **Emergency Response** includes the involvement of Planning Department staff in the operation of a RDBN Emergency Operations Centre (EOC) as required.

2.0 ACCOMPLISHMENTS FOR 2014

2.1 Long Range Planning Accomplishments

In 2014 the Planning Department undertook the following long range planning projects.

Electoral Area A OCP

The Smithers / Telkwa Rural Official Community Plan review process was completed following an extensive public and stakeholder consultation process.



Agricultural Inventory

In 2014 the Planning Department completed agricultural land use inventories for Electoral Areas A and F, in partnership with the Ministry of Agriculture, the Investment Agriculture Foundation, and OBAC. The field work was conducted by 2 RDBN summer students, and the data was compiled by the Ministry of Agriculture.



2.2 Current Planning Accomplishments

In 2014 (in addition to day to day activities such as responding to public inquiries, and processing land use applications and referrals) the Planning Department did the following.

- Staff work on the drafting of a new zoning bylaw continued. Implementation will be proposed when ongoing rezoning applications allow. Staff may propose a rezoning application moratorium while the bylaw adoption process occurs.
- Staff completed a medical marihuana policy and regulation review. The RDBN Board approved the proposed policy and recommended zoning bylaw amendments.
- Staff reviewed the Oil and Gas Commission referrals and consultation process and reported to the Board and recommended policy for the RDBN Board's consideration. The policy regarding the processing of these applications was approved by the RDBN Board.

A detailed accounting of the applications, referrals, and inquiries dealt with by the Planning Department is provided in a subsequent section of this report.



2.3 Geographic Information Systems (GIS) Accomplishments

In 2014 (in addition to maintaining GIS data and systems, and responding to civic address inquiries and various public mapping requests) the Planning Department did the following GIS Work

Planning Department Activities:

- Provided monthly 9-1-1 data updates to the Prince George Fire Operations Communications Centre.
- Provided quarterly updates to the Provincial Government Digital Road Atlas.
- Provided on-going updates to the TELUS Master Street Address Guide.
- Included Village of Burns Lake zoning data in our online mapping application for public users.

Finance Department Activities:

- Review of the Topley Fire Protection Area (FPA) mapping/tax assessment values
- Inventory management – cataloguing light poles in various areas of the RDBN
- Completed a number of Service Area mapping updates
- Completed a JUROL update and consolidation project

Economic Development Activities:

- Created mining maps for Round-up and Minerals North
- Created regional recreation maps
- Created Granisle trail maps

Emergency Preparedness Activities

- Completed a number of maps for proposed FPAs
- Prepared mapping for a train derailment exercise scenario
- Completed transportation infrastructure mapping
- Prepared mapping for the carcass disposal landfill suitability project

Janine/Environmental Services

- Created Fort Fraser community water & sewer mapping
- Prepared mapping for invasive plant treatment areas

2.4 Building Inspection Accomplishments

In 2014 the Planning Department successfully provided building inspection services to rural residents, as well as the District of Fort St. James, the Village of Granisle, the Village of Bums Lake, and the Village of Fraser Lake.

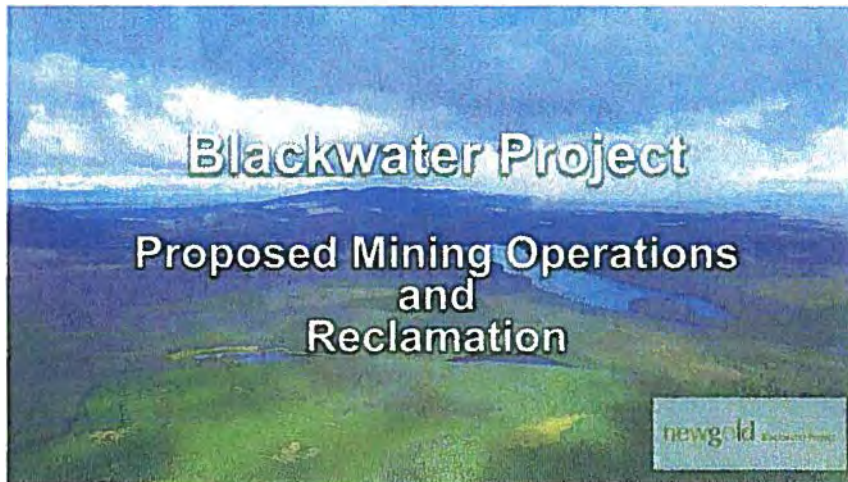
A detailed accounting of the building permit applications dealt with by the Planning Department is provided in a subsequent section of this report.

2.5 Special Projects Accomplishments

In 2014 the Planning Department undertook the following special projects work.

Environmental assessments

In 2014 the Planning Department Participated in the Environmental Assessment process, and reported to the Regional District Board, regarding the Coastal Gaslink Pipeline, the Blackwater Gold Mine Project, and the Nulki Hills Wind Farm Project.



Other Special Projects

- Staff undertook a project to find a new home for the Smithers Motocross Association.
- Staff reported to the RDBN Board on Bill 24 (ALR Act and Regulation Review) and Bill 17 (Local Government Act changes). Staff also attended a stakeholder meeting, and provided the Board with recommended comments which were forwarded to the Ministry of Agriculture regarding Bill 24 and proposed ALR regulation changes.
- Staff prepared a recreation sites maintenance cost review which was considered by the RDBN Board.
- Staff reviewed and provided comment to the RDBN Board on a proposed Northern Development Initiative Trust proposal for planning services to local governments.

2.6 Bylaw Enforcement

The following are a select example of the bylaw enforcement issues addressed by the Planning Department in 2014. A detailed accounting of the enforcement issues dealt with in 2014 is provided in a subsequent section of this report.

- Illegal log storage and processing in Electoral Area B. Court proceedings were initiated. The use was discontinued.



- Illegal scrap and salvage operation in Electoral Area F. Court proceedings were initiated and the RDBN entered into a Consent Order with the property owner. The property owner did not comply with the consent order and the Board directed staff to clean up the property in the spring of 2015.



- Illegal manufacturing operation in Electoral Area A. The Board directed staff to delay legal action as the property owner has applied for Rezoning and ALC approvals.

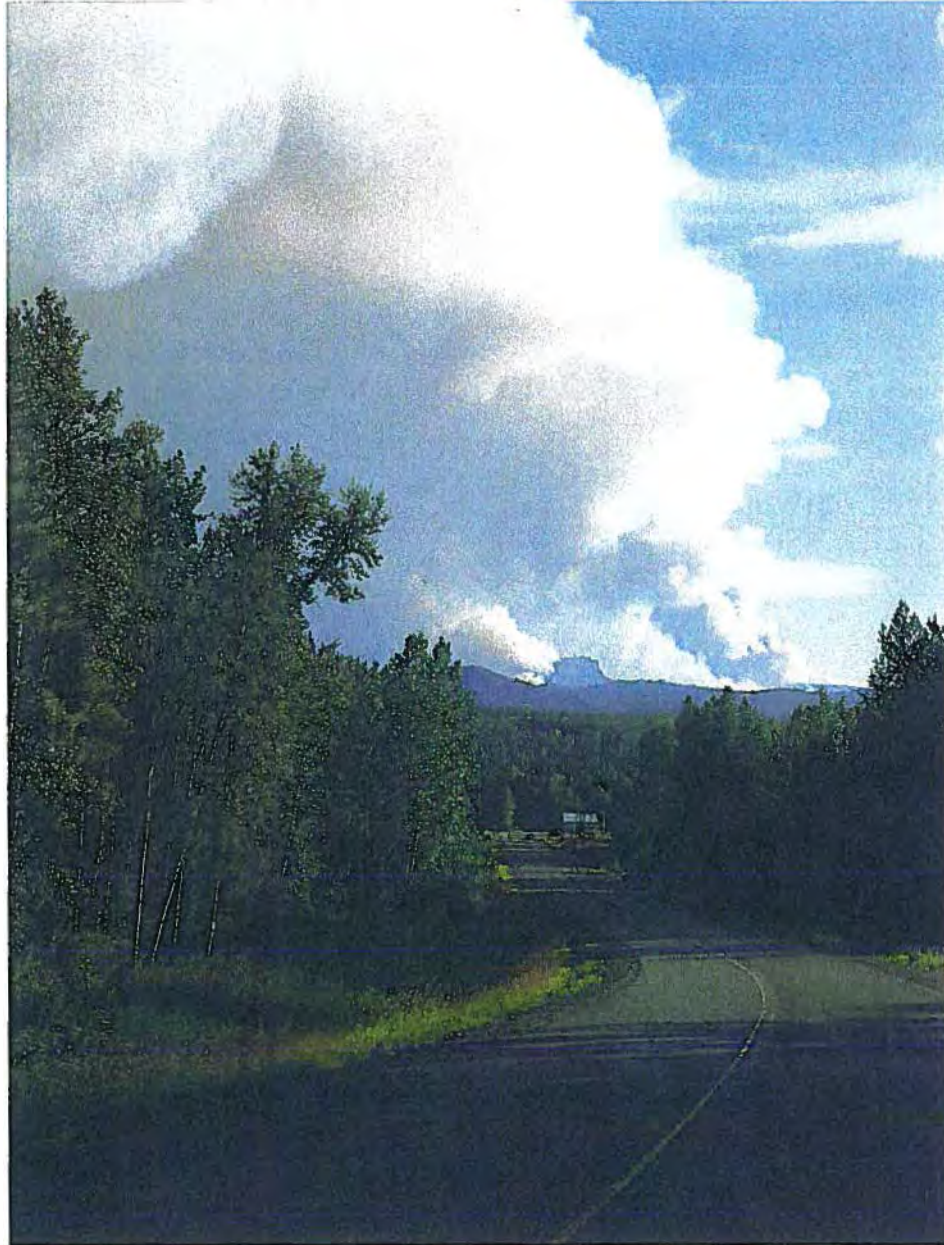


- Illegal sawmill operation in Electoral Area F. The Board directed staff to initiate legal action to stop the use if the use was not legalized by rezoning by early 2015.



2.7 Emergency Response

In 2014 the Director of Planning, the Development Services Clerk, and the GIS Technician participated in the Emergence Operations Centre activities in response to interface wildfires.



3.0 2014 PLANNING STATISTICS

Included in this report are statistics contained in Tables and Figures 1 through 9 that show summaries of applications, referrals, and files processed by the Planning Department in 2014. The tables show a summary of each application and referral type from previous years for comparison.

3.1 Planning Department Enquiries (Table 1)

The Planning Department keeps track of the number of enquiries that are answered by the Planning Department each month. The enquiries are divided into the following 6 main subject areas:

- Development Services (ALR, env. assessments, subdivision, Crown land)
- Electoral Area Planning (Zoning, OCPs, Permits)
- House Numbering
- Mapping Requests
- Bylaw Enforcement
- Other (animal control, road maintenance, sewage etc.)

In 2014 the Planning Department answered 2,255 enquiries. This number is down significantly from the 4,171 in 2012 and 2627 in 2013. This substantial reduction in enquiries was expected, and is the result of the introduction of the web based mapping service introduced in 2013.

3.2 Agricultural Land Reserve (ALR) Applications (Table 2)

The Regional District received 20 ALR applications in 2014. This is an increase from the 19 applications received in 2013, and the 18 applications received in 2012. One application was withdrawn and four applications were for inclusions into the ALR.

Eight of the remaining 15 applications have been considered by the RDBN Board. The remaining 7 applications are in process and will be considered by the Board in early 2015. Eight decisions are pending from the ALC.

3.3 Official Community Plan Amendments and Rezoning Applications (Tables 3 and 4)

Official Community Plan Amendment applications are usually linked to rezoning applications. There was only 1 OCP amendment application made in 2014.

The number of rezoning applications received in 2014 is 10. This is an increase from 9 in 2013. Two of the 10 applications have been approved. The remaining applications, which were received in the latter half of the year, are still in process.

Three applications from 2013 have not been completed as they are awaiting the applicant's completion of conditions of adoption.

3.4 Development Variance Permit Applications (Table 5)

There have been 6 Development Variance Permit applications received in 2014. There were 5 applications in 2013, 7 in 2012, and 12 in 2011. This decline represents a return to application numbers that are closer to average. One application remains in process.

3.5 Other Applications (Table 6)

The Regional District received and processed 3 temporary use permit applications in 2014. All three applications relate to gravel processing in gravel pits. Two applications have been put on hold by the applicants. One application has been supported by the Board and will be issued once the Agricultural Land Commission confirms that the gravel pit is a permitted use.

3.6 Subdivision Referrals (Table 7)

The Regional District received 24 subdivision referrals from the Ministry of Transportation and Infrastructure in 2014, which is a slight increase from 21 referrals in 2013. Sixteen referrals were provided positive referral responses. Eight referrals were not in accordance with Regional District zoning or ALR regulations.

3.7 Other Referrals (Table 8)

The Regional District received 104 referrals in 2014. The number of referrals significantly increased from the 54 received in 2013. The increase is because of the 41 Oil and Gas Commission Referrals received relating to liquid natural gas pipelines.

In accordance with Board policy most Oil and Gas Commission Referrals are dealt with directly with the applicable Area Director, and are not processed through the RDBN Board.

3.8 Bylaw Enforcement Files (Table 9)

Bylaw enforcement files are created where enforcement action is warranted and no immediate resolution is forthcoming following discussions with the property owner. A file is not created if the staff investigation determines that a bylaw infraction has not occurred, if further action is not justified, or if the infraction is resolved or likely to be resolved through discussions with the property owner. It is noted that there were numerous bylaw enforcement issues dealt with which did not result in a file being created.

There were 8 new bylaw enforcement files created and 5 enforcement files resolved in 2014. At the end of 2014 there were 24 unresolved enforcement files, the same number as in 2013. Eight of the active files relate to zoning infractions, 10 relate to

unsightly premises, 5 relate to both zoning and unsightly premises, and 3 relate to derelict buildings.

3.9 Building Inspection Statistics

In 2014 there were 115 building permits issued in the rural area. This is a slight decrease from the 116 permits issued in 2013. The number of single family dwellings constructed in the rural area in 2014 was 33. This is a slight decrease from the 37 constructed under permit in 2013. Construction value under permit in 2014 totaled \$12,102,759.90, which is a slight reduction from the 2013 value of \$12,781,476.

A total of 45 permits were issued under contract for the municipalities in 2014. This is a slight increase from the 44 permits issued in 2013.

Fort St. James	= 27 permits
Burns Lake	= 7 permits
Fraser Lake	= 9 permits
Granisle	= 2 permits

Attached is the Building Inspector's Year End Summary Report and Statistics for 2014.

Written by



Jason Lowell
Director of Planning

Planning statistics compiled by Maria Sandberg, Planner
Building statistics compiled by Jason Berlin, Building Inspector

Table 1 Planning Department Enquiries

Subject Area	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Development Services	31	36	49	37	40	31	42	35	36	25	29	20	411
Electoral Area Planning	47	48	48	61	51	70	82	65	48	38	35	36	629
House Numbering	6	12	8	7	19	8	7	9	21	9	11	13	130
Maps	35	39	60	48	41	47	50	54	49	31	34	26	514
Bylaw Enforcement	0	8	2	3	4	2	12	12	9	8	3	7	62
Other	52	24	51	49	50	51	53	50	40	31	29	21	479
Total	171	167	218	205	205	209	246	225	203	142	141	123	2255

Figure 1

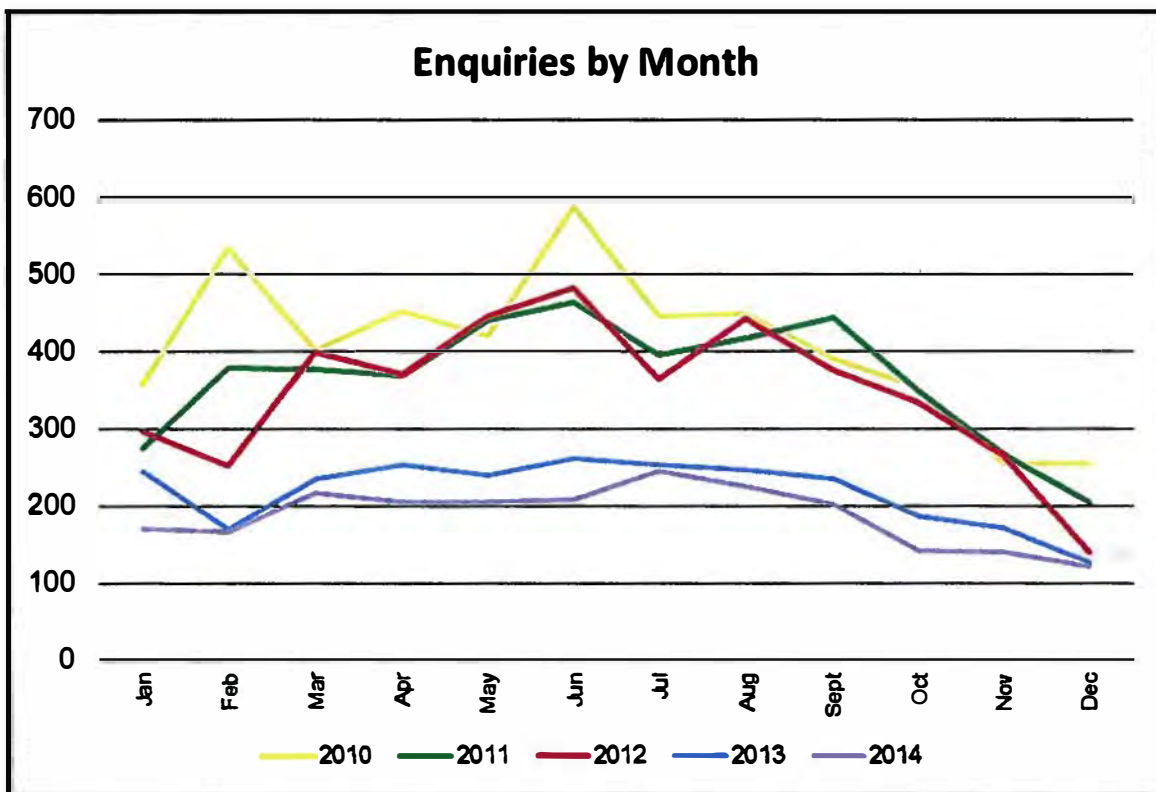


Table 2 Agricultural Land Reserve Applications

		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Total		19	23	13	15	18	20	22	12	18	19	20
Board Recommendations	Denial	0	2	1	4	4	3	5	2	3	2	2
	Approval	11	15	11	8	14	12	12	4	13	11	4
	Interests unaffected	0	0	0	0	0	2	2	4	0	1	4
	Withdrawn	0	0	0	0	0	0	0	0	0	1	1
	Conditional Approval	0	3	0	0	0	2	2	1	1	2	2
	Pending	8	3	1	3	0	1	1	1	1	2	7
Commission Decisions	Denial	0	0	0	0	0	2	2	2	2	0	1
	Approval	1	4	0	6	2	1	1	3	1	0	3
	Conditional Approval	6	9	9	1	6	10	7	2	2	1	0
	Pending	2	4	1	4	1	2	4	5	12	17	15
	Withdrawn	2	6	2	0	7	7	10	0	1	1	1

Figure 2

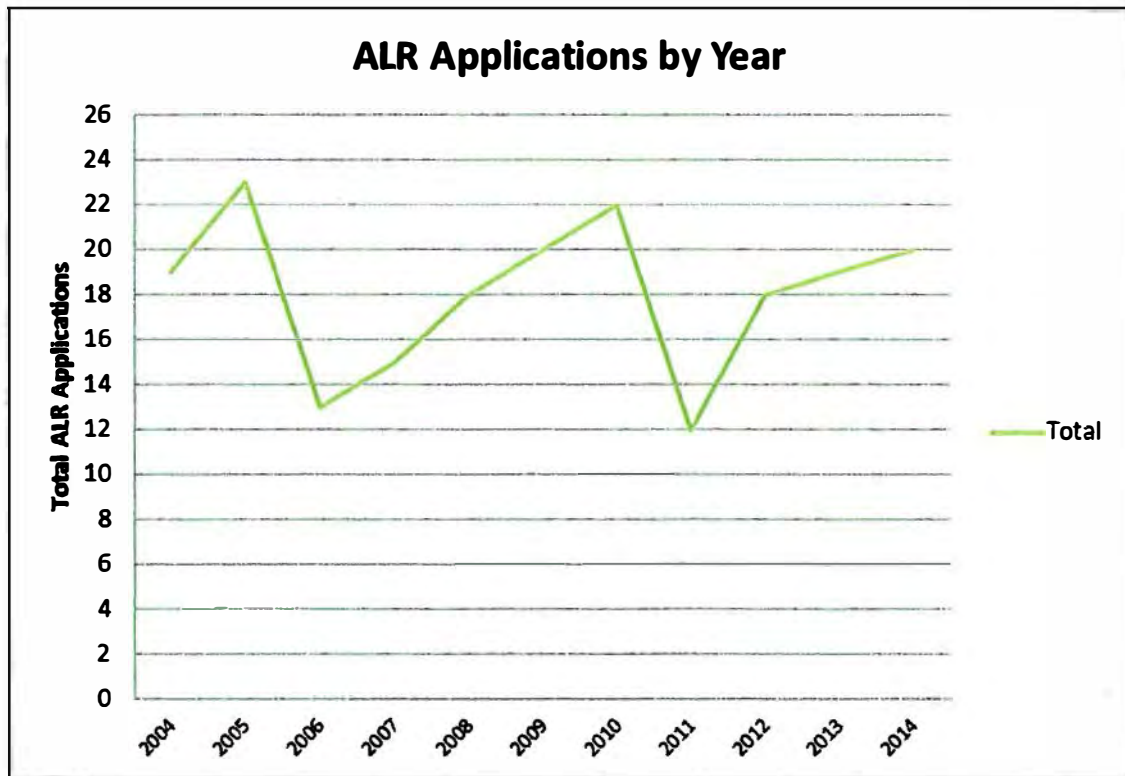


Table 3 Rezoning Applications

		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Total		9	10	14	13	14	15	14	9	12	9	10
Board Decision	Denied	1	0	0	2	0	0	1	1	0	0	0
	Adopted	4	7	9	5	8	4	7	3	7	3	2
	In Process	3	3	5	6	5	10	6	3	5	6	8
	Withdrawn	1	0	0	0	1	1	0	2	0	0	0

Figure 3

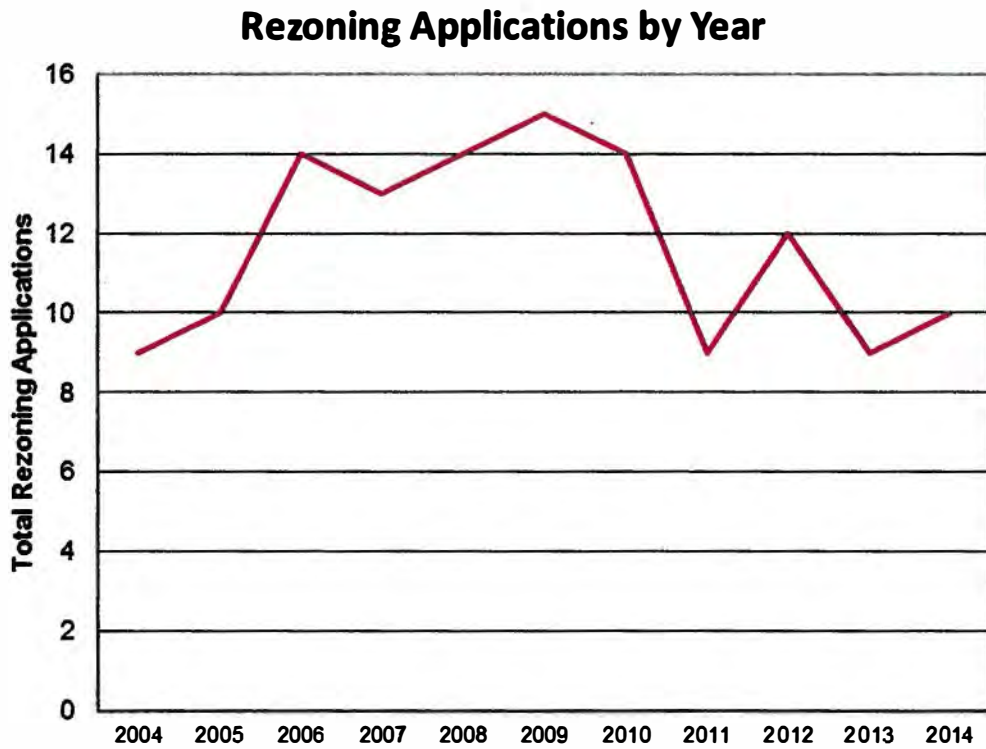


Table 4 Official Community Plan Amendments

		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Board Decisions	Total	3	6	5	3	5	5	5	5	3	4	1
	Denied	0	0	0	1	0	0	0	0	0	0	0
	Adopted	1	4	5	0	2	2	3	1	0	0	0
	In Process	1	2	0	2	3	2	2	3	3	4	1
	Withdrawn	1	0	0	0	0	1	0	1	0	0	0

Figure 4

OCP Amendments by Year

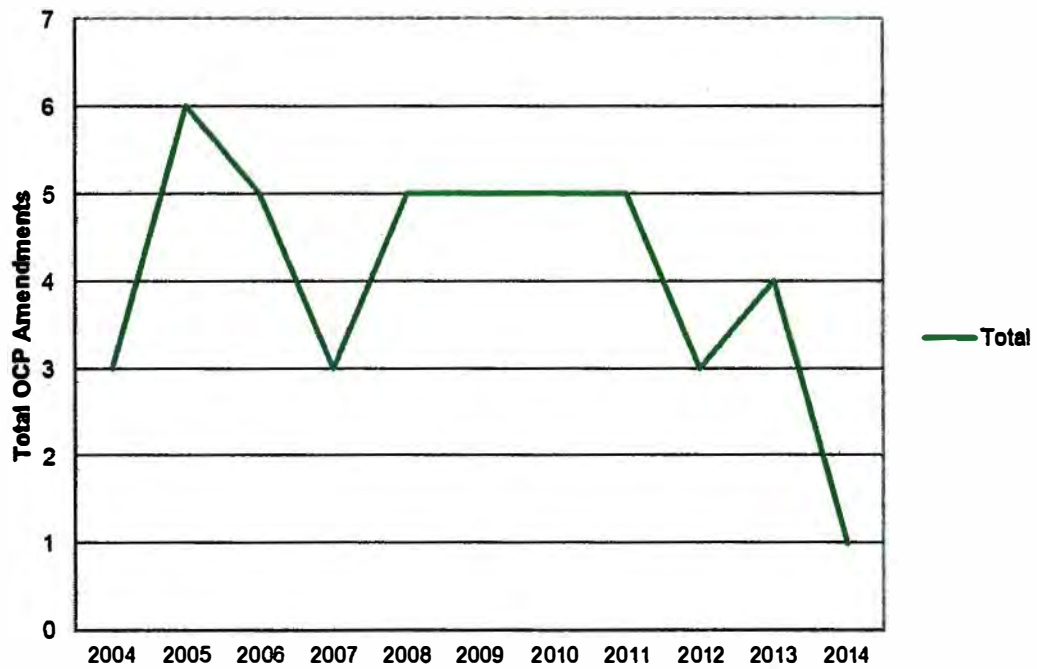


Table 5 Development Variance Permits

		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Board Decision	Total	0	3	8	9	8	5	4	12	7	5	6
	Denied	0	0	1	0	1	0	0	0	0	0	0
	Issued	0	3	7	8	6	4	4	8	6	4	5
	In Process	0	0	0	0	0	0	0	3	0	1	1
	Withdrawn	0	0	1	1	1	1	0	1	1	0	0

Figure 5

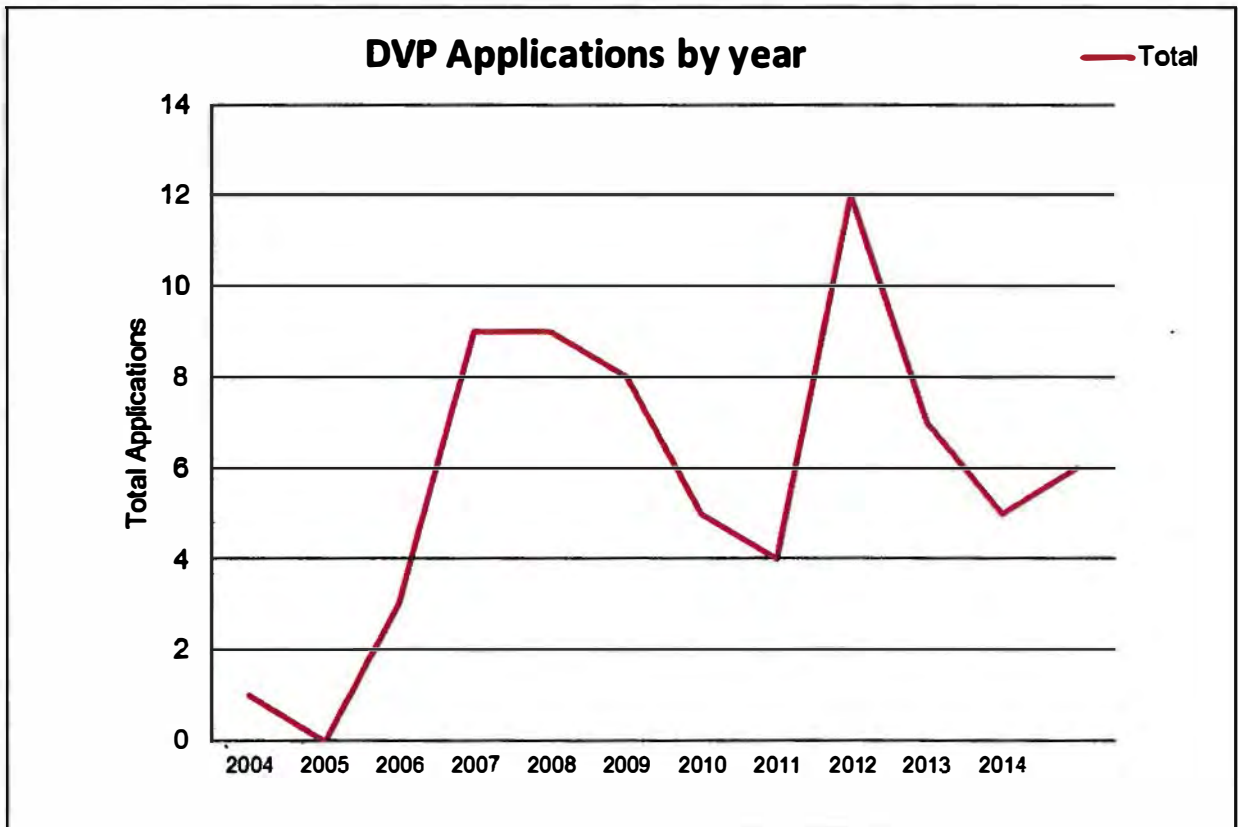


Table 6 Other Applications

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Total	4	1	4	0	3	4	2	3	3	4	3
Board of Variance	3	1	2	0	0	0	0	0	0	0	0
Special Events (included in state from 2008 on)					1	1	1	1	2	3	0
Pump and Haul	1	0	2	0	1	0	0	0	0	0	0
Temporary Use Permit	0	0	0	0	1	2	1	2	1	1	3
Strata conversion						1	0	0	0	0	0

Figure 6

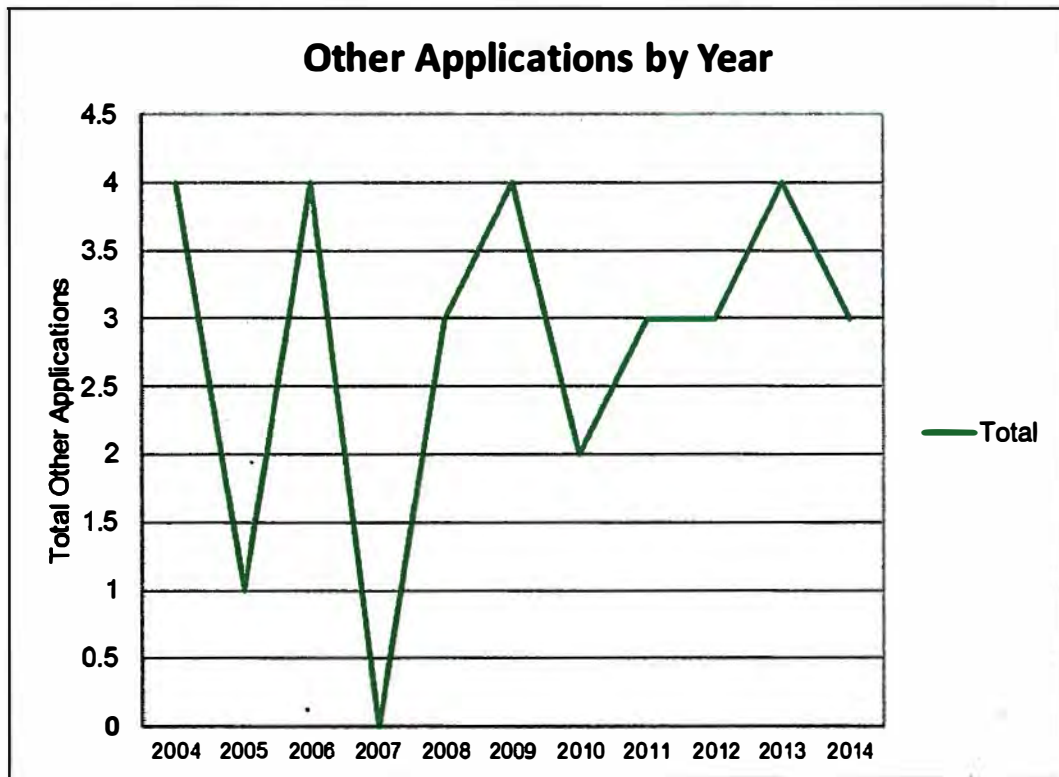


Table 7 Subdivision Referrals

		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Staff Recommendations	Total	16	23	27	32	34	31	37	27	25	21	24
	Denied/does not comply	4	2	3	7	4	4	6	5	3	4	8
	No Objections /Complies	9	20	20	22	22	16	30	21	22	17	16
	Conditional Approval	3	1	4	3	8	11	1	1	0	0	0

Figure 7

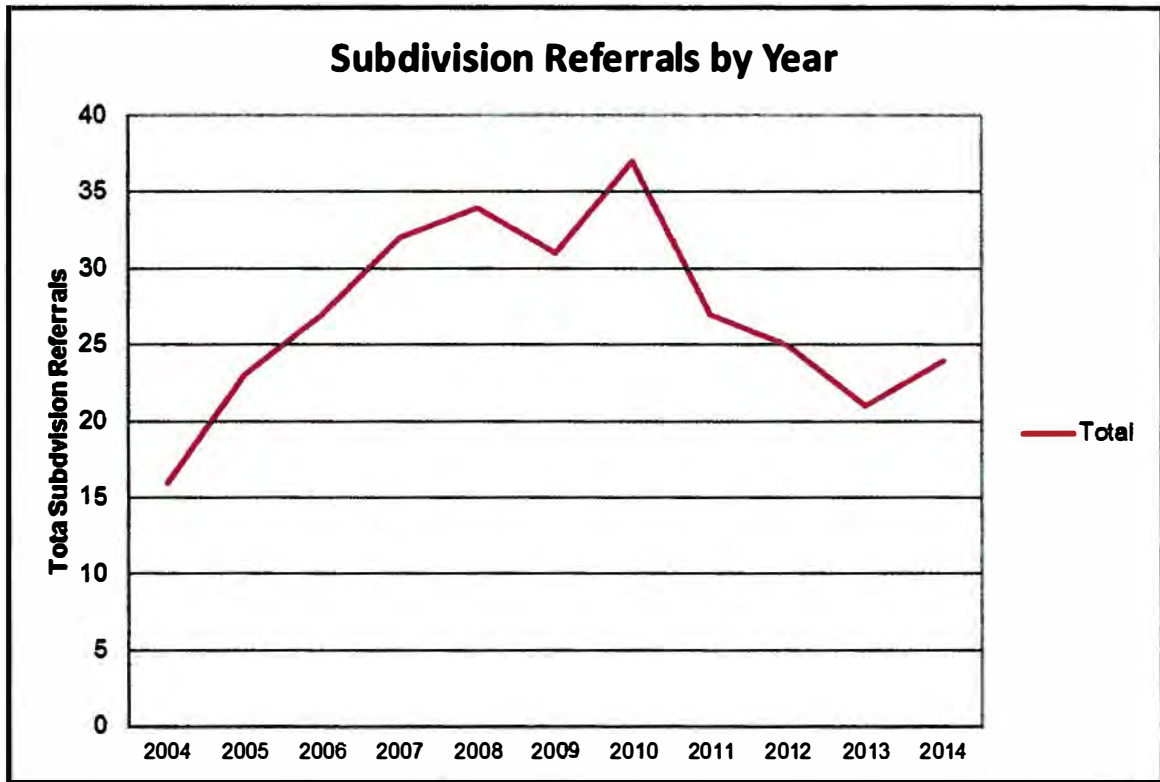


Table 8 Other Referrals

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Total	36	46	48	55	59	41	34	27	54	54	104
Crown Land											41
Mining											4
Water Licence											3
Woodlot											12
Oil and Gas Commission											41
Miscellaneous (Telus, ALR, municipal)											3

Figure 8

Other Referrals by Year

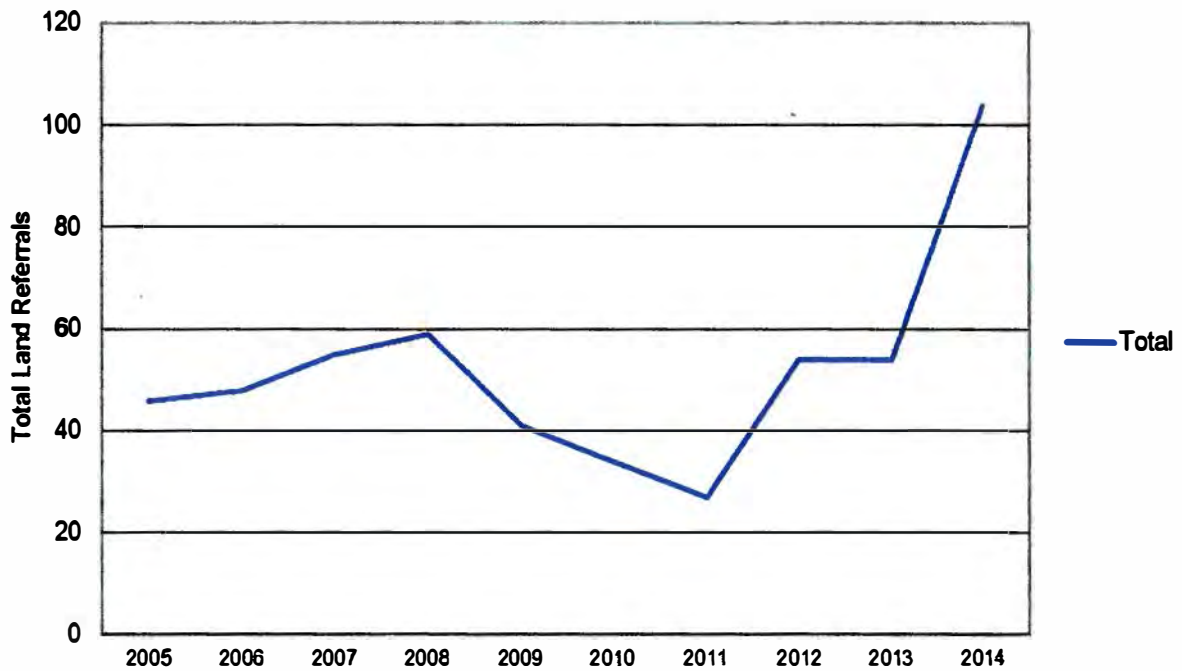


Table 9 Bylaw Enforcement Files

	2010	2011	2012	2013	2014						
Carried forward from previous years	9	12	20	20	24						
New Files	15	8	3	9	8						
Total Unresolved	16	19	20	24	26						
Resolved	7	5	3	5	5						

Building Inspector's Report Year End Summary, 2014

1. Building Permit Summary for the Regional District of Bulkley-Nechako

There was 1 building permit application submitted this reporting period. The fees collected this reporting period amount to \$50.00, with a total construction value of \$6,000.00 for December 2014. There have been 115 permits issued to date in 2014 with a total construction value of \$12,102,759.90. The total permit fees collected or invoiced for during the entire year amounted to \$71,234.66. Our budgeted amount for permit fees in 2014 was \$70,000.00.

2. Building Permit Summary for the Village of Burns Lake

There were no building permit applications submitted this reporting period for December 2014. There have been 7 permits issued to date in 2014 with a total construction value of \$562,000.00.

3. Building Permit Summary for the Village of Fraser Lake

There were no building permit applications submitted this reporting period for December 2014. There have been 9 permits issued to date in 2014 with a total construction value of \$5,074,760.00.

4. Building Permit Summary for the Village of Granisle

There were no building permit applications submitted this reporting period for December 2014. There have been 2 permits issued to date in 2014 with a total construction value of \$5,281,255.00.

5. Building Permit Summary for the District of Fort St. James

There was 1 building permit application submitted this reporting period with a total construction value of \$98,694.00 for December 2014. There have been 27 permits issued to date in 2014 with a total construction value of \$17,550,803.21.

6. Year End Summary

Please find attached statistical tables and summaries of the 2014 construction year within the Regional District. The tables indicate that a total of 33 single-family dwellings were constructed in 2014. This figure does not include single-wide mobile homes or dwellings constructed outside of the Building Bylaw area.

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
BUILDING PERMITS
JANUARY 1 TO DECEMBER 31, 1991 TO 2014**

Year	Number of New Permits	Construction Value	Permit Fees
2014	115	\$12,102,759.90	\$71,234.66
2013	116	\$12,781,476.10	\$73,477.25
2012	124	\$7,135,121.00	\$42,303.80
2011	113	\$6,033,276.00	\$37,558.29
2010	127	\$7,715,376.08	\$47,302.34
2009	109	\$5,699,262.00	\$35,608.26
2008	156	\$7,736,291.00	\$48,200.71
2007	156	\$7,943,975.00	\$50,074.55
2006	114	\$6,792,777.99	\$42,177.71
2005	104	\$5,252,087.50	\$33,126.50
2004	95	\$4,152,246.66	\$25,407.73
2003	101	\$3,903,938.33	\$23,709.91
2002	115	\$4,490,349.00	\$27,595.30
2001	118	\$6,540,615.00	\$33,590.92
2000	140	\$5,907,653.00	\$30,817.42
1999	143	\$6,905,487.00	\$35,848.75
1998	196	\$11,258,109.00	\$47,904.54
1997	203	\$12,353,126.00	\$50,643.00
1996	201	\$10,468,444.00	\$42,982.00
1995	212	\$15,145,921.00	\$55,405.48
1994	180	\$11,714,675.00	\$39,208.25
1993	148	\$8,099,809.00	\$25,562.00
1992	136	\$11,439,095.00	\$21,203.00
1991	109	\$4,364,600.00	\$15,187.00

**SINGLE FAMILY DWELLINGS
ELECTORAL AREA COMPARISONS, 2013 VS. 2014**

Electoral Area	2013				2014			
	# of Applications	# of New Residences	Total Value of Construction	Total Permit Fees	# of Applications	# of New Residences	Total Value of Construction	Total Permit Fees
A	43	16	5,397,645.00	31,723.85	57	16	7,597,800.00	45,425.30
B	22	3	2,615,000.00	13,933.00	11	1	497,326.05	3,150.36
C	17	2	1,130,000.00	5,342.00	8	4	1,159,000.00	6,314.00
D	9	3	560,500.00	3,600.00	11	3	805,233.85	3,703.40
E	0	0	0	0	0	0	0	0
F	23	13	3,042,331.10	18,569.40	23	8	1,833,400.00	11,381.60
G	2	0	36,000.00	309.00	5	1	210,000.00	1,260.00
TOTAL	116	37	12,781,476.10	73,477.25	115	33	12,102,759.90	71,234.66

CONSTRUCTION STARTS OF SINGLE-FAMILY DWELLINGS WITHIN THE REGIONAL DISTRICT

TH

YEAR	CONSTRUCTION VALUE (\$)	PERMIT VALUE (\$)	SINGLE-FAMILY DWELLINGS CONSTRUCTED IN THE ELECTORAL AREA							TOTAL SINGLE FAMILY DWELLINGS	PERMITS ISSUED
			A	B	C	D	E	F	G		
2014	12,102,759.90	71,234.66	16	1	4	3	0	8	1	33	115
2013	12,781,476.10	73,477.25	16	3	2	3	0	13	0	37	116
2012	7,135,121.00	42,303.80	19	0	2	2	0	11	1	35	124
2011	6,033,276.00	37,558.29	12	2	8	1	0	7	0	30	113
2010	7,715,376.08	47,302.34	14	2	4	4	0	13	3	40	127
2009	5,699,262.00	35,608.26	13	2	2	5	0	6	2	30	109
2008	7,736,291.00	48,200.71	26	4	1	4	0	12	4	51	156
2007	7,943,975.00	50,074.55	23	4	1	3	0	12	1	44	156
2006	6,792,777.99	42,177.71	21	2	3	2	0	12	2	42	114
2005	5,252,087.50	33,126.50	7	4	5	5	0	8	1	30	104
2004	4,152,246.66	25,407.73	7	3	1	2	0	6	0	19	95
2003	3,903,938.33	23,709.91	11	5	0	0	0	5	1	22	101
2002	4,490,349.00	27,595.00	5	2	3	2	0	5	1	18	115
2001	6,540,615.00	33,591.00	7	8	3	4	0	6	0	28	118
2000	5,907,653.00	30,817.00	18	8	8	1	0	2	1	38	140
1999	6,905,487.00	35,849.00	19	6	7	5	0	11	3	51	143
1998	11,258,109.00	47,905.00	33	18	7	5	0	10	5	79	196
1997	12,353,126.00	50,644.00	38	10	7	3	0	12	10	80	203
1996	10,468,444.00	42,983.00	34	17	11	5	0	10	5	81	201
1995	15,145,921.00	55,405.00	41	17	16	7	0	15	6	102	212
1994	11,714,675.00	39,208.00	40	16	14	6	0	8	6	90	180
1993	8,000,000.00	25,400.00	31	10	12	4	0	16	2	75	150
1992	11,439,000.00	21,299.00	35	6	9	3	0	8	3	64	136
1991	4,300,000.00	15,000.00	20	5	2	0	0	7	2	36	106
1990	6,000,000.00	19,700.00	43	6	5	1	0	3	0	58	127
1989	4,600,427.00	17,214.00	30	2	4	2	0	4	0	42	109
1988	3,698,604.00	14,028.00	17	8	4	1	0	4	1	35	118
1987	2,780,000.00	11,000.00	6	6	3	1	2	2	1	21	135
1986	3,753,780.00	13,508.00	15	1	5	0	0	6	2	29	139

SINGLE FAMILY DWELLINGS CONSTRUCTED WITHIN THE MUNICIPALITIES OF THE REGIONAL DISTRICT

MUNICIPALITIES	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
SMITHERS	21	8	8	5	1	1	3	4	12	11	28	18	8	11	14	9	9	11
TELKWA	23	11	6	1	0	0	1	3	0	2	3	5	1	11	5	8	5	5
HOUSTON	19	11	3	4	3	0	0	2	5	4	4	2	3	2	2	1	2	1
GRANISLE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
BURNS LAKE	15	9	5	5	3	1	1	0	1	3	2	1	2	1	1	0	0	0
FRASER LAKE	1	3	0	1	1	0	1	2	0	0	1	3	0	1	3	1	0	0
VANDERHOOF	28	20	16	16	3	3	10	15	23	27	17	17	8	13	11	11	6	14
FORT ST. JAMES	7	3	3	1	2	0	1	0	1	2	2	1	1	3	2	0	4	1
TOTALS	114	65	41	33	13	5	17	26	42	49	57	47	23	42	38	31	26	32

Notes to Housing Starts Tables:

- 1) The tables refer to new single-family dwellings only and do not include multi-family units such as apartments, duplexes, etc.
- 2) The tables do not account for new single-wide mobile homes.
- 3) The tables do not account for new dwellings constructed outside of the Building Bylaw area, or on First Nation reserves.



MEMORANDUM

To: Chair Miller and Board of Directors
 From: Jason Llewellyn, Director of Planning
 Date: January 20, 2015
 Re: Advisory Planning Commission Member Appointments

“Regional District of Bulkley Nechako Advisory Planning Commission Bylaw No. 1501, 2009” states that the Board of Directors shall appoint members to an Advisory Planning Commission on the recommendation of the Electoral Area Director for a term of four years. The current APC members’ term expired at the end of 2014.

The Advisory Planning Commission members recommended by each Electoral Area Director for 2015 term are listed below. It is recommended that the Regional District Board appoint the following members to the Advisory Planning Commissions for each Electoral Area.

Electoral Area “A” (Smithers / Telkwa Rural)

Andrew Wilson, Lyn Nugent, Sandra Hincliffe, Brian Atherton, Shelley Worthington, Bob Posthuma, Alan Koopman, Natalie Trueit

Electoral Area “B” (Burns Lake Rural)

Marvin Strimbold, Connie Anderson, Bob Saul, Louise Fisher, Lloyd Adams

Electoral Area “C” (Fort St James Rural)

Marilyn Goldsmith, Andy McGowan, Chester Heibert, Charlotte Croquet

Electoral Area “D” (Fraser Lake Rural)

Gill Kopy, Marjorie Whitwell, Art Blomquist, Mary-Anne Larson, Trever Tapp

Electoral Area “E” (Francois / Ootsa Lake Rural)

Vicky Hill, Norbert Mund, Russ Skillen, Chris Lovas, Glen Stewart

Electoral Area “F” (Vanderhoof Rural)

Barb Ephrom, Don Weaver, Joe Meier, Orenda Jarman, Henry Klassen, Mike Kulchar

Electoral Area “G” (Houston Rural)

Frank Strimbold, Vera Boyce, Tom Euverman, Jerry Botti, Chris Newell

Planning Department Workshops

The Planning Department is planning to hold a series of 3 workshops across the region for APC members and Board Directors in early March. The workshops are designed to provide Directors and APC members with information on the following:

- an overview of the Planning Department and its functions and procedures;
- the Regional District Board's role in development approvals;
- the Electoral Area Directors relationship to the APC, and role at a Public Hearing;
- liability protection, and conflicts of interest, for APC members;
- the role of APCs in the approval process;
- the application types most commonly considered by APCs;
- how to organize an APC meeting.

These workshops are designed specifically for new Electoral Area Directors and all APC members; however, all Regional District Board Directors are encouraged to attend and share their experience.

Recommendation

That the Regional District Board appoint the members of the Advisory Planning Commissions as recommended by each Electoral Area Directors as listed in the January 20th staff report titled "Advisory Planning Commission Member Appointments".

Electoral Area Planning – Participants/Directors/Majority

Written by:

Jason Llewellyn
Director of Planning



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PLANNING DEPARTMENT WORKSHOPS 2015 You are invited!

WHEN AND WHERE?

BURNS LAKE

Wednesday, March 4
5:30 - 8:30 pm
RDBN office
37- 3rd Ave.

SMITHERS

Thursday, March 5
5:30 - 8:30 pm
Smithers Town office
1027 Aldous St.

VANDERHOOF

Wednesday, March 11
5:30 - 8:30 pm
District of Vanderhoof office,
160 Connaught St.

WHO SHOULD ATTEND?

New Directors and APC Members: The workshops are designed for new Directors and APC Members; however, all Directors are encouraged to attend to refresh their knowledge and to share their experience.

Municipal Staff: The workshops may also be of interest to municipal staff involved in land use planning.

Please contact the Planning Department if you have questions regarding the workshop. If you plan to attend please confirm your attendance by calling 250-692-3195 or 1-800-320-3339.

Pizza will be provided!!

Turn the page to find the agenda for the workshops!



Planning Department Workshop Agenda

Topics for Discussion

1. Overview of the Planning Department and Directors Manual (Manual available upon request)
2. OCP Amendments, Rezoning, and the Public Hearing Process
3. The Development Variance Permit Process
4. The Temporary Use Permit Process
5. ALR Applications
6. Provincial and Municipal Referrals
7. The Provincial Environmental Assessment Process
8. APC Meetings
9. APC Legal and Procedural Issues



MEMORANDUM

To: Regional District Board
From: Jason Llewellyn, Director of Planning
Date: January 5th, 2015
Re: Planning Service to Municipalities

INTRODUCTION:

The Executive Committee has asked the Planning Department to look further into the possibility of the RDBN providing land use planning services to the municipalities in the RDBN. This report provides an overview of the situation, and the RDBN Planning Department's thoughts on how the service could potentially be provided, if there is sufficient interest from municipalities.

MUNICIPAL LAND USE PLANNING IN THE RDBN

As far as the Planning Department is aware the Town of Smithers is the only municipality in the RDBN with a Registered Professional Planner on staff. Other municipalities in the region may not be in a position to justify the hiring of full time specialized planning staff. Planning work is typically undertaken by staff whose training is primarily in another field. There may be a number of potential negative impacts associated with this situation. For example:

- There may be unnecessarily high costs as lawyers, or consultants, are used to provide advice and direction regarding the interpretation of planning and development legislation, and the understanding of legislated processes.
- Planning issues, legislation, and case law can be complex, and may not be intuitive. Inefficiencies, errors, and omissions in the planning and approvals process can be costly in terms of liability, lost opportunity, public dissatisfaction, and staff resources.
- Consultants must be hired to undertake Official Community Plans and other planning studies at significant cost. Depending on the size of the municipality and the scale of the OCP review, the consultant's fees could be expected to be in the range of \$30,000 to over \$100,000. Smaller planning studies can easily cost in the range of \$10,000 to well over \$30,000. Unfortunately, unless significant staff time is spent working with consultants there is a likelihood that the plan may be too much of a template plan, and may not be adequately based on a true understanding of the local situation and local needs.

- There may be unnecessary delays, frustrations, or lost development opportunities associated with the inability to plan for or quickly respond to an opportunity, issue, or a complicated proposal or inquiry.
- Planning studies or projects may be delayed, or may not occur, because of capacity / resource limitations. Smaller planning projects are often critical to prepare for growth and development, and meet the community's future land use needs. Typically, these plans are necessary to prepare for an OCP review, or are recommended as necessary in an OCP.

WHAT PLANNING SERVICES CAN THE RDBN OFFER?

The Current Situation

Municipalities contribute to the cost of operating the Electoral Area Planning function. Therefore, municipal representatives on the Regional District Board are part of the formal decision making process relating to land use planning under Part 26 of the *Local Government Act*. However, this work only deals with land use planning in the rural areas.

Planning Department staff commonly field calls from municipal staff asking questions or for advice regarding process or legislation, or asking for feedback on planning issues within a municipality. RDBN staff are pleased to help; however, our assistance is limited to providing basic information and advice given time constraints, and a lack of Board Direction to commit staff resources in this area.

Services that the RDBN Could Provide

Official Community Plan Reviews. Ideally OCPs should be reviewed every 5-7 years to ensure they are current and reflect the changing needs of the community. The range of service could include undertaking the entire OCP review process for the municipality. Alternatively, the service could be limited to certain aspects of the review such as issue identification, the development of planning options, assisting in the development of a review process to be undertaken by in-house staff, or oversight of the process to ensure compliance to legislation and good planning practice.

Bylaw Review and Updates (Zoning Bylaw, Development Procedures Bylaws, Flood Protection Bylaws, Board of Variance Bylaws, Advisory Planning Commission Bylaws, Mobile Home Park Bylaws, Sign Bylaws). Given changes in legislation, case law, and local circumstances these types of bylaws should be reviewed regularly. There is also a need to ensure that planning bylaws work together in a complimentary manner to provide an efficient and effective planning framework that is complete, yet not overly restrictive. These bylaws could be reviewed and drafted for the municipality.

Planning Studies and Projects. Planning studies and projects such as land use needs assessments, downtown parking and redevelopment strategies, neighbourhood planning, housing needs assessments, etc., could be prepared for a municipality.

Application Processing. Applications for OCP amendments and / or rezoning, temporary use permits, development variance permits, floodplain bylaw exemptions, development permits, etc. could be processed for a municipality.

Procedure and Practice Review. Maintaining a legal and effective process for dealing with applications, document management, and public communication is critical to providing quality planning service, reducing liability and error, and being as efficient and effective as possible. Existing procedures can be reviewed and new procedures recommended.

Services that the RDBN Could Not Provide

Subdivision Approval. If a municipality's planning is thorough the land use planning relating to subdivision (street layout, land use and density, parkland dedication, etc.) will have been addressed in the OCP, development permit guidelines, and / or neighbourhood plans. Therefore, subdivision approval should ideally be a technical exercise with a need for only limited planning input. It is, therefore, a process best undertaken by municipal engineering / operations staff and administrative staff to ensure that servicing and infrastructure standards (in a Subdivision Control Bylaw), and legal requirements are properly met.

Development Cost Charge Bylaw / Subdivision Control Bylaws. There are some types of bylaws, or situations, where it may be beneficial for a municipality to obtain the services of a consultant that specializes in a particular area. For example the RDBN would not have the capacity to develop a Development Cost Charge Bylaw, or a Subdivision Control Bylaw. These bylaws require specialized engineering and public works knowledge.

Day to Day Activities. The work that could be provided by the RDBN Planning Department would have to be limited to specific projects, or select applications and activities. Day to day planning activity such as responding to inquiries, records management, etc. could not be provided on a regular basis. This does not mean that the RDBN could not assist in the response to a particularly challenging or complex inquiry.

BENEFITS

The RDBN's provision of planning services to municipalities has the potential to benefit both the RDBN and municipalities. For example:

- Increased local capacity to deal with planning issues improves all jurisdictions' ability to deal with planning issues in a timely manner utilizing planners with regional knowledge and understanding.

- Sharing planning resources allows the RDBN and municipalities to provide a higher level of service in a cost effective manner.
- Coordination of approaches, understanding, and cooperation between jurisdictions increases planning efficiency and effectiveness, while allowing for the appropriate maintenance of autonomy.

PLANNING DEPARTMENT STAFFING

Current RDBN Planners

The RDBN has a Director of Planning and two planners on staff that have a combined total of nearly 40 years of experience undertaking planning work for local government. All Planners for the RDBN are long term residents of the region.

The RDBN Planning Department also benefits from the services of a GIS Technician, and the RDBN has notable GIS mapping capability, which will be available to support planning work undertaken on behalf of a municipality.

Increased Capacity

There is no excess capacity allowing the RDBN Planning Department to provide planning services to municipalities given current staffing levels. It will be necessary to hire an additional planner. The cost implications to the RDBN are estimated to be as follows:

Salary

The salary for a planner is between \$29 to \$36 per hour (\$53,000 – 66,000 per year). Paying a planner at the mid range salary, with benefits, would have a budget impact of approximately \$72,000 per year.

Vehicle, Gas and Travel Expenses

The Service would require Planning Department staff to spend time travelling to the municipality receiving service. Therefore, providing this service may require the purchase of a new vehicle. The annual cost for a vehicle, gas, and travel expenses would be approximately \$11,000.

Other Miscellaneous Costs

Cell phone	=	\$500 annually
Computer	=	\$500 annually
Association dues	=	\$500 annually
Training / conference	=	\$2500 annually

TOTAL COST ESTIMATE = \$88,000

COST RECOVERY

The goal would be to provide the service at no expense to rural residents. However, the manner of cost recovery is not as simple as it is for the Building Inspection Service provided to municipalities, where costs are apportioned based on the number of building permits processed in each participating jurisdiction.

Given the large variance in planning work that may be undertaken the actual cost for the services would have to be charged on a cost recovery basis, based on a detailed accounting of time and expenses. It is anticipated that the workload and the level of cost recovery would vary from year to year.


This approach introduces a level of risk to the RDBN as there are no guarantees that the amount of planning work requested by municipalities would adequately cover the expenses associated with providing the service. Therefore, if there is municipal interest in receiving planning services from the RDBN, the RDBN should first satisfy itself that the municipalities will make use of the services to the extent necessary to cover an adequate portion of the costs in the long term.

Recommendation

That the Regional District Board direct staff to:

1. Consult with municipalities to determine the level of interest in receiving planning services, and the anticipated utilization of this service in the long term.
2. Report back to the Board regarding the input received from municipalities and recommendations regarding the potential provision of this service.

Sincerely,



Jason Llewellyn
Director of Planning

**Advisory Planning Commission Meeting Minutes for Area A
December 16, 2014 ~ Location: Smithers Municipal office**

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<p align="center">Attendance</p> <p align="center"><i>A</i></p>	<p align="center">APC Members</p> <ul style="list-style-type: none"> - Janice Himech - Gary Hansen X Bob Posthuma - Sharon Hartwell - Peter Lund - Alan Koopmans x Trevor Krisher - Darren Jakubec 	<p align="center">Guests and Applicants</p> <ul style="list-style-type: none"> X Mark Fisher, Director X Stoney Stoltenberg, Alternate X Llewellyn, RDBN X Brian Atherton X Richard and Allita Barendregt X John Perry and John Dodds X Jannes and Leny Boonstra
<p>Meeting called to order @:</p>	<p>7:00 pm. It was noted that there was not a quorum of APC members present, and that the comments of the members present would be forwarded to the RDBN Board for consideration.</p>	
<p>Chairperson:</p>	<p>Bob Posthuma</p>	
<p>Secretary:</p>	<p>Trevor Krisher</p>	
<p>Application Number:</p>	<p>Rezoning No. A-09-14 1067 Lowland Road</p>	
<p>Resolution:</p>	<p>The APC recommends approval of rezoning application A-09-14 provided that the illegal dwelling above the garage is decommissioned as discussed in the staff report.</p>	
<p>Comments:</p>	<p>If the third illegal dwelling is not decommissioned it will be too easily converted back into residential use.</p>	
<p>Application Number:</p>	<p>ALC Application No. 1176 20479 Highway 16</p>	
<p>Resolution:</p>	<p>The APC supports the proposed subdivision provided that the applicant follows up on their offer to restrict cattle from the proposed new parcel adjacent to the lake.</p>	
<p>Comments:</p>	<p>The proposed subdivision appears to be in support of a legitimate agricultural use.</p>	

Application Number:	ALC Application No. 1171 and RZ A-07-14 1490 Weme Road
Resolution:	The APC recommends that ALC Application No. 1171 and RZ A-07-14 not be supported.
Comments:	The existing use negatively impacts the potential agricultural use of the land, and is not an appropriate use if this property.
Application Number:	RZ A-08-14 6448 Glacier Gulch Road
Resolution:	The APC recommends approval of rezoning application A-08-14.
Comments:	The longstanding use has not had a notable impact on the neighbourhood and should be allowed to continue.
Application Number:	ALC Application No. 1173 401 Scotia Street
Resolution:	The APC recommends that ALC Application No. 1173 be supported.
Comments:	The proposed second dwelling above the existing building will not have any impact on the agricultural use of the land.
New Topics:	Second Dwellings on H1 Zoned Land
Discussion:	<p>The Director of Planning asked for input on the idea of amending the zoning bylaw to allow second dwellings on lands zoned H1. The following points were made.</p> <ul style="list-style-type: none"> • There are many illegal second dwellings and enforcement is not effective for a number of reasons. • Allowing second dwellings may improve compliance to sewage system regulations. • There is a rental housing shortage in the area which is not being addressed at the municipal level. • If considered the second dwelling should be restricted in size. • Too many second dwellings may have an impact on the character of a rural residential area. • The Town of Smithers may object to the potential increase in rural residential development. <p>The APC was supportive of the Planning Department looking into this issue further.</p>

Meeting Adjourned @ 9:30 pm

Secretary Signature

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37, 3RD AVE, PO Box 820
BURNS LAKE, BC
VOJ 1E0

REGIONAL DISTRICT
OF BULKLEY-NECHAKO

"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

January 30th, 2015

Paul Carver
Director of Operations
160 Connaught Street, Box 900,
Vanderhoof, BC
VOJ 3A0

RE: Agreement for the Regional District of Bulkley-Nechako's provision of Building Inspection Mentoring Services to the District of Vanderhoof for 2015.

The District of Vanderhoof has requested that the Regional District of Bulkley-Nechako (RDBN) provide Building Inspection Mentoring Services to the District of Vanderhoof in 2015. This letter, once signed by both parties, forms an agreement regarding the manner and terms by which the RDBN shall provide the services.

The parties, as independent jurisdictions, agree that the RDBN shall provide Building Inspection Mentoring Service to the District for the benefit of both the RDBN and District. This Agreement forms a contract between the RDBN and District, with the RDBN being the contractor for the District. The RDBN Building Inspector's role is to provide mentoring to the Building Inspector working for the District of Vanderhoof. This mentoring shall consist of:

- advising the Vanderhoof Building Inspector on building inspection procedures and processes;
- reviewing, with the Vanderhoof Building Inspector, specific building inspection files to identify errors and omissions, and proper procedures, for education purposes only; and
- accompanying the Vanderhoof Building Inspector on site inspections for the purpose of training regarding proper inspection procedures and practices.

The RDBN Building Inspectors shall attempt to provide this mentoring to the Vanderhoof Building Inspector twice monthly on a Thursday at a pre-arranged time. Additional opportunities may be provided as opportunities arise at the discretion of the Building Inspectors. The RDBN Building Inspectors shall also be available to answer questions by phone or e-mail as the need arises.

It is noted that during the provision of this service the RDBN is not providing any Building Inspection service to the District of Vanderhoof, and any advice or recommendations from the Regional District

MUNICIPALITIES:

SMITHERS FORT ST. JAMES
VANDERHOOF FRASER LAKE
HOUSTON TELKWA
BURNS LAKE GRANISLE

ELECTORAL AREAS:

A - SMITHERS RURAL E - FRANCOIS/OOTSA LAKE RURAL
B - BURNS LAKE RURAL F - VANDERHOOF RURAL
C - FORT ST. JAMES RURAL G - HOUSTON RURAL
D - FRASER LAKE RURAL

INQUIRIES@RDBN.BC.CA

WWW.RDBN.BC.CA

PH: 250-692-3195

FX: 250-692-3305

TF: 800-320-3339

Building inspectors are for training and education purposes only. The District of Vanderhoof remains entirely responsible for any decisions and actions associated with their Building Inspection process.

For this mentoring service the District of Vanderhoof will pay to the RDBN costs associated with the Building Inspectors mileage (\$0.53 per km), meals (lunch \$20, dinner \$30) and time spent while providing Building Inspection Mentoring Service to the District of Vanderhoof. The rate for the Building Inspectors (wage plus benefits) is \$58.60 per hour for Richard Wainwright and \$46.15 per hour for Jason Berlin (plus any overtime costs resulting from the District of Vanderhoof work). The above costs would be for additional costs over and above their regular work. In other words, if they were driving to the area to do a rural inspection the time and mileage for the trip would not be charged. Only the costs in addition to that incurred as a result of rural inspections would be charged.

The provision of Building Inspection Mentoring Service, and the RDBN's responsibilities under this agreement are limited by the availability of the RDBN Building Inspectors to undertake the work. The Building Inspector's priority shall be to meet their obligations as Building Inspectors for the RDBN rural area, and the municipalities for which the service is provided under long term contract.

The District shall reimburse the RDBN for any deductible amount that the RDBN is obliged to pay in relation to a claim arising from services provided within the municipality.

The District shall reimburse the RDBN for any damages award or portion thereof that actually results from a claim and that is not covered by the RDBN's errors and omissions insurance.

The District shall reimburse the RDBN for any staff costs actually incurred by the RDBN in dealing with a claim arising from services provided within the municipality.

This Agreement shall endure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia. Nothing in this Agreement shall negate or fetter the legal authority of either party.

Either party may terminate this Agreement by delivering to the other party written notice, a minimum of 5 days in advance of the termination date.

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IN WITNESS WHEREOF the parties hereto have hereunto affixed their seals on the day and year written.

The Corporate Seal of the
RDBN was affixed hereto in the
presence of:

Chairperson

Chief Administrative Officer

Date: _____

The Corporate Seal of the
DISTRICT OF VANDERHOOF
was affixed hereto in the
presence of:

Mayor

Chief Administrative Officer

Date: _____

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Jason Ilewellyn

From: Richard Wainwright
Sent: January-19-15 6:41 AM
To: Jason Ilewellyn
Subject: FW: BOABC Certification

From: Scott Beck [<mailto:scottbeck@telkwa.com>]
Sent: January-16-15 11:29 AM
To: Richard Wainwright; Jason Berlin
Subject: BOABC Certification

Hello Richard and Jason,

I have applied to and been accepted with the BOABC and am expecting a registration package very soon. However, we have very little inspection work in Telkwa and no mentor to work or train with presents a challenge of getting training and certification.

I will draft a formal request to your department requesting a shared work time to mentor and train me if you believe the RDBN would consider this? Would either of you be willing to do and would I be able to accompany either of you on future inspections as part of my process to become a Level 1 Building Official?

Thanks, Scott



Scott Beck / Engineering Technologist / The Village of Telkwa

Phone: 250.846.5212 / Mobile: 778.210.0259 / Fax: 250.846.9572 / scottbeck@telkwa.com
1415 Hankin Ave., Telkwa, BC V0J 2X0, Canada

Visit us online: www.telkwa.com



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MEMORANDUM

To: Regional District Board
From: Jason Llewellyn, Director of Planning
Date: January 19, 2015
Re: Building Inspection Service to the Nak'azdli Whut'en First Nation.

INTRODUCTION:

The Regional District of Bulkley-Nechako (RDBN) has recently received a request from the Nak'azdli Whut'en First Nation for the RDBN to provide building inspection services on the Necoslie reserve. This request is regarding the construction of new housing on reserve. It is estimated that there may be approximately 10 housing starts per year requiring inspection.

The requested work will put an additional strain on Planning Department resources; however, staff believe that this service could be provided without a notable impact on the service provided to Electoral Areas and participating municipalities. The Necoslie or Nak'azdli Reserve is located adjacent to the District of Fort St. James, and Building Inspectors are in the area on a regular basis.

The requested service is for new dwellings only, and not for the provision of building inspection service for renovations, building alterations, additions to existing buildings, or other types of buildings. The provision of the full range of building inspection services would be notably more challenging and would have a greater impact on the Planning Department's workload.

COSTS:

The RDBN currently provides Building Inspection Services to the Village of Burns Lake, the Village of Fraser Lake, the District of Fort St. James, and the Village of Granisle on a contract basis. The cost for the service is divided among the Electoral Areas and municipalities based upon the number of permits or workload within each jurisdiction. The fees are re-calculated every year based upon building activity and actual costs over the last 5 years.

The above model for establishing a fee is not appropriate for the proposed work given the limited scope of the proposed service, and the high variability in construction activity in the long term. Therefore, if the Board wishes to provide the service the following fees are recommended.

- The Nak'azdli Whut'en First Nation will pay to the RDBN costs associated with the Building Inspectors mileage (\$0.53 per km), meals (lunch \$20, dinner \$30) and time spent while providing Building Inspection Services. The cost

recovery rate for the Building Inspectors (wage plus benefits) is \$58.60 per hour for the Senior Building Inspector and \$46.15 per hour for the Building Inspector (plus any overtime costs resulting from the Nak'azdli Whut'en work). The above costs would be for additional costs over and above the building inspector's regular work. In other words, if they were driving to the area to do an inspection in the rural area or in Fort St. James, the time and mileage for the trip would not be charged. Only the costs in addition to that incurred as a result of rural or municipal inspections would be charged.

PROPOSED CONTRACT:

The Planning Department has attached to this report a proposed contract for the Board's consideration should the Board wish staff to move forward with the provision of Building Inspection services to the Nak'azdli Whut'en First Nation. This contract is somewhat similar to the contract with municipalities; however a number of changes have been made to reflect the specific service provided, the fee schedule, and the jurisdictional issues associated with providing building inspection services on reserve lands.

It is noted that the RDBN's solicitor is currently reviewing the contract and at the time of the writing of this report had not yet provided comments. If the Regional District Board was supportive of providing this service to the Nak'azdli Whut'en First Nation staff may make some amendment to the agreement prior to presentation to the first nation for consideration. If there were fundamental changes, or changes resulting in a notable shift in the nature of the service staff would advise the Board of the changes prior to entering into any contract.

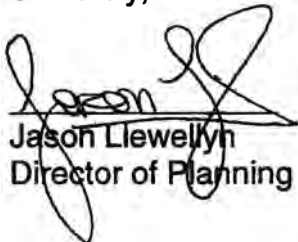
Recommendation

That the Regional District Board direct staff to enter into a contract with the Nak'azdli Whut'en First Nation for the provision of building inspection services as generally outlined in the draft building inspection service agreement, subject to any contract amendments recommended by the Regional District's solicitor.

Development Services-All/Directors/Majority

Respectfully submitted,

Sincerely,


Jason Llewellyn
Director of Planning

Jason Ilewellyn

From: Leona Thomas <.....>
Sent: December-02-14 3:19 PM
To: Jason Ilewellyn
Subject: Inspections

Follow Up Flag: Follow up
Flag Status: Flagged

Jason:

As per our conversation today, December 2, 2014 I would like to enquire how we would access your services as a Building Inspector.

First some history of Nak'azdli Whut'en:

We are located just near the District of Fort St. James, you go through IR # 1 to get to the District. There has been a Community imposed Ban on new construction for the past 7 years and therefore Nak'azdli Whut'en will be:

- *looking at finalizing a Community Plan*
- *New Subdivisions will need to be completed*
- *Band Members New Construction possibly 10 Units*
- *Band New Construction On-Reserve 100-150 Units over the next couple of years*
- *Band New Construction On-Reserve Commercial 10-25 Units over next couple of years*
- *Band New Construction Off-Reserve Commercial/Housing 1-25 Units over next couple of years*

*Leona Thomas
Housing Assistant
Nak'azdli Whut'en*

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Draft

**BUILDING INSPECTION
SERVICE AGREEMENT**

BETWEEN

**REGIONAL DISTRICT OF BULKLEY-
NECHAKO**

AND

NAK'AZDLI WHUT'EN FIRST NATION

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BUILDING INSPECTION SERVICE AGREEMENT

THIS AGREEMENT made this day of 2015,

BETWEEN:

REGIONAL DISTRICT OF BULKLEY-NECHAKO

Box 820
37, 3rd Avenue
Burns Lake, BC, V0J 1E0

(hereinafter called the "RDBN")

OF THE FIRST PART

AND:

NAK'AZDLI WHUT'EN FIRST NATION

Box 1329
284 Kwah Rd.
Fort St. James, BC, V0J 1P0

(hereinafter called the "First Nation")

OF THE SECOND PART

WHEREAS the RDBN and the First Nation, under Section 176 (1)(b) and 837 of the *Local Government Act*, may enter into an agreement to provide services to the First Nation;

AND WHEREAS the RDBN and First Nation are willing to enter into an agreement for the RDBN to provide Building Inspection Service within the boundaries of Nak'azdli IR1;

NOW THEREFORE the parties hereto in consideration of the performance of the covenants hereinafter contained and for other valuable consideration, the sufficiency and receipt of which is hereby acknowledged, covenant and agree as follows:

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Term:

1. This Agreement is for a term of 1 year commencing on and terminating on .

Intent:

2. The intent of this Agreement is to outline the manner and terms by which the RDBN shall provide Building Inspection Service for the construction of dwellings on Nak'azdli IR1 to the First Nation. The parties, as independent jurisdictions, agree that the RDBN shall provide Building Inspection Service to the First Nation for the benefit of both the RDBN and First Nation.
3. Both parties agree that Building Inspection Service shall be delivered in accordance with this Agreement.
4. This Agreement forms a contract between the RDBN and the First Nation, with the RDBN being the contractor for the First Nation. The Building Inspectors for the RDBN shall be representatives of the First Nation during the course of their duties under this Agreement, and all terms of the *Local Government Act* and the *Community Charter* respecting this agreement shall apply.
5. The Building Inspection Service is for the sole purpose of providing a limited and interim spot-checking function for the construction of new residential dwellings on Nak'azdli IR1 for reasons of health, safety and the protection of persons and property and to make those involved in the construction process aware that it is in their interest to comply with the BC Building Code. It is not contemplated nor intended, nor does the purpose of this agreement extend:
 - a. to the protection or indemnification of the First Nation, owners, owner/builders, contractors or other persons from economic loss;
 - b. to the assumption by the Regional District of any responsibility for ensuring the compliance by the First Nation or any owner, an owner's representative, or any employees, contractors, or design professionals retained by the owner, with the BC Building Code, the requirements of this agreement, or any other applicable, bylaws, codes, standards and enactments;
 - c. to providing any person a warranty of design or workmanship with respect to any building or structure for which a building permit is issued under this bylaw; and
 - d. to providing a warranty or assurance that construction undertaken pursuant to this agreement is free from defect.

Termination or Amendment:

6. Either party may terminate this Agreement by delivering to the other party written notice, a minimum of six (6) month in advance of the termination date.

243Waiver

7. This Agreement is binding upon the parties hereto and their successors and assignees. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

Definitions:

8. In this Agreement:

“Building Permit Requirements” means the building permit application and inspection requirements outlined in Schedule A to this agreement.

“Building Inspection Service” means overseeing construction through the administration of the Building Permit Requirements. This includes the following.

- a. Receiving and reviewing applications for permits for new dwellings.
- b. Issuing permits for new dwellings.
- c. Carrying out building inspections for dwellings which have been issued a permit.
- d. Issuing stop work orders and correction notices as necessary.
- e. Reporting unresolved BC Building Code violations to the First Nation.

Provision of Building Inspection Service:

8. The RDBN shall be responsible for the following.
- a. Providing Building Inspection Service within the area known as Nak'azdli IR1 from the RDBN office.
 - b. Providing the Building Inspection Service according to the Building Permit Requirements in accordance with accepted procedures established by the Director of Planning, CAO, or designate of the RDBN.
 - c. Maintaining all building inspection files open for review by the First Nation during ordinary business hours.
 - d. Designating the Director of Planning, Building Inspector, and Chief Administrative Officer for the RDBN as the sole contacts with First Nation staff with respect to the provision of Building Inspection Service.
 - e. Providing a monthly report on building inspection activity within Nak'azdli IR1.
 - f. Informing the First Nations contact, identified pursuant to Section 11. A. of this agreement, of any infractions to the BC Building Code or the Building Permit

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Requirements, the issuance of a stop work order or correction notice, or the revocation of a building permit.

9. The RDBN will deliver the building inspection service in a diligent manner utilizing qualified building Inspectors having suitable training and being properly supervised.
10. This Building Inspection Service is provided only in relation to the construction of new residential dwellings. The Building Inspection Service does not include any work relating to renovations, additions to existing buildings, or any other construction or building.
11. The First Nation shall be responsible for the following.
 - a. Designating the person to act as the First Nation's contact with RDBN staff with respect to the provision of Building Inspection Service.
 - b. Putting in place the regulations and requirements necessary for the RDBN to provide the Building Inspection Service. This includes the establishment of the BC Building Code as the applicable building standard.
 - c. Providing the Building Inspector with written confirmation that a residential dwelling proposed in a building permit application is authorized by the First Nation and that its proposed location is acceptable to the First Nation. The First Nation is responsible for interpretation and administration of their bylaws, regulations and requirements associated with the construction of dwellings associated with the Building Inspection Service.
 - d. Ensuring that a dwelling proposed in a building permit application is appropriately connected to an acceptable sewer and water system, and any other services, to the satisfaction of the First Nation.
 - e. Undertaking any enforcement or other action necessary, beyond the issuing of stop work orders and correction notices, to gain compliance with the BC Building Code or other applicable regulations and requirements.
 - f. Calculating and collecting any fees associated with a Building permit application.
 - g. Authorizing the RDBN Building Inspectors to enter any land, building, or structure at any reasonable time as required to provide the Building Inspection Service.
12. The RDBN will provide the Building Inspection Service in accordance with RDBN procedures typical in the circumstance unless a specific request for an alternative procedure is made by the First Nation, and agreed to by the RDBN. The RDBN may require this request in writing.
13. Where a stop work order or correction notice has been issued and action to correct any non-compliance to the Building Permit Regulations or the BC Building Code is not undertaken in a timely manner the RDBN may cease provision of any Building

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Inspection Service in relation to the building or construction, and shall transfer the applicable files to the First Nation.

14. The RDBN and the First Nation shall communicate annually to exchange information pertaining to outstanding permit files. The RDBN and First Nation shall jointly establish goals for closing outstanding files.
15. In the event of the absence of Building Inspector/s necessary to provide the Building Inspection Service the RDBN shall not be required to provide Building Inspection Service until adequate resources are available. The RDBN shall make all reasonable efforts to ensure that required staffing levels are provided.
16. No First Nation elected official or representatives, other than the First Nation's contact identified pursuant to Section 11. A. of this agreement or contractors undertaking the building or construction, shall contact the RDBN Building Inspectors directly regarding Building Inspection Services.
17. The RDBN shall not be responsible for the following.
 - a. Approving the location of a dwelling.
 - b. Reviewing or approving any aspect of a water supply or sewage disposal system serving a dwelling, including the connection of the dwelling to any such system.
 - c. The enforcement of the BC Building Code or other applicable regulations and requirements.

Service Delivery Cost Recovery:

18. In consideration for providing the Building Inspection Service under this Agreement:
 - a. The First Nation will pay to the RDBN costs associated with the Building Inspectors mileage (\$0.53 per km), meals (lunch \$20, dinner \$30) and time spent while providing Building Inspection Services. The rate for the Chief Building Inspectors (wage plus benefits) is \$58.60 per hour. The rate for the Building Inspector is \$46.15 per hour (plus any overtime costs required to provide the Building Inspection Service). This includes costs preparing evidence or attending in court to give evidence relating to the Building Inspection Service, on behalf of the First Nation
 - b. The above costs would be for additional costs over and above those associated with the Building Inspectors regular work. For example, if the Building Inspectors are driving to the area to do an inspection in the rural area or in Fort St. James the time and mileage for the trip would not be charged. Only the costs in addition to that incurred as a result of rural or municipal inspections would be charged.

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Cost of Claims:

19. The First Nation shall reimburse the RDBN for any deductible amount that the RDBN is obliged to pay in relation to a claim arising from services provided pursuant to this agreement.
20. The First Nation shall reimburse the RDBN for any damages award or portion thereof that results from a claim and that is not covered by the RDBN's errors and omissions insurance.
21. The First Nation shall reimburse the RDBN for any staff costs incurred by the RDBN in dealing with a claim arising from services provided within the municipality.

Binding Effect:

22. This Agreement shall endure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Dispute Resolution:

23. In the event of any dispute or disagreement arising from the interpretation or application of this Agreement, or in the event of any breach or alleged breach by either party first written notice may be provided by either party to the other party describing the nature of the breach or alleged breach, or the disagreement or dispute. In the event that such notice is given, the parties shall:
 - a. immediately proceed to negotiate in good faith to resolve the matter to the mutual satisfaction of both parties; and
 - b. if a resolution satisfactory to both parties is not achieved within 60 (sixty) days of the first written notice being delivered to either party, then either party may serve a second written notice upon the other party that the matter is to be referred to binding arbitration; and
 - c. a single arbitrator shall be appointed by Agreement of the parties within 90 (ninety) days of the second written notice being delivered, and failing such Agreement, the arbitrator shall be appointed pursuant to the *Commercial Arbitration Act* to hear both parties to the dispute and the decision of that arbitrator shall be final, conclusive and binding on both parties, with costs payable in respect of the arbitration to be determined by the arbitrator.

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Law Applicable:

24. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia. Nothing in this Agreement shall negate or fetter the legal authority of either party.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their seals on the day and year first above written.

The Corporate Seal of the
RDBN was affixed hereto in the
presence of:

Chairperson

Chief Administrative Officer

Nak'azdli Whut'en First Nation

Chief Fred Sam

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BUILDING PERMIT REQUIREMENTS****Building Permit Applications**

1. An application for a building permit for a residential dwelling shall:
 - a. be made in the form provided by the First Nation, and must be signed by the appointed representative of the First Nation;
 - b. include a location plan showing the bearing and dimensions of the building site, the civic address of the new dwelling, the siting of the proposed dwelling and existing buildings or structures on the parcel, the setbacks to the natural boundary of any lake, swamp, pond or watercourse; the location, dimension and gradient of parking and driveway access;
 - c. include floor plans showing:
 - i. the dimensions and uses of all areas;
 - ii. the dimensions and height of crawl and roof spaces;
 - iii. the location, size and swing of doors;
 - iv. the location, size and opening of windows;
 - v. floor, wall, and ceiling finishes;
 - vi. plumbing fixtures; structural elements; and stair dimensions;
 - d. include two sets of drawings showing:
 - i. a cross section through the building or structure illustrating foundations, drainage, ceiling heights and construction systems;
 - ii. elevations of all sides of the building or structure showing finish details, roof slopes, windows, doors, and finished grade;
 - iii. cross-sectional details drawn at an appropriate scale and at sufficient locations to illustrate that the building or structure substantially conforms to the Building Code;
 - e. include copies of approvals required under any enactment relating to health or safety, including, without limitation, sewage disposal permits, highway access permits and Ministry of Health approval;
 - f. include a foundation design prepared by a registered professional in accordance with section 4.2 of Part 4 of the BC Building Code, accompanied by letters of assurance in the form of Schedule B as referred to in Division C-

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Part 2 of the BC Building Code, signed by the registered professional, unless the First Nation waives this requirement in writing thereby taking responsibility for the design and construction of the foundation and supporting soils;

- g. any other information required by the building Inspector or the BC Building Code to establish substantial compliance with applicable regulations, the BC Building Code and other bylaws and enactments relating to the building or structure.

Building Permit Issuance, Expiration, and Revocation

- 2. A Building Inspector may issue a building permit where:
 - a. a completed and accurate application for a building permit has been submitted with all required supporting documentation, including the necessary First Nations authorizations;
 - b. the proposed work set out in the application substantially conforms with the BC Building Code and the Building Permit Requirements;
- 3. A Building Inspector may issue a building permit for a portion of a building or structure before the design, plans and specifications for the entire building or structure have been accepted, provided sufficient information has been provided to the Regional District to demonstrate to the building inspector that the portion authorized to be constructed substantially complies with this and other applicable bylaws. The issuance of the building permit notwithstanding, the requirements of the BC Building Code and the Building Permit Requirements apply to the remainder of the building or structure as if the building permit for the portion of the building or structure had not been issued.
- 4. Every building permit is issued upon the condition that:
 - a. the building permit expires and the authorization provided through the issuance of the permit terminate if:
 - i. the work authorized by the building permit is not commenced within 6 months from the date of issuance of the building permit; or
 - ii. work is discontinued for a period of 1 year; or
 - iii. work is not completed within 2 years of building permit issuance.
 - b. A Building Inspector may extend the period of time set out under sections 4.a. upon request from the First Nation.
 - c. The building inspector may revoke a building permit where:
 - i. there is a violation of any condition under which the building permit was issued; or
 - ii. there is a violation of any provision of the Building Code; or

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- iii. the building permit was issued on the basis of incorrect information in the application.
5. A Building Inspector may establish whether any method of construction or type of construction material used in the construction of any building or structure substantially conforms with the requirements of the BC Building Code and may revoke or refuse to issue a building permit where he or she identifies non-compliance with such requirements of the BC Building Code.

Building Inspections

6. Following the issuance of a Building Permit the applicant must:
- a. give at least one week's notice to the *building Inspector* of an intention to start *work* on the *building site*;
 - b. give a least seventy-two (72) hours notice to the *building Inspector* to obtain an inspection and acceptance of the *work* as substantially conforming with the *Building Code* at each of the following stages:
 - i. after excavation and the forms for footings and foundations are complete, including the placement of required reinforcing, but prior to placement of any concrete therein;
 - ii. after removal of formwork from a concrete foundation and installation of perimeter drain tiles and damp-proofing but prior to backfilling against the foundation; for preserved wood foundations, when all framing and sheathing of the foundation is complete, including the construction of floors and completion of drainage systems and damp-proofing, but prior to backfilling;
 - iii. below slab soil gas control prior to placing concrete floor slab;
 - iv. when framing and sheathing of the *building* or *structure* are complete, including fire stopping, bracing, chimney, duct work, plumbing, gas venting and wiring, but before any insulation, lath or other interior or exterior finish is applied which would conceal such *work*;
 - v. when the chimney is complete but before the fireplace facing is applied;
 - vi. when the insulation and vapor barrier are completed; and
 - vii. after the *building, structure* or part thereof is substantially complete and ready for *occupancy*, but before *occupancy* takes place of the whole or a portion of the *building, structure* or part thereof.

Stop Work and Correction Notices

7. A Building Inspector:
- a. may request the correction of any *work* which is being or has been done in contravention of the BC Building Code through the issuance of a Correction Notice;

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- b. may request the immediate cessation of work that is proceeding in contravention of the BC Building Code or the Building Permit Requirements by posting a Stop Work notice at the site of construction;
- c. The *building Inspector* shall not remove a Stop Work or Correction Notice until all applicable provisions of the BC Building Code and this bylaw have been substantially complied with.

Construction Completion Certificate

- 8. A building Inspector may issue a construction completion certificate when all aspects of the work requiring inspection and acceptance pursuant to section 6 of this bylaw have been both inspected and accepted, and all work under the building permit is substantially complete.

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TransCanada

In business to deliver

TransCanada Corporation
450 – 1st Street S.W.
Calgary, AB, Canada T2P 5H1

Tel: 403-920-6491

Email:
keri-lynn_bruce@transcanada.com
www.transcanada.com/

PRGT004776-TC-LDO-LA-LT-0019

December 19, 2014

Regional District Bulkley Nechako
37, 3rd Ave
PO Box 820
Burns Lake, BC, V0J 1E0
Via Email

Attention: Jason Llewellyn

Dear Mr. Llewellyn,

Re: Prince Rupert Gas Transmission Project

Thank you for your letter dated October 14, 2014, acknowledging receipt of the notification package that Prince Rupert Gas Transmission Ltd. (PRGT) and noting your interest to participate in consultation with respect to our project.

Our meeting last December (2013), where we shared some preliminary infrastructure plans (such as construction camps, laydown yards and stockpile sites, transportation access and corridors, construction timelines, traffic, etc.) and solicited feedback helped to contribute towards PRGT's overall project planning efforts. Over the last year, we have continued to value the Regional District of Bulkley-Nechako's (RDBN) feedback and comments. We do not have site specific details at this time. These will be developed once we secure prime contractors and will be based on their professional experience. PRGT can only award work to these contractors for construction once we receive approval from our customer, Petronas. This is anticipated at the time of receiving a Final Investment Decision, likely in early 2015. Once we have the prime contractors awarded, we intend to meet with local governments across the project corridor, including RDBN, to share more detailed information and incorporate input where able.

I'd like to address each of the topics you identified in your letter:

Location and Size of Worker Camps and other Pipeline Facilities

Over the last year, we have been reviewing various potential site locations and have communicated updates to you, the most recent of which was in September-October 2014. We have also shared the intended use of these ancillary sites. We appreciated your recent email (dated December 4, 2014) where you clarified that PRGT will not be required to apply for a Temporary Use Permit for any of our ancillary sites, including the construction camp.

The size of the construction camp would change over time. It would initially be made up of approximately 200-400 people (referred to as a "pioneer camp" for site preparation), then ramp up to

**Prince Rupert
Gas Transmission Project**

approximately 800-1200 (for pipeline installation) and then ramp back down to approximately 200-300 people (for final tie-in, testing, reclamation, commissioning, etc).

Project management plans, such as traffic management plans, are currently being finalized. PRGT is in the process of selecting our prime contractors for the project, who will create plans specific to each site relating to construction, mitigations, and implementation.

Solid and Liquid Waste Disposal

We appreciate your comment that there is no certainty that the RDBN can accommodate certain solid waste and has limited ability to accept liquid waste at your facility. Once the prime contractors are awarded, they will review all available facilities and investigate capacity for these types of services.

In addition to the information we have already shared with you, general descriptions of camps and ancillary infrastructure are included in the Environmental Assessment (EA). Project management plans relating to disposal include a chemical and waste management plan, which is currently being developed. Again, site specific mitigations and the details of how these plans will be implemented will be developed by contractors as they are brought on.

Invasive Plant Control

PRGT is aware of RDBN's concern in this area, we have committed in our EA to developing an Invasive Species Plant Management Plan to mitigate risks related to invasive species and provide guidance to contractors.

Fire Protection and Emergency Response

PRGT will implement standard project management plans and contingency plans including fire suppression contingency plan and the emergency response management plans which meet or exceed provincial requirements such as WorkSafe BC practices. As part of the EA, PRGT assessed the capacity of emergency services in communities and engaged emergency service providers in communities. These formal and informal engagements will inform these plans as well as contractor specific planning which will commence with the onboarding of contractors and their continued engagement with emergency and protective services. PRGT has committed to collaborating with and having ongoing communications with Emergency and Protective services throughout the construction phase of the project.

Log and Wood Fibre Utilization

Included in our Environmental Assessment Certificate (EAC) is a Timber Salvage Strategy for PRGT. Additionally, each ancillary site has an individual Fiber Utilization Plan. All of these plans have been submitted to the BC OGC and will be followed by the contractors once we enter into construction.

Training and Apprenticeships

Skills Training and Education is one of PRGT's highest priorities, and we have demonstrated this by investing \$2M just in the last year. We have met with northern post-secondary institutions such as UNBC, as well as Aboriginal training organizations such as PGNAETA, to discuss and form partnership opportunities throughout the year and will continue to do so going forward. PRGT's efforts assist local communities by providing access and opportunity to education and training related to project needs and beyond. The goal is to build lifelong skills that will benefit the local communities beyond the construction of the project.

Use of Local Business

PRGT has a local participation strategy which promotes local contracting and ensures opportunities for participation in the project are maximized for local communities. Once the contracts are awarded, our primes will be responsible for bringing on sub-contractors to complete the work. In support of PRGT's local and Aboriginal participation strategies, PRGT's contractors are expected to have a local employment and participation plans which will include engagement, addressing obstacles to participation (such as training, apprenticeships) and short and long term employment and contracting opportunities.

PRGT will work with our primes to ensure local and Aboriginal businesses understand how to participate and have access to construction opportunities. Part of this will be done through use of our database. We are already collecting vendor information from northern BC businesses through our project website and plan to share this contact information with the prime contractors once they are selected. PRGT will continue to oversee the construction process, including the implementation of local and Aboriginal participation plans.

I trust this information addresses your concerns, should you have any additional questions or require more information please do not hesitate to contact me at 403-920-6491 or by email at keri-lynn_bruce@transcanada.com

Yours sincerely,



Keri Bruce
Land Representative
Prince Rupert Gas Transmission Project

Cc: Peter Wijtkamp, Manager, Special Projects, OGC (peter.wijtkamp@bcogc.ca)

Prince Rupert
Gas Transmission Project



37, 3RD AVE, PO Box 820
BURNS LAKE, BC
VOJ 1E0

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REGIONAL DISTRICT
OF BULKLEY-NECHAKO
"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

October 14, 2014

Sacha Plotnikow, Project Manager
Roy Northern Land and Environmental
sacha@roynorthernbc.com

Keri Bruce, Land Representative
Prince Rupert Gas Transmission Limited Partnership
keri-lynn_bruce@transcanada.com

Sent by e-mail

Re: Notification / Invitation to Consult Regarding the Prince Rupert Gas Transmission Project

This letter is provided by the Board of the Regional District of Bulkley-Nechako regarding your Notification / Invitation to Consult with the Regional District (your documents PRGT004776-TC-LA-CC-0424. The Regional District of Bulkley-Nechako would like to accept TransCanada's invitation to consult with respect to the pipeline project and associated facilities.

The Regional District has a number of issues relating to the proposed pipeline that we are eager to address further with TransCanada and the Oil and Gas Commission (OGC). TransCanada is aware of the pipeline related issue through our dealings on the Coastal GasLine Pipeline project. And we are concerned that further delay in addressing the issues, and waiting for the construction contractors and worker camp operators to address the issues with the Regional District may have unnecessary negative implications to all parties. Therefore, we would like the issues to be addressed at this time.

The RDBN's issues relate to the following:

The Location and Size of Worker Camps and other Pipeline Facilities

Issues associated with the location of worker camps and other facilities associated with pipeline construction such as emergency response, waste disposal, traffic management, local employment and local business opportunities, etc. have not been adequately addressed. We note that the location of all facilities should be discussed with the Regional District so that any Regional District issues related to specific locations can be raised.

MUNICIPALITIES:

SMITHERS FORT ST. JAMES
VANDERHOOF FRASER LAKE
HOUSTON TELKWA
BURNS LAKE GRANISLE

ELECTORAL AREAS:

A - SMITHERS RURAL E - OOTSA LAKE/FRANCOIS LAKE
B - BURNS LAKE RURAL F - VANDERHOOF RURAL
C - FORT ST. JAMES RURAL G - HOUSTON RURAL
D - FRASER LAKE RURAL

INQUIRIES@RDBN.BC.CA

WWW.RDBN.BC.CA

PH: 250-692-3195

FX: 250-692-3305

TF: 800-320-3339

Further information relating to the location of proposed pipeline facilities in the Regional District are discussed in the attached brochure.

Solid and Liquid Waste Disposal

The RDBN requires information regarding the pipeline's solid waste disposal needs to allow the RDBN to identify any potential impacts on our infrastructure, and determine our ability to accommodate the waste. For example the following information is required.

- How much solid waste (in tonnes) is proposed to be disposed of at each RDBN landfill?
- How much of that waste is industrial waste and hazardous waste?
- Over what time period is the waste proposed to be disposed?
- What waste reduction activities will be conducted to minimize waste generated (recycling, composting, etc.)

There is no certainty that the RDBN will be able to accommodate certain solid waste from pipeline construction and worker camps at our landfills. There needs to be discussions relating to the capacity of our facilities, our operational limitations, and our long term costs well in advance of any request to utilize RDBN facilities.

The RDBN's ability to accept liquid waste at our facilities is very limited. The most practical solution may be the disposal of liquid waste at municipal facilities; however, the capacity of municipal facilities to accommodate the waste from all of the potential pipeline projects is likely not known. It may be in the best interest of TransCanada Pipelines Ltd. to begin working with municipalities to identify their capacity to accept liquid waste, identify any facility upgrades that may be necessary, and discuss the fees that may be associated with utilizing municipal facilities. It may also be an option to develop a regional facility. This may be an opportunity for the region to obtain upgrades to infrastructure for the benefit of the region's residents. This same opportunity may be available for municipal water systems. The RDBN's Environmental Services Department is open to facilitating the necessary discussions between the municipalities and the pipelines.

TransCanada has indicated that their preference, with regard to the Coastal GasLink Pipeline, is to allow the construction contractors and worker camp operators to sort out the manner in which solid and liquid waste is disposed once the contracts have been awarded. The Regional District is concerned that this process will result in the inability of the Regional District to plan for notable increases in landfill utilization, and missed opportunity for improvements to municipal infrastructure and revenue generation.

The RDBN has requested that waste management plans for construction sites and construction camps be developed and be preceded by an evaluation of the capacity of local facilities to accommodate waste, including an assessment of the opportunity for infrastructure upgrades to accommodate liquid waste. The RDBN also requested an evaluation of the capacity of local facilities to provide potable water to the work camps and an assessment of the opportunity for infrastructure upgrades necessary to provide potable water. Representatives from TransCanada have indicated that this evaluation work will begin in the fall of 2014;

however, we are not aware that this work has begun. This same request applies to the Prince Rupert Gas Transmission Project.

Invasive Plant Control

The proposed Prince Rupert Gas Transmission Project right of way can be expected to facilitate the spread of invasive plants. The RDBN requests that TransCanada develop and commit to implementing an invasive plant management plan within the right of way which is reviewed by the RDBN, and commit to provide annual funding to the NWIPC to support their weed control efforts in the RDBN.

Fire Protection and Emergency Response

The RDBN requests that TransCanada consult with the RDBN regarding fire protection and emergency response, and develop an emergency management plan that includes communications protocols and evacuation plans for camps and workers.

TransCanada has indicated that their preference, with regard to the Coastal GasLink Pipeline, is to allow the construction contractors and worker camp operators to develop the emergency management plans once the contractors are hired. The Regional District is concerned that this process will result in the inability of the RDBN to ensure that the plans are adequate and will result in inconsistent plans and protocols between camps, and pipeline contractors. Of particular concerns are the communications protocols and emergency evacuation components of the plan.

Log and Wood Fibre Utilization

The cutting of trees and the long term loss of forested lands associated with the proposed pipeline represents a negative impact to the long term sustainability of the regions forest industries. To minimize this loss it is important that all useable logs cut from the pipeline right of way be utilized. It is expected that the logs that can be economically harvested and transported to an end user would be sold. The RDBN has expressed concern that where the cost of harvesting and transportation are too high the logs will not be utilized in support of the forest products industries. The RDBN would like TransCanada Pipelines Ltd. to ensure that wood fibre is utilized in support of the forest products industries even if it cannot be sold or otherwise economically transported to market.

Employee Training and Apprenticeships

The RDBN requests that TransCanada Pipelines Ltd. identify the specific actions that will be taken to ensure local employment is maximized, and that apprenticeship positions for local employees are provided. The RDBN would also like to be included in the process to plan for worker training and utilization.

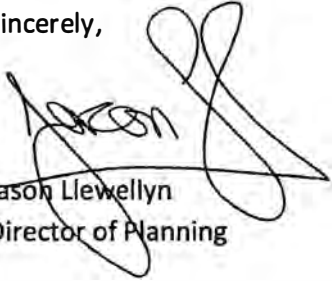
Use of Local Business

The RDBN encourages TransCanada to do all that is possible to scale the size of contracts related to pipeline construction and operation in a manner which allows local business to take advantage of the opportunity offered by the pipeline. Early communication with local business regarding the opportunities that will be available has also been identified as important to ensure that these opportunities are taken advantage of by local entrepreneurs. The specific actions that TransCanada is committing to undertake to maximize the involvement of local business in the pipeline construction, and maintenance, process needs to be further discussed and confirmed with the RDBN.

The Regional District remains concerned that very few contracts associated with pipeline construction will go to local business given the scale of the contracts and a lack of knowledge of the procurement process. There is opportunity for local businesses to expand or be created as a result of pipeline construction; however, the extent of the local opportunity is entirely dependent on the business practices of TransCanada Pipelines Ltd. We would like to understand the specific steps that TransCanada Pipelines Ltd. is planning to take to take maximize local opportunity.

The Regional District of Bulkley-Nechako looks forward to addressing these issues with TransCanada and the OGC as part of the OGC permitting process.

Sincerely,



Jason Llewellyn
Director of Planning

cc: Peter Wijtkamp, Manager, Special Projects, OGC (Peter.Wijtkamp@bcogc.ca)

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Jason Ilewellyn

From: Peruniak, Jain FLNR:EX <Jain.Peruniak@gov.bc.ca>
Sent: December-19-14 2:21 PM
To: Jason Ilewellyn
Cc: Misener, Rebecca MEM:EX
Subject: Participants Needed for Huckleberry MRC to Review Mines Act Amendment
Attachments: 20141216120744 (2).pdf

Hi Jason,

This e-mail is an invitation to participate in the review committee for a *Mines Act* amendment and review of the interim closure plan for Huckleberry Mine. Please identify whether your organization would like to participate in the review process and who the contact person will be. We expect to send out the documents for screening in early January and hope to have the first MRC meeting in early February. We need confirmation of participation on the committee **by January 9** to meet the project timeline. Please respond directly to Rebecca Misener, Project Manager at Rebecca.Misener@gov.bc.ca

Attached please find notification letters from the proponent to the Chief Inspector of Mines regarding the proposed amendment.

Scope of the Review

It is anticipated that this review will be 4 months in duration and tightly scoped to focus solely on the *Mines Act* amendment – no other authorizations will be reviewed (ie EMA).

This amendment has been triggered by the proponent's request to temporarily change the location of waste materials from the main zone pit. The current *Mines Act* permit presently authorizes this material to be stored for mine life in TMF 3 (Tailings Management Facility.) The amendment is to change this location to the North end of TMF 2. All drainage would report back into TMF 2. Water quality is not predicted to be affected in TMF 2. At the end of mine life the material would be placed back into the expanded main zone pit and submerged as per the approved closure plan.

Should you wish to discuss your participation further, please do not hesitate to contact Rebecca Misener, the Project Manager, at 250- 847-7452.



Huckleberry
MINES LTD.

October 21, 2014

Al Hoffman
Chief Inspector of Mines
BC Ministry of Energy and Mines
PO BOX 9053 STN PROV GOVT
VICTORIA BC V8W 9E2

Dear Mr. Hoffman:

Re: Application for change to Work Systems to allow the Construction of an Engineered Stockpile North of TMF-2.

Please accept this letter as the formal request on behalf of Huckleberry Mines Ltd to have Huckleberry Mines' Work systems amended (Permit M-203) to allow for the temporary storage of waste materials at the North end of Tailings Management Facility (TMF) -2.

This is a follow-up to the information meeting we had in your offices in July of this year.

The stability and constructability issues are discussed in the attached Technical Report: "Geotechnical Stability Assessment of Temporary Waste Dump, Huckleberry Mine, BC", which is dated September 2, 2014 and sealed by Al Chance, P. Eng, Principal, Golder Associates.

Water quality predictions are discussed in the Technical Memo from Soren Jensen, of SRK Consultants on the subject of "Huckleberry Mine: Water Quality Prediction for TMF-2 Waste Facility Scenario", dated May 9, 2014, are also included with this submission. Specifically, the documentation from SRK shows that no adverse water quality impacts to the receiving environment are predicted as a result of this stockpile; If any unforeseen water quality impacts are observed during the LOM, water will be treated in the mill and water quality will meet permit requirements prior to any discharge.

As supported by the technical information contained within these documents, Huckleberry mines would like to begin the construction of a Mine Waste Materials Stockpile directly North of TMF-2 under the following conditions:

1. Initial construction design, method and recommendations to follow those contained within the attached technical report: " Geotechnical Stability Assessment of Temporary Waste Dump, Huckleberry Mine, BC" to attain a minimum factor of safety (FOS) of 1.5.
2. Initial Dump Design will store 12 Million tonnes (or less) of Mine Waste, Legacy Mine Waste, and Legacy Tailings from the MZO pit.

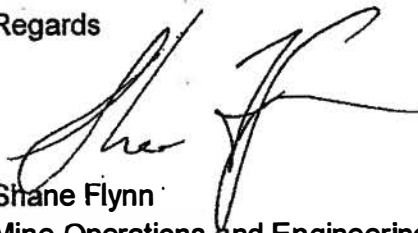
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3. The stockpiled materials will be re-handled back into the MZO Pit prior to mine closure, or left in place should a construction method or in-situ mitigation method for allowing permanent storage be developed and approved in the future.
4. Any modification of the design onto TMF-2 shall be approved by a 3rd party Professional Engineer with the appropriate experience for designing waste dumps as well as similar approval of the Engineer of Record for TMF-2.
5. The stockpile will only cover areas that naturally drain into TMF-2. Drainage on the stockpile will be designed to divert surface flows towards the MZO pit where they will be collected and handled in accordance to the water management terms listed in the (MEM) M-203 permit and (Ministry of Environment, MOE) Water Use Permit, PE-14483.
6. Foundation soils will be collected and stored for future or ongoing reclamation use.

We trust that you find this application and the attached documents in order and that they satisfy the necessary requirements for alteration of the work systems as requested.

Please do not hesitate to contact myself at (604) 517-4724, or by email at shaneflynn@huckleberrymines.com, should you require any more information.

Regards



Shane Flynn
Mine Operations and Engineering Manager,
Huckleberry Mines Ltd.

Encl.

Geotechnical Stability Assessment of Temporary Waste Dump, Huckleberry Mine, BC. September 2, 2014; Golder Associates.

Huckleberry Mine: Water Quality Prediction for TMF-2 Waste Facility Scenario. May 9, 2014; SRK Consultants.

cc.

Diane Howe, MEMPR, Victoria
Doug Flynn, P. Eng, MEMPR, Smithers
George Warnock, P. Eng. MEMPR, Prince George
Heather Narynski, MEMPR, Victoria
Kent Christensen, P. Eng, HML



October 22, 2014

Al Hoffman
Chief Inspector of Mines
BC Ministry of Energy and Mines
PO BOX 9053 STN PROV GOVT
VICTORIA BC, V8W 9E2

Dear Mr. Hoffman:

RE: Update on Closure Plan - Huckleberry Mines Ltd. Mine

This letter and attachments provide an interim update on the closure plan for Huckleberry Mine Ltd. (HML). As discussed with you in July 24, 2104, this conceptual plan is made available for review and comment by the Ministry of Energy and Mines (MEM) and the Northwest Mine Development Review Committee prior to further development by HML.

The submitted 2010 Closure Plan update recognized that the pit slope failure of the North wall of the East Zone Pit in 2007 required in-depth evaluation in respect to potential acid generation and mitigation strategy. Since then, HML has conducted field programs and workshops that were necessary to update the closure plan and to develop an operational management plan for the 2007 East Zone Pit (EZP) high-wall slide. Tasks included:

1. Characterization of the till that overlies portions of the EZP PAG material (test pitting and oxygen probe sampling).
2. Geochemical characterization of the EZP PAG material (ABA tests and mineralogy).
3. Geotechnical evaluation of the EZP slide material (geotechnical drilling program).
4. Geotechnical evaluation and conceptual design of spillways.
5. Revision of geochemical source terms.
6. Revision of water and load balance model.
7. Revision of the dispersion model for Tahtsa Reach.
8. Water treatment assessment for post-closure.

Many of these studies are ongoing and will continue over the next year. Results will be incorporated into the final updated closure plan, which will be submitted to the Ministry in March 2016.

At this time, we have developed a base-case for the updated closure plan; as outlined in the attached power point summary (Attachment 1) and SRK memo dated October 17th, 2014 (Attachment 2).

Key components of the updated closure plan include:

- a) Water Management Plan: including mitigation of potential ARD impacts from the East Zone Pit slide by constructing an engineered cover.
- b) Lime Water Treatment: Implemented after onset of ARD.

Water Management

The assessment of post-closure water quality relies on model predictions developed by SRK Consultants for different closure scenarios. The model was based on a detailed water and load balance that was developed in 2010 in support of the June *Mines Act* permit amendment application for the mine extension. This model was updated for the closure plan.

In summary:

- At closure, spillways will be constructed for the EZP, TMF-2 and TMF-3. Untreated water is expected to meet permit requirements for discharge.
- During post-closure prior to ARD onset untreated water is predicted to meet permit requirements for discharge.
- During post-closure following ARD onset water is expected to require lime treatment to meet permit requirements for discharge.
- Treated water from the West Cell of the EZP will be pumped to the Main Zone Pit. Average annual flow of the EZP is approximately 2.3Mm³/year
- The average annual flow from the combined MZP/TMF-2 reservoir will be approximately 5.3 Mm³/year

East Zone Pit Slide

Options for managing the potential water quality impacts EGP slide were evaluated in 2013 and 2014. We concluded that an engineered slide cover would likely be the most effective option for mitigating risk of ARD impacts on water quality.

Geotechnical conceptual cover designs were developed by BGC and Golder. The design include a 5m horizontal till layer that will serve as an oxygen barrier, and a rock shell that provides stability and effective drainage. Reducing the transfer of oxygen to the PAG material is expected to delay the onset of ARD by as much as 50-75 years and would reduce overall lime demand (Attachment 2).

In-line Lime Injection Water Treatment System

The In-line lime treatment system differs from high-density sludge (HDS) treatment plant proposed in the 2010 closure plan. Rather than an HDS plant, which would require operators to be present throughout the open water season. HML will treat the mine water in a campaign (batch) application over a 6-8 week period during the summer. Water containing greater than permitted discharge limit metals will be collected throughout the year and stored in the West Cell of the EZP. An estimate of the average volume of water required to be treated is approximately 2.3 Mm³/year; and ranges from 0.5 to 3.0 Mm³/year (Attachment 2). Final design of the water treatment system will be developed through pilot and field scale trials during operations

Timeline and Schedule

Attachment 1, Slide 13 provides a timeline of events including anticipated timing for installation of a cover during operations (2017-2021), mine closure (2021), annual pumping of EZP West Cell water to the Main Zone Pit (MZP) (2022) installation of the lime treatment system (2070) and the beginning of treatment at ARD onset (2072).

Conclusions

Huckleberry Mines Ltd. believes the draft closure plan concepts described above represent a more robust and effective closure plan than the 2010 plan for the following reasons:

- Provides a management plan to mitigate potential impacts of the 2007 slide on the EZP highwall; within the current life of mine.
- Addresses operational, closure and post-closure water management issues.
- Provides opportunities for optimizing water treatment using semi-passive water treatment.
- Includes refinements from the 2010 closure plan for improved long-term dam safety – i.e. re-routing of TMF-3 spillway.
- Provides for a robust design including contingency plans providing the capability to treat any water quality variances during operations (through the mill); and during post-closure by the increasing either the lime loading or treatment timing.

In particular, we believe that lime water treatment during post-closure combined with the early application (2017-2021) of an engineered cover for the EZP slide is the most effective technical solution for water management at the Huckleberry Mine.

Please contact the undersigned at 604-517-3777 if you have any questions or comments or require further information regarding this letter.

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Yours sincerely,
HUCKLEBERRY MINES LTD.

original signed by Author

Kent Christensen, P. Eng
General Manager

original signed by Author

Marke Wong, E.P
Environmental Superintendent

Attachments

Cc

Diane Howe, MEMPR, Victoria
Doug Flynn, P.Eng., MEMPR, Smithers
Heather Narynski, MEMPR, Victoria

abb

Board - Direction

- Request for letter
of support

BC CLIMATE ACTION
COMMUNITY 2013



January 12th, 2015

Regional District of Bulkley-Nechako
37 3rd Avenue, PO Box 820,
Burns Lake, BC, V0J 1E0

Attention: Board of Directors of the Regional District of Bulkley-Nechako

Dear Board Members,

Please accept this request for support from the Regional District of Bulkley-Nechako. The Village of Telkwa will be submitting a Building Canada, Small Communities grant application to construct a new 1.6 ML water reservoir and new water main for our municipality.

Guided by our long term planning and spurred by the needs of our growing population, the Village of Telkwa recognizes the need to construct additional water storage. We are intending to construct a second water tower on the East side of the municipality. Approximately 1200m of 300mm diameter PVC water main is planned to go from the south end of Telegraph Street to the highest elevation on Trobak Hill along this Utility Right of Way where the Village plans to construct a new water tower. This site location is dictated by system requirements as it has the necessary elevation. Occasional access to the site would be gained by use of Village roads, either through south Telegraph Street or through 4th Avenue east of Telegraph Street. The Village anticipates little to no traffic increases as this Utility Right of way would only be used by municipal staff accessing the reservoir for routine maintenance and operations of the proposed reservoir.

The Village of Telkwa is in the process of requesting a Utility Right of Way and Nominal Rent Tenure (or Sponsored Crown Grant) through Front Counter BC in the N ½ NE ¼ Section 26, Township 5, Range 5, Coast District and NE ¼ Section 25, Township 5, Range 5, Coast District. For your information: The N ½ NE ¼ Section 26, Township 5, Range 5, Coast District is Crown Land and resides within Village boundaries. This parcel is zoned CD-3 (Comprehensive Development) and is open to all land uses within the Village Zoning Bylaw. The NE ¼ Section 25, Township 5, Range 5, Coast District is Crown Land and resides within the ALR (Agricultural Land Reserve) and resides in the Regional District of Bulkley-Nechako boundaries under AG1 Zoning.

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BC CLIMATE ACTION
COMMUNITY 2013

We've attached two maps to this letter showing the proposed infrastructure project in relation to Highway 16 and our community.

In discussions with the province there are no records of any archeological sites at our proposed locations.

We are in contact with Mr. Llewellyn of the RDBN as well as the Agricultural Land Commission through the Crown Land application process. We look forward to continued communications. We are happy to meet to discuss this project at your convenience and or walk the land with any representative of your choosing.

Our municipality has been anticipating this opportunity for funding partnerships and this upcoming Building Canada, Small Communities grant, due February 18, 2015, is a welcome opportunity.

At this time, the Village of Telkwa is requesting a letter of support for our grant application for our approximately \$2,300,000 infrastructure project. The positive economic impacts of such a large project would be felt regionally and the subdivision growth that the increased storage capacity would allow would also have positive regional impacts.



Please feel free to contact myself or Mr. Scott Beck, Engineering Tech, at any time to discuss this project.

A letter of support from the Regional District of Bulkley Nechako would greatly help our grant application. Thank you for your consideration of this matter.

Sincerely,
THE CORPORATION OF THE
VILLAGE OF TELKWA

PER:

Stacey Price,
Director of Finance

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ALTERNATIVE PROPOSED 1140m 300+ WATERMAIN

CROWN LAND (WITHIN THE ALR)

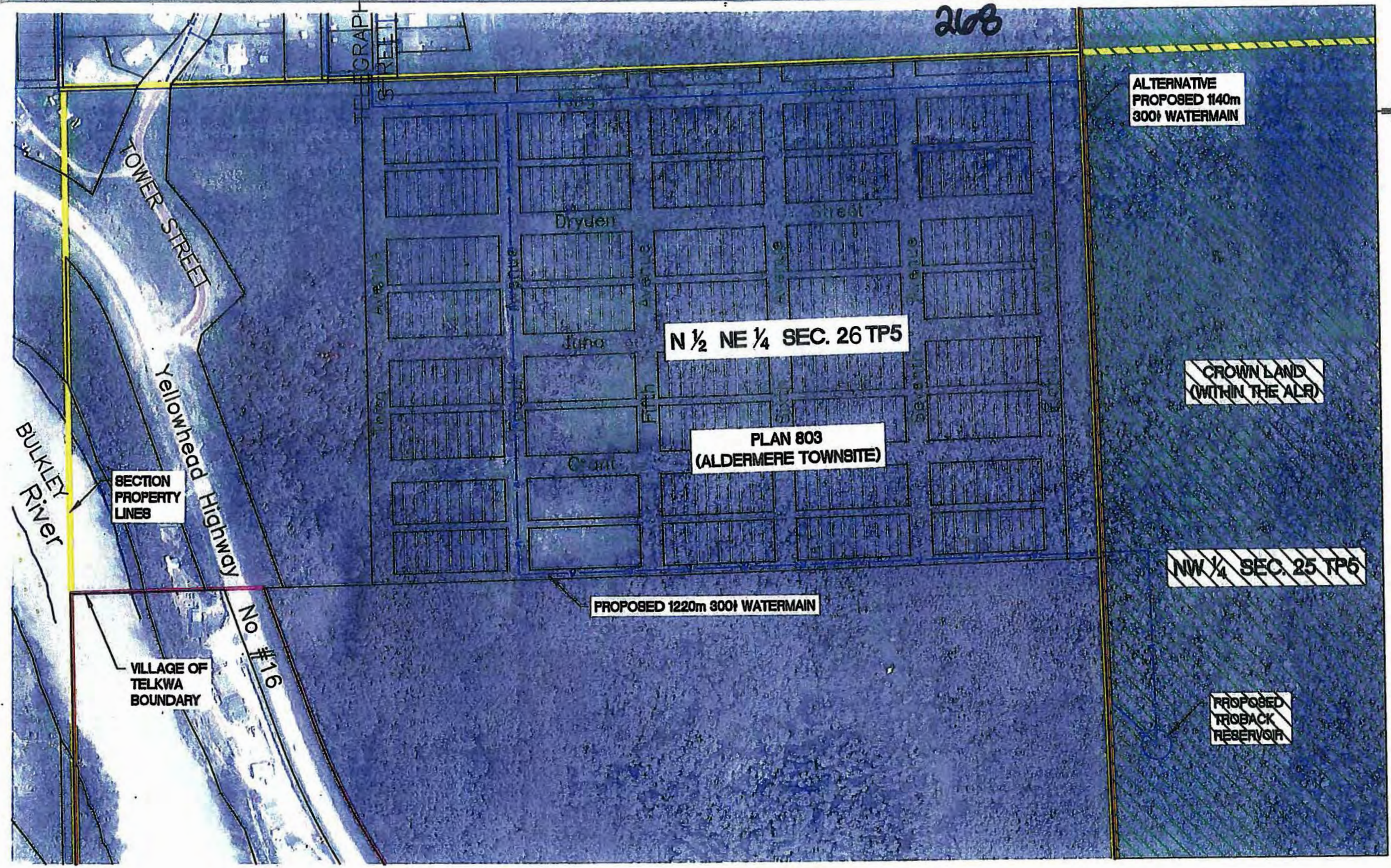
NW 1/4 SEC. 25 TP5

PROPOSED TROBACK RESERVOIR

N 1/2 NE 1/4 SEC. 26 TP5

PLAN 803 (ALDERMERE TOWNSITE)

PROPOSED 1220m 300+ WATERMAIN



Trobak Hill Reservoir Location Plan

SCALE: 1:3000



Disclaimer
Village of Telkwa (VoT) believes that the information contained herein is reliable and generally accurate for the purpose intended. Receiver assumes all risk and liability for any losses, damages, claims or expenses resulting from the use or possession of any file(s) furnished by VoT. Revisions or additions to these drawings shall be issued periodically and it shall be the responsibility of the receiver of these file(s) to keep them current with any updates.

Location Map - Telkwa

Proposed Troback Water Reservoir

Legend

- ALR-Boundary-kml_3186
- Feature 1
- Proposed 300mm Watermain
- Proposed Telkwa Troback Reservoir Site
- Proposed Troback Reservoir
- Start New Watermain

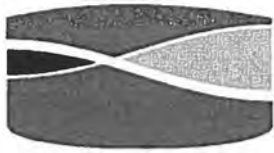


Google earth

© 2014 Google
Image © 2014 Province of British Columbia



4 km



HUDSON'S
HOPE

PLAYGROUND OF THE PEACE

9904 Dudley Drive
Hudson's Hope BC VOC 1V0
Telephone 250-783-9901
Fax: 250-783-5741

Via E-mail

December 2, 2014

Dear Regional District Chair and Directors

Re: Referral of Proposed Site C Dam Project to BC Utilities Commission

Now that the November 2014 local government elections are complete, I am pleased to forward you a copy of our letter dated November 18th, 2014 regarding the proposed Site C Dam Project.

Site C would add about \$8 billion dollars to the provincial debt leaving the province with much less ability to contribute to important local government infrastructure projects in areas such as transit, water, sewer, and housing. Finance Minister Mike De Jong is quoted in the attached article as saying, "It [Site C] will likely crowd out many other projects."

The District of Hudson's Hope and the Peace River Regional District are calling on the BC government to place a one year moratorium on deciding whether to proceed with Site C. This will allow time to refer Site C to the BC Utilities Commission (BCUC) for an inquiry and public hearing into its economic effects, including potentially less costly alternatives. Adoption of a less costly alternative would free up provincial borrowing capacity to support important local government infrastructure priorities.

We ask you to review our November 18th, 2014 letter and to consider resolving to support our request for a one year moratorium and BCUC consideration of less expensive alternatives to Site C. }

Yours truly,

Mayor Gwen Johansson

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HUDSON'S
HOPE
PLAYGROUND OF THE PEACE

Box 330
9904 Dudley Drive
Hudson's Hope BC VOC 1V0
Telephone 250-783-9901
Fax: 250-783-5741

Open Letter to BC Minister of Energy and Mines Bill Bennett

Via E-mail

November 18, 2014

The Honourable Bill Bennett
Minister of Energy and Mines and
Minister Responsible for Core Review
Government of British Columbia
PO Box 9041 Stn. Prov. Govt.
Victoria, BC V8W 9E1

Dear Minister Bennett:

Re: Referral of Proposed Site C Dam Project to BC Utilities Commission

I am writing in response to your letter dated October 31, 2014 received on November 12, 2014.

The District of Hudson's Hope, a community of 1,100 people in the heart of the Peace River Valley, will be more adversely impacted than any other municipality by the proposed Site C dam.

We have reviewed your letter and respectfully remain firmly of the view that the BC Utilities Commission should hold an inquiry and public hearing on the economic effects of the proposed Site C Dam Project ("Site C") prior to Executive Council making a final decision on Site C, especially in view of key recommendations #46 to #49 of the Joint Review Panel.

The Joint Review Panel noted in its report that it did not have the information and analysis to fully, properly and transparently assess the economic effects of Site C:

The Panel cannot conclude on the likely accuracy of Project cost estimates because it does not have the information, time or resources. This affects all further calculations of unit costs, revenue requirements, and rates. [Page 280]

The Panel concludes that, basing a \$7.9 billion Project on a 20-year demand forecast without an explicit 20-year scenario of prices is not good practice. Electricity prices will strongly affect demand, including Liquefied Natural Gas facility demand. [Page 287]

The Panel concludes that demand management does not appear to command the same degree of analytic effort as does new supply. [Page 291]

The Panel concludes that **methodological problems in the weighing and comparison of alternatives** render unitized energy costs only generally reliable as a guide to investment...Uncosted attributes such as the ability to follow load, geographical diversity, or the ability to assist with the integration of intermittent sources need more analytic attention. [Page 298]

The Panel concludes that a **failure to pursue research over the last 30 years into B.C's geothermal resources** has left BC Hydro without information about a resource that BC Hydro thinks may offer up to 700 megawatts of firm, economic power with low environmental costs. [Page 299]

The Panel concludes that the Proponent **has not fully demonstrated the need for the Project on the timetable set forth.** [Page 306] *[emphasis added]*

As a result, Hudson's Hope, along with other participants in the Joint Review Panel public hearing, did not have an opportunity to review key information and analysis on Site C's economic effects.

The federal/provincial agreement governing the environmental assessment of Site C and the Panel's terms of reference highlight the importance of:

- (a) thorough review, and
- (b) meaningful participation of the public and interested groups through a public hearing,

to achieve a full, proper and transparent assessment of Site C.

Since the Joint Review Panel's release of its report on May 1st, 2014, interested parties including BC Hydro, the Ministry of Energy and Mines, other provincial government ministries and agencies, KPMG, the District of Hudson's Hope, and Clean Energy BC have prepared, or are preparing new information, analysis, reports, studies, forecasts and research ("New Material") in an effort to address the above concerns and recommendations of the Joint Review Panel. This New Material includes further examination of potentially less costly alternatives to Site C and the implications of Site C for the province's triple-A rating which has been given a negative outlook by Moody's.

However, unlike previous information and analysis on the environmental, economic, social, health and heritage effects of Site C, this New Material has been largely kept confidential. Most importantly, the New Material has not been the subject of independent and expert assessment and a public hearing as the terms of reference of the Joint Review Panel would have required. It is clear that further analysis of Site C is needed before Executive Council makes a final decision. As recently as November 13th, 2014, the Select Standing Committee on Finance and Government Services unanimously agreed that further fiscal and environmental review of Site C was needed. The issue is whether that additional analysis should include independent and expert review and a public hearing.

We continue to believe that the BC Utilities Commission (“BCUC”) offers the best avenue for further independent, expert review and a public hearing regarding the economic effects of Site C. A review under section 5 of the *Utilities Commission Act* could be structured in a way that addresses all of your stated concerns with a BCUC review.

The Task Force conducting the independent review of the BC Utilities Commission highlighted the efficacy of the section 5 review approach¹ in their October 2014 interim report:

This [section 5] provides the **benefit of a public process and independent verification of projects and plans** but reserves the final decision on plans and projects that have broader public interest criteria to be decided by elected officials. [page 37] [*emphasis added*]

We are enclosing draft section 5 terms of reference to illustrate how a BCUC review could be structured. Please note:

- The final decision on Site C still rests with Executive Council,
- BCUC is given a deadline of November 30, 2015 to complete its work²,
- The BCUC review is focused on new information and analysis regarding the economic effects of Site C to minimize duplication of previous assessment work, and
- Funding could be set aside by BC Hydro³ or the BC Government in 2015/2016 to ensure BCUC has the necessary resourcing to complete this work in a timely manner.

Site C is estimated to cost \$7.9 billion which would make it the largest provincial public expenditure of the next 20 years. It is essential to public confidence in Executive Council’s final decision on Site C, that a full, proper and transparent assessment of New Material on the economic effects of Site C is conducted. Further, that the assessment and analysis should come through an inquiry and public hearing, just as there was for previous information and analysis on Site C.

¹ As the Task Force noted –

Section 5 requires the BCUC, on Cabinet’s request, to provide advice on any matter regardless of whether it is in the Commission’s jurisdiction. Section 5 also allows Cabinet to issue Terms of Reference for the inquiry. Government, rather than exempting projects and/or plans through direction and legislation, could direct these projects be subject to a section 5 review and recommendation to Cabinet. This provides the benefit of a public process and independent verification of projects and plans but reserves the final decision on plans and projects that have broader public interest criteria to be decided by elected officials.

Broader use of section 5 is similar to the approach taken by the Federal government in its recent amendments to the National Energy Board Act. These amendments redefined the role of the Board, which is now mandated not to decide on applications for pipeline certificates, but to instead make a recommendation to the Federal Cabinet.

² There is time for this additional work: “The Panel concludes that, under the Low Liquefied Natural Gas Case, available resources could provide adequate energy and capacity until at least 2028” [Page 304 Joint Review Panel Report]

³ The funding required to support a BCUC inquiry and public hearing would be modest in comparison to the over \$300 million expended by BC Hydro to date on Site C.

For a project of this size and importance, we agree with the independent Joint Review Panel – the proper course of action is to refer Site C to the BC Utilities Commission.

In closing, we formally request that Executive Council

1. Place a one year moratorium on deciding whether to proceed with Site C, and
2. Refer the economic effects of Site C to the BC Utilities Commission for an inquiry and public hearing.

I request an opportunity to meet with you to discuss this letter before Executive Council decides whether or not to proceed with Site C.

Yours truly,

A handwritten signature in black ink, appearing to read "Gwen Johansson", with a horizontal line underneath.

Gwen Johansson
Mayor

Cc: BC Government Executive Council Members
BC Opposition Party Leaders
UBCM Membership

Encl.

DRAFT TERMS OF REFERENCE**IN THE MATTER OF the *Utilities Commission Act* (the *Act*)****and****IN THE MATTER OF an Inquiry under Section 5 of the *Act* relating to the Site C Clean Energy Project****BACKGROUND**

1. British Columbia Hydro and Power Authority (the “Proponent”) proposes to develop and operate a third dam and hydroelectric generating station on the Peace River in northern British Columbia which would provide up to 1,100 MW of capacity and about 5,100 gigawatt (GWh) of energy each year (the “Project”).
2. The Project is estimated to cost \$7.9 billion which would make it the largest provincial public expenditure of the next 20 years.
3. In August 2013, the federal and provincial governments named a Joint Review Panel (the “Panel”) to conduct an independent and expert assessment of the environmental, economic, social, health, and heritage effects of the Project.
4. The federal/provincial agreement governing environmental assessment of the Project and the terms of reference for the Panel (the “Panel Terms of Reference”) required the Panel to hold a public hearing in order to provide opportunities for timely and meaningful participation of aboriginal groups, the public, governments, the Proponent and other interested groups (the “Participants”) in the assessment of the Project.
5. The Panel Terms of Reference provide that the objective of the public hearing is to provide the Panel with relevant information from Participants, in a fair manner, to enable the Panel to conduct a thorough and timely review of the Project.
6. A public hearing conducted in accordance with the principles of procedural fairness inherently contributes to a full, proper and transparent assessment of the Project.
7. The Panel Terms of Reference require the Panel to consider the economic effects of the Project including:
 - (a) the need for the Project,
 - (b) alternatives to the Project,
 - (c) the economic effects of the Project,
 - (d) the significance of the economic effects of the Project,
 - (e) the value of electricity generated by the Project,
 - (f) initial capital construction cost and operating cost estimates,
 - (g) impacts on government revenue, and

(h) impacts on gross domestic product.

(the “Economic Effects”)

8. The Panel Terms of Reference require the Panel to prepare and deliver a Joint Review Panel Report on the Project (the “Report”) to the federal and provincial government who in turn are required to publish the Report.
9. On May 1st, 2014, the Panel delivered its Report to the federal and provincial government and the Report was published.
10. The Panel did not have the information, analysis, reports, studies, forecasts, and research to fully, properly and transparently assess the Economic Effects of the Project. In its Report the Panel notes:
 - “The Panel cannot conclude on the likely accuracy of Project cost estimates because it does not have the information, time or resources. This affects all further calculations of unit costs, revenue requirements, and rates.” [Page 280]
 - “The Panel concludes that, basing a \$7.9 billion Project on a 20-year demand forecast without an explicit 20-year scenario of prices is not good practice. Electricity prices will strongly affect demand, including Liquefied Natural Gas facility demand.” [Page 287]
 - “The Panel concludes that demand management does not appear to command the same degree of analytic effort as does new supply.” [Page 291]
 - “The Panel concludes that methodological problems in the weighing and comparison of alternatives render unitized energy costs only generally reliable as a guide to investment... Uncosted attributes such as the ability to follow load, geographical diversity, or the ability to assist with the integration of intermittent sources need more analytic attention.” [Page 298]
 - “The Panel concludes that a failure to pursue research over the last 30 years into B.C.’s geothermal resources has left BC Hydro without information about a resource that BC Hydro thinks may offer up to 700 megawatts of firm, economic power with low environmental costs.” [Page 299]
 - “The Panel concludes that the Proponent has not fully demonstrated the need for the Project on the timetable set forth.” [Page 306]
11. As a result, Participants in the Joint Review Panel Public Hearing did not have an opportunity to review key information, analysis, reports, studies, forecasts, and research necessary to a full, proper and transparent assessment of the Economic Effects of the Project.
12. The Panel made several recommendations to address the lack of a full, proper and transparent assessment of the Economic Effects of the Project:

RECOMMENDATION 46

“If it is decided that the Project should proceed, a first step should be the referral of the Project costs and hence unit energy costs and revenue requirements to the BC Utilities Commission for detailed examination.”

RECOMMENDATION 47

“The Panel recommends that BC Hydro construct a reasonable long-term pricing scenario for electricity and its substitutes and update the associated load forecast, including Liquefied Natural Gas demand, and that this be exposed for public and Commission comment in a BC Utilities Commission hearing, before construction begins.”

RECOMMENDATION 48

“The Panel recommends, regardless of the decision taken on Site C, that BC Hydro establish and research and development budget for the resource and engineering characterization of geographically diverse renewable resources, conservation techniques, the optimal integration of intermittent and firm sources, and climate-induced changes to hydrology, and that an appropriate allowance in its revenue requirements be approved by the BC Utilities Commission.”

RECOMMENDATION 49

“The Panel recommends that, if Ministers are inclined to proceed, they may wish to consider referring the load forecast and demand side management plan details to the BC Utilities Commission.”

13. Since the Joint Review Panel Report was released on May 1, 2014, Participants including BC Hydro, the BC Ministry of Energy and Mines, other provincial government ministries and agencies, the District of Hudson’s Hope, and Clean Energy BC have prepared, are preparing, or could prepare new information, analysis, reports, studies, forecasts, and research on the Economic Effects of the Project (the “New Material”) in an effort to address the concerns and recommendations of the Joint Review Panel set out in paragraphs 10 and 12 above.
14. However, unlike previous information and analysis on the environmental, economic, social, health, and heritage effects of the Project, this New Material is largely confidential and has not been the subject of independent and expert assessment and a public hearing as the Panel Terms of Reference would have required.
15. On October 14, 2014, the Minister of Environment and the Minister of Forests, Lands and Natural Resource Operations issued an environmental assessment certificate to BC Hydro allowing the Project to proceed, subject to remaining authorizations including that of Executive Council, without addressing how to ensure a full, proper and transparent assessment of the Economic Effects of the project, and without addressing Panel recommendations #46 to #49.

16. Before Executive Council makes a final decision on whether or not to proceed with this \$7.9 billion Project, Executive Council wishes to ensure that New Material is the subject of an independent and expert assessment and a public hearing, and by doing so seeks to ensure that there is a full, proper and transparent assessment of the Economic Effects of the Project, including the matters referenced in Panel recommendations #46 to #49.
17. Section 5 of the *Act* provides that the Lieutenant Governor in Council may ask the BC Utilities Commission (the "Commission") for advice on any matter, and further that the Lieutenant Governor in Council may specify terms of reference requiring and empowering the Commission to inquire into the matter.

REQUEST FOR ADVICE ON THE PROJECT AND TERMS OF REFERENCE

NOW THEREFORE the Lieutenant Governor in Council requests the advice of the Commission on the Economic Effects of the Project pursuant to subsection 5(1) of the *Act* and specifies the following Terms of Reference for the Commission's inquiry into the Project pursuant to subsection 5(2) of the *Act*:

1. The purpose of this inquiry is for the Commission to make an assessment of the Economic Effects of the Project, including the matters referenced in Panel recommendations #46 to #49.
2. The Commission must hold a public hearing in accordance with standard Commission policy and practice on the Economic Effects of the Project, including the matters referenced in Panel recommendations #46 to #49.
3. For the purpose of conducting this inquiry and public hearing, the Commission:
 - (a) must invite and consider submissions, evidence and presentations on the Economic Effects of the Project including the New Materias from any interested person, including without limitation, aboriginal groups, the public, governments, the Proponent, other utilities, power producers, ratepayer groups and other interested groups;
 - (b) must hold the public hearing in accordance with the Commission's Public Hearing Guidelines, except that the Commission will make recommendations to the Lieutenant Governor in Council rather than making determinations; and
 - (c) may use all of the powers provided to it under the *Act*.
4. The Commission must prepare a report and recommendations on its assessment of the Economic Effects of the Project, including the results of the public hearing and any implications of its assessment for the Project, BC Hydro ratepayers and BC taxpayers. The report must be provided to the Minister of Energy and Mines by November 30, 2015.
5. The Minister of Energy and Mines must publish the report within 10 days of receipt.

November 18, 2014

Vaughn Palmer: On power, fork in the road is a dam dilemma

Site C vs. independent power producers, debt vs. multi-year contractual obligations

BY VAUGHN PALMER, VANCOUVER SUN COLUMNIST NOVEMBER 28, 2014



Energy Minister Bill Bennett chats with First Nations representatives at the All Chiefs Summit held at the Hotel Vancouver a year ago. First Nations considerations are one of the many factors the B.C. Liberals consider as they ponder green-lighting Site C.

Photograph by: Kim Stallknecht, Vancouver Sun

VICTORIA — As decision day approaches, the B.C. Liberals face two main choices to meet the province's future electricity needs, both controversial.

"I can tell you that we're down now to essentially two options, one of which is Site C and one of which is the independent power project option," Energy Minister Bill Bennett told reporters recently.

The first option would see BC Hydro construct a last-of-its-kind hydroelectric dam at Site C on the Peace River.

The second would entail Hydro contracting with private operators to build smaller-scale power projects — wind, run of river, perhaps biomass and geothermal — that would be scattered around the province.

In disclosing the final two options, Bennett tacitly confirmed that the Liberals have dropped

consideration of building either a new gas-fired generating plant or refurbishing the little-used thermal plant on Burrard Inlet.

Each of the two remaining options has its proponents and — no surprise, this being British Columbia — each also raises ferocious objections. Anything one might say on this file is debatable, including this statement.

The pluses for Site C, as the government sees them, are that hydro is the proven method of electrical generation in this province and it provides some of the cheapest rates on the continent. Once the construction cost has been paid out, hydro dams are reliable for the long-term and there's no need to estimate the future cost of fuel, as with a gas-fired plant.

For the Liberals, independent power projects have their good points too. "I don't think there's any issue around the reliability of the independent power industry," Bennett told reporters. "It's a good industry. We're actually very proud to have it. We get 25 per cent of our electricity today in the province from the IPP industry."

The industry, in a recent analysis (the one prepared, then withdrawn by KPMG), cited some other advantages of smaller-scale projects over the all-or-nothing aspect of Site C. IPPs could be phased in over time and spread around the province. Hydro could contract for range of power sources, including unproven-for-B.C. options such as geothermal.

Bennett, for his part, insists that the deciding factor between the two options should be the impact of each on future electricity rates. "We have to make a decision here that will have implications for many, many decades to the people who live in the province, to the businesses that operate here. We have to try to do everything we can to keep rates down, and that's the basis upon which we'll make this choice."

But having seen competing analyses on that score over the years, I doubt there's an indisputable answer to the question raised by Bennett. It all depends on the assumptions one makes going in and going forward.

Besides, other considerations have to be weighed, including the veto-in-all-but-name that First Nations exercise over resource development in this province.

One advantage for independent power involves the emerging role in such projects for First Nations as partners, developers and suppliers of services. By comparison, natives in the Peace River region have mounted a strong legal case that Site C would cause irreparable damage to aboriginal rights, title and interests.

Another factor is the impact on the provincial debt. IPPs don't entail a lot of provincial borrowing. They are underwritten in large measure by long-term contracts, which by verdict of the independent auditor general (applying generally accepted accounting principles) are listed in the public accounts as \$56 billion-and-counting worth of multi-year contractual obligations but not as debt.

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Not so with BC Hydro. Because of the corporation's already hefty debt load, and the government's practice of raiding its accounts for dividends, the giant utility will have to borrow much of what it estimates to be the cost of Site C, namely \$8 billion.

The province is already constrained in how much more it can borrow, according to Finance Minister Mike de Jong. "I don't think we have a lot of room to move at this point," he told me during an interview Thursday on Voice of B.C. on Shaw TV.

"Those rating agencies that assess us increasingly look at other variables and other measures ... The distinction that has historically been made by these agencies between taxpayer-supported debt and the debt incurred by agencies like BC Hydro, which is self-supporting, is beginning to blur in the minds of some of these bodies. So I'm saying we have to be cautious."

Plus if Hydro is green-lighted to borrow billions for Site C, there will be that much less borrowing room for everything else. "It will likely crowd out many other projects," de Jong continued.

Not to say that debt-loading or First Nations will trump all other considerations. Only that when the Liberals say this is one of the toughest and most expensive decisions they've faced, they mean it.

As to timing, Premier Christy Clark told reporters Thursday that BC Hydro, as proponent for Site C, is pressing for a "yes" by the end of the year in order to take full advantage of the 2015 construction season.

But she also left open the possibility that the decision, being contentious, could spill over into next year.

vpalmer@vancouversun.com

[Click here to report a typo](#) or visit vancouversun.com/typo.

Is there more to this story? We'd like to hear from you about this or any other stories you think we should know about. [CLICK HERE](#) or go to vancouversun.com/moretothestory

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Board-Direction

Stuart Lake Co-op Housing
Box 1442
Fort St. James, BC VOJ 1P0

RECEIVED

DEC 17 2014

REGIONAL DISTRICT OF
BULKLEY NECHAKO

Regional District of Bulkley Nechako
PO Box 820
37 Third Avenue
Burns Lake BC V0J 1E0

The Stuart Lake Co-Op Housing warmly invites Regional District of Bulkley Nechako to become a member of our Co-Operative. In so doing, Regional District of Bulkley Nechako will have an equal voice in helping to design and implement community led housing solutions in the Fort St. James and surrounding area. Your Business will be joining 119 local residents who have chosen to become individual members of the Co-Op Housing Solution.

The vision for the SLCH is: ***The Stuart Lake Co-op Housing is a vibrant organization with strong local representation. We give our membership an affordable choice of quality housing with hands on decision making while maintaining contact with their families and community. We value sustainability, comfort, suitability in the development of housing for our members and to become a part of the District of Fort St James solution for housing.***

The mission for the SLCH is: ***To provide quality, affordable housing in the District of Fort St. James and the Regional District of Bulkley-Nechako Area C.***

We are excited to tell you about our first initiative. Based on identified housing gaps and community consultation, our first project is to develop a 30 unit Seniors Housing Complex. We are certain that by filling the need in our area for seniors housing, this project also has the potential to free up additional housing in the Fort St. James area and help ease the existing housing crunch. To date, we have received funding from Canadian Mortgage and Housing Corporation towards completing a business plan for this first housing project. The business plan is essential to ensure that the proposed complex will be properly planned and affordable. Once completed, the plan will be integral to seeking future funding and investors in the near future.

In conclusion, we ask you again to please consider joining our Housing Co-Operative. The cost of a membership is \$10.00, yet the impact you can have on meeting our community and your employees housing needs is immeasurable. Please email slhousingcoop@gmail.com to contact our project coordinator to arrange for your company's membership. We look forward to welcoming Regional District of Bulkley Nechako as our newest Stuart Lake Housing Co-op member.

Sincerely,

Pete Valk
Stuart Lake Housing Co-Op
Board Chair

Together. WE can do it!!!!

If you have any questions or would like more information on becoming a member, please contact any one of our Stuart Lake Housing Co-Op Team.

Contact Information is:

		Phone	Cell phone	email address:
Pete Valk	Chair	250 996-7018	250 996-3880	valcon@telus.net
Larry Taylor	Vice Chair	250 996-8112		larry996@telus.net
Judy Greenaway	Secretary	250 996-8484	250 570 8484	greenawayjudy@gmail.com
Sandra Davidson	Treasurer	250 996-6878		sdavidson@integriscu.ca
Jim Wasylenko	Director	250 996-7245		djwazzy@fsjames.com
Joan Beaman	Director	250 996-8998		beamanj62@hotmail.com
Bob Motion	Director	250 996-8711		bobbus2783@gmail.com
Shauna Hesse	Administrative Support	250 996-8240		slhousingcoop@gmail.com
Emily Colombo	Resource Person	250 996-8233		edo@fortstjames.ca



*"To provide quality, affordable
housing in the District of Fort St.
James and the Regional District of
Bulkley-Nechako Area C."*

- SLCH Mission Statement



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STUART LAKE CO-OP HOUSING

WINTER 2014

Housing Project Update





What We Do

We design housing projects from a community needs perspective as identified by our community members. Our goals are to:

- Give our membership a voice in future community housing projects
- Give our membership an affordable choice of quality housing in Fort St. James Area;
- Ensure hands on community involvement in present and future housing projects;

Our housing projects will be governed by the following principles:

- Housing projects will be designed with community growth and long-term sustainability in mind;
- Attention will be given to housing comfort and suitability of housing options proposed and that the design process will fit 'our' community needs;
- Housing projects will be environmentally friendly both during construction and in operation;

Our Success Stories

- Our membership is made up of 119 individual community residents and this number continues to grow;
- Our Board is comprised of local residents with a breadth of project and financial experience to lead our housing projects;

Our story

Fort St. James has experienced substantial population growth due in part to the economic prosperity and abundance of work in our region. While population growth is exciting, it has created a housing shortage in our community that must be addressed.

In 2012, a group of local residents came together to discuss what 'we' as a community could do to help spur much needed housing development. This initial conversation led to the formation of the Stuart Lake Co-Op Housing in 2013.

The Stuart Lake Housing Co-Op is mandated to ensure that the Fort St. James area 'community' voice would be heard and influence all future SLHC projects.



Board of Directors—November 2014

Who We Are

We are proud to say we are a Fort St. James Organization that is community inspired and action oriented. Our Board is comprised of a Chair Person, Vice-Chair, Treasurer, Secretary, three directors and one staff person.

While we are glad to have an experienced team leading our Co-Operative, we are proud to say that it is our membership that is the driving force and voice behind our housing projects.

What Lies Ahead?

We have a year filled with lots of activity to look forward to. Our goals for 2015/16 include:

- Completing our first housing project business plan;
- Securing our housing project property;
- Fundraising \$600,000 towards our first housing construction project;

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How Can I get involved?

Become a member and have a say in our housing projects.

Contact Us

Stuart Lake Co-Op Housing
PO Box 1442
Fort St. James BC V0J 1P0

(250) 996-7018
slhousingcoop@gmail.com

286 Board- Direction

(Request for letter of support)

Hello, Good day to you all,

Please refer to the first message below from Shelley Milstein, dated January 12th, explaining the *SCI-BC* "Nature's Call" initiative.

As outlined, *SCI-BC* has initiated this project to identify and market accessible Parks, Recreation Sites & Trails and identified environments, responding to the milieu of requests from consumers striving to access nature.

They have asked that I lead this project, understanding my involvement and commitment to provide access to the natural environment. To succeed, as with all projects, partnerships are necessary, funding essential.

Our request is for letters of support to substantiate funding applications - in this case to attach to the Fraser - Fort George Endowment Fund application that is due at the end of this month.

Could you please consider this request favourably and provide a letter of support from your Ministry, Regional District, or agency, to assist *SCI-BC* in this project.

3

As noted, we all know that many accessible features have been implemented in various areas and regions. The challenge is to continue supporting infrastructural development to accommodate consumers requiring adapted access, while developing the marketing component to encourage participation and use in these areas.

Could you please also forward information of accessible sites and features on to me as I continue trying to locate these places in our Province, specifically in Northern B.C. and thank you to those listed on this message who already have responded to this request.

I believe our ultimate goal is to serve all members of the populace and through our combined efforts we will see many consumers listening to and experiencing the benefits of "Nature's Call".

Thank you for your time and consideration. Please send these letters of support to Shelley Milstein, Manager of Philanthropy, at *SCI-BC* as soon as possible, as we continue with applications to support this project.

Bye for now
Glenys

Glenys SnowDymond

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SCI-BC Accessibility Specialist
Universal Access /Barrier Free consultant
Project Analyst/Funding Researcher
snowdymond@gmail.com
250.847.5737

On Jan 16, 2015, at 11:27 AM, Shelley Milstein <SMilstein@sci-bc.ca> wrote:

From: Eyers, Dylan ENV:EX [<mailto:Dylan.Eyers@gov.bc.ca>]
Sent: January-12-15 2:47 PM
To: Bremner, Lynn ENV:EX
Cc: Shelley Milstein; Goetz, Peter ENV:EX
Subject: FW: Accessibility project, Northern BC

Hi Lynn,

Who is working on park accessibility stuff these days?. A good friend of mine with Spinal Cord Injury BC, Shelley Milstein, is launching a fund raising effort to develop and implement a database of accessible parks in Northern BC. I am pretty sure we have done some of this work in the past. I would like to direct Shelley to someone who can give her some background on previous efforts on similar projects, and potential support the proposal going forward. At this point she is looking for a letter of support from BC Parks.

Dylan Eyers
BC Parks

Section Head Lower Mainland Section Parks and
Protected Areas
Office: (604) 924-2226 Mobile: (604) 741-
7302 Dylan.eyers@gov.bc.ca

www.bcparks.ca
www.greatrangerexperience.ca

From: Shelley Milstein [<mailto:SMilstein@sci-bc.ca>]
Sent: Monday, January 12, 2015 12:56 PM
To: Eyers, Dylan ENV:EX
Subject: Accessibility project, Northern BC

Hi Dylan,

As I mentioned, we are looking for a letter of support from BC Parks to help support our funding application for the Fraser Fort-George Endowment fund. Our staff consultant Glenys SnowDymond is leading this project for SCI BC. Glenys has already conducted a variety of BC Parks and Forest Recreation

Sites and Trails audits in the Northern Region and will oversee the team to research and inventory the accessible amenities available in parks in Northern BC (Fraser Fort-George Region). As I mentioned, our staff get a ton of calls and emails about accessible recreation opportunities in BC, and want to document and promote these opportunities via our website/database and InfoLine.

Below is a bit about our project. I would be happy to share more info, and/or provide Glenys' contact info. Please let me know if I can help with a draft letter. Our deadline is January 30th. My full contact info is below.

Thanks – Shelley

Natures' Call

The project 'Natures' Call', will develop and implement a database of accessible Recreation Sites in BC. Beginning with Northern BC, SCI BC will inventory the accessibility of outdoor parks, trail systems and the built environment within these facilities. The database will capture accessible features in recreational properties including Regional Parks, Forestry Recreation Sites and BC Parks. The project intends to showcase the beautiful parks and recreation sites in BC with an emphasis on Universal Design and accessibility. As a value-add, the project will also conduct accessibility audits of the Community Halls and Emergency Response Centres in all five electoral districts.

This project includes identifying, compiling and developing an inventory of accessible amenities and features in the natural areas of BC, including the eleven RDFFG Parks in order to present them on our website. We aim to establish a comprehensive listing of these sites and resources to inform and enhance the experience of consumers and their families for travel or for relocation purposes. The projects intention is to highlight and showcase the achievements of the communities that have initiated Universal and Barrier-Free access in their planning properties rather than focus on properties that offer little in the way of access.

Project Outcomes

- A comprehensive database of accessible Recreation Sites in Northern BC
- Accessibility and Universal Design information for Regional and Provincial Parks in Northern BC
- A dedicated, centralized (Nature Calls) section on our SCI Information Database
- Enhanced Travel/Tourism and Recreation/Leisure sections on the SCI BC website

- A project model that can be used throughout BC to gather data and to market the accessibility of our common outdoor spaces to both local and international visitors
- An inventory of the accessible amenities and features for the approximately 20 Community halls and Emergency Response Centres within the RDEFG's boundaries.

Our staff will work in partnership with BC Parks, the Regional District of Fraser Fort George and their communities to ensure that the information presented is comprehensive, current and maintained.

About SCI BC

Since 1957, Spinal Cord Injury BC (SCI BC), formerly known as the BC Paraplegic Association, has worked tirelessly to improve the lives of people living with spinal cord injury (SCI). We help people with SCI and other physical disabilities achieve independence, self-reliance and full community participation. We help those with injury, plus their family and friends adjust, adapt and thrive in their new lives, whether they are dealing with a new injury or struggling with the ongoing challenges of living and aging with a physical disability.

Through our two core programs (Peer Support and Information Services), we provide answers, social connections, education and unique life experiences for people living with spinal cord injury.

Information Services Program: Through SCI BC's Information Services, comprised of a Provincial InfoLine, a dynamic website (www.sci-bc.ca), a comprehensive Information Database and a Resource Centre housed in Prince George, people can access vital information on issues related to living with a spinal cord injury, such as accessible housing, government benefits, employment opportunities, recreation options, and more.

Peer Program: The SCI BC Peer Support Program hosts social groups, special events and educational sessions that give people with SCI, their family and friends the opportunity to connect with others in similar situations, to try new activities that they may not have thought possible, and to continue learning about living well with an injury. SCI BC currently **serves over 1,200 people** with spinal cord injury in British Columbia, including **45+** in the Fraser-Fort George region.

To see the impact of our Peer Program please visit our YouTube channel: <https://www.youtube.com/spinalcordinjurybc>

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Shelley Milstein
Manager of Philanthropy

Spinal Cord Injury BC

780 SW Marine Drive, Vancouver, BC V6P 5Y7 | Office: (604) 326-1222
| Cell: (604)-787-4929 | www.sci-bc.ca | twitter: @sci_bc |
Facebook: SpinalCordInjuryBC | YouTube: SpinalCordInjuryBC |

Let's make an impact in 2014. Donate to SCI BC today.

Registered as a Provincial Society under "Canadian Paraplegic Association (BC)"

Mark Fisher
10668 Hislop Road,
Telkwa, BC, V0J 2X1
250-846-9045

Mark Fisher
10668 Hislop Road,
Telkwa, BC, V0J 2X1
250-846-9045

2014-12-20

GAIL CHAPMAN, STAFF, BOARD B.V.R.D.

DEAR GAIL

As I write this I am a little sad as I can't tell how much I enjoyed these last six years on the board, even though I was on the board for four years in the early 80st, the last six will always stand out in my mind the new friendships I have made, the things I have learned will serve me well as I go forward, in whatever direction the good lord leads me.

BILL you have been is an awesome chairman, you led us in a very professional manner with tact and some humour you were always able to keep some of us more unruly ones in order, I do hope the board had the good sense to elect you for the next years.

MANY THANKS BILL, I WILL MISS YOU.

GAIL thank you and your entire staff for all the help you gave me, any time I ever ask for anything it was always given without hesitation, as I watched such a large staff work and get along so well together, it tells me you are a great leader, and you can be very proud of that fact, I do hope the new REPT.from TELKWA will have as good a working relationship as I had.

MANY MANY THANKS GAIL I WILL MISS YOU.

I did so want to be at the last meeting, to thank you all personally, however it seems I pushed my old body way beyond its limit and it said enogh is enough and it just shut down, I spent a week in the hospital, however I have turned the corner, an home now under the care of the best nurse in the world, my wife, and starting to feel myself again.

I want to wish the entire boars and staff a very merry Christmas and a healthy prosperous new year, and may the good lord bless you with the best this old world has to offer. Thank you.

Kindest regards.



CARMAN G GRAF.

RECEIVED

DEC 29 2014

REGIONAL DISTRICT OF
BRITISH COLUMBIA



VILLAGE OF
BURNS LAKE
It's Only Natural!

292

Board-Receive

December 10, 2014

Regional District of Bulkley Nechako
P.O. Box 820
Burns Lake, BC
VOJ 1E0

To Whom It May Concern:

RE: Appointment of Village Representatives to the RDBN

Please be advised that at the December 9th, 2014 meeting of the Village of Burns Lake, Council approved the appointment of Mayor Luke Strimbold to the RDBN board. Councillor John Illes will serve as his alternate. If you have any questions regarding this appoint please contact me at 250-692-7587 or at chart@burnslake.ca.

Sincerely,

Cameron Hart
City Clerk – Village of Burns Lake

RECEIVED

DEC 10 2014

**REGIONAL DISTRICT OF
BULKLEY NECHAKO**

VILLAGE OF
BURNS
LAKE



2012 CLIMATE ACTION
PLAN

www.burnslake.ca

Phone: 250-692-7587
PO Box 570
Burns Lake, BC V0J 1E0
www.burnslake.ca

FORT ST JAMES
DISTRICT



District of Fort St. James
477 Stuart Drive West, P.O. Box 640
Fort St. James, B.C. V0J 1P0
Phone 250 996-8233 Fax 250 996-2248
Email district@fortstjames.ca

OFFICE OF ADMINISTRATION

RECEIVED

JAN 05 2015

REGIONAL DISTRICT OF
BULKLEY NECHAKO

RESOLUTION NO. 2014-21-16

REGIONAL DISTRICT APPOINTMENT

BE IT RESOLVED

That Mayor Rob MacDougall be appointed as the District of Fort St. James representative to the Regional District of Bulkley Nechako Board of Directors, with Councillor Brenda Gouglas appointed as his alternate.

Carried unanimously

I hereby certify the foregoing to be the Original True Copy of Council Resolution Number 2014-21-16 adopted on 10 Dec 2014.

A handwritten signature in black ink, appearing to read "Kevin Crook".

Kevin Crook, Chief Administrative Officer

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Board-Receive

VILLAGE OF GRANISLE

Incorporated June 29, 1971

BOX 128, GRANISLE, B.C.
VOJ 1W0



TELEPHONE (250) 697-2248
FAX (250) 697-2306

RECEIVED

DEC 16 2014

REGIONAL DISTRICT OF
BULKLEY NECHAKO

December 11, 2014

Regional District of Bulkley-Nechako
PO Box 820
Burns Lake, BC
VOJ 1E0

At its regular meeting of council held December 10, 2014, Council for the Village of Granisle endorsed the following resolution:

Regional District of Bulkley-Nechako – Board and Committee Meetings

Motion #2014/188

Moved by Councillor Jim O'Farrell
Seconded by Councillor Karen Barber

"Council resolves to appoint Councillor Tom Liversidge as regional District Director and to appoint Mayor Linda McGuire as the Alternate for Regional District sharing the responsibilities of Board and Committee Meetings".

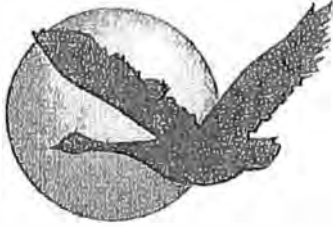
CARRIED

Regards,

A handwritten signature in black ink that reads "Lorna Burkett". The signature is stylized with a large initial "L".
Lorna Burkett
Administrative Assistant

Lorna Burkett

Administrative Assistant



District of Vanderhoof

Incorporated 1926

Geographical Centre of BC

RECEIVED

JAN 06 2015

**REGIONAL DISTRICT OF
BULKLEY NECHAKO**

Date: 06 January 2015

Re: 2015 Committee / Board Appointments

The following resolution was passed by Council at the December 15, 2014 District of Vanderhoof Regular Council Meeting:

that Council approve the appointment of Mayor Gerry Thiessen as the Regional District Bulkley Nechako Board Representative and Councillor Steve Little serve as the alternate. **CARRIED**

Certified to be a true copy of the
Resolution as passed by the District
Of Vanderhoof Council on 15 December 2014.

A handwritten signature in black ink, appearing to read 'Tom Clement', is written over a horizontal line.

Tom Clement
Director of Community Development

Bruce Donald
Manager, Legacy Properties
Bruce.Donald@teck.com

Teck Resources Limited
Canadian Legacy Properties
Bag 2000
Kimberley, BC V1A 3E1

+1 250 427 8405 Dir
+1 250 427 8451 Fax
+1 250 426 9845 Mobile
www.teck.com

Teck

RECEIVED

JAN 15 2015

REGIO. OF
BULKLET

January 8, 2015

Regional District of Berkley-Nechako
PO Box 820
Burns Lake
British Columbia
V0J 1E0

Attention: Gail Chapman, Chief Administrative Officer

Re: Tailings Management at the Pinchi Lake Mine site

In light of increased public interest in mine tailings facilities across B.C., I wanted to provide you with some information regarding our approach to tailings management and safety at the former Pinchi Lake Mine site, and an update on recent Dam Safety Inspections (DSI) conducted at the site.

Teck is committed to ensuring the safe operation of its tailings facility and accompanying dam structures. Our closed and reclaimed tailings facility at Pinchi Lake Mine is inspected biannually by qualified technical staff. DSIs are conducted on an annual basis and detailed Dam Safety Reviews (DSR) are conducted by a third-party engineer every 10 years. The most recent DSR was completed in 2013, following closure of the tailings facility.

As you may be aware, following the August tailings dam breach at the Mount Polley Mine, the B.C. Chief Inspector of Mines directed all mine operators/owners in B.C. to accelerate the normal review schedule and complete DSI reports for all tailings facilities by December 1. Teck completed and submitted this report for the Pinchi Lake Tailings Facility, which has been reclaimed and no longer retains water. This report is currently under review by government and expected to be made available to the public in early February 2015.

DSI reports are conducted annually by a third-party Engineer of Record for mine tailings facilities in order to review the operation, maintenance and surveillance of the facility; ensure it is safe and well-maintained; and to identify any issues and make recommendations. These recommendations can range from serious issues requiring urgent attention, to non-urgent opportunities related to improvement of practices.

The DSI report for Pinchi Lake Mine confirms that there are no immediate safety or stability concerns for the tailings storage facility which has been reclaimed and is no longer water-retaining. Further, these documents confirm that our monitoring and surveillance practices meet industry standards. A number of non-urgent recommendations pertaining to routine maintenance, repair and monitoring were included in the reports by the Engineer of Record in order to highlight for scheduling purposes, and we are taking steps to address each one as part of our normal operating procedures.

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At Teck, nothing is more important than the safety of people, communities and the environment. We continually review and improve our facilities and procedures and are committed to meeting the highest standards for tailings management. Please let me know if you would like to arrange a briefing to answer any questions you may have regarding the operation, maintenance and monitoring of our tailings facility, or to discuss the recent DSI review conducted at Pinchi Lake. I would also be pleased to provide you with a copy of the DSI report following completion of the government review, if desired.

Best regards,

A handwritten signature in black ink, appearing to read "Bruce Donald". The signature is fluid and cursive, with the first name "Bruce" and last name "Donald" clearly distinguishable.

Bruce Donald
Manager, Legacy Properties
Teck

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Board-Receive

RECEIVED

Cheryl Anderson

From: CorrespondenceMinister@ic.gc.ca
Sent: December-19-14 1:11 PM
To: Cheryl Anderson
Subject: Industry Canada
Attachments: ISPs_Press_Release_bilingual.pdf; Xplornet - December 2014 XCI Statement.pdf

DEC 19 2014
REGIONAL DIRECTOR
BULKLEY NECH

Dear Mr. Peterson:

I appreciate the time you took to provide me with advice on the consultation that was launched on August 19, 2014, with respect to policy changes in the 3500 MHz band.

The decision paper has now been published and can be read [online](#).

With this decision, and consistent with my statement of October 9, 2014, our government will not take spectrum licences away from anyone who is providing Internet service to rural Canadians. Furthermore, the final decision does not reclassify rural licence areas, and it will ensure that spectrum is available for rural Canadians in the future.

This decision provides a path for mobile use in the 3500 MHz band while maintaining existing fixed wireless Internet services in all communities.

This approach will ensure existing services using this band continue to be available to Canadians while implementing a fast-track licensing process for spectrum that becomes available to allow even further services to be provided. Please find public statements from Xplornet and a group representing the 10 largest rural Internet service providers attached to this letter.

I trust that this information is helpful. Please accept my best wishes.

Sincerely,

The Honourable James Moore, P.C., M.P.

Attachments

**RURAL HIGH-SPEED INTERNET PROVIDERS RELEASE JOINT STATEMENT IN
RESPONSE TO INDUSTRY CANADA ANNOUNCEMENT REGARDING 3500 MHz
SPECTRUM ALLOCATION**

FOR IMMEDIATE RELEASE

DECEMBER 18, 2014

The following is a statement issued by Canada's rural high-speed internet providers, including:

- ABC Communications
- CCI Wireless
- Chatham Internet
- I-NetLink Wireless
- My High Speed Network Inc.
- NetSet Communications
- RhiCom Networks Inc.
- Sogetel Inc.
- Xplornet Communications Inc.
- YourLink Inc.

Today Canada's rural wireless Internet service providers (ISPs) applauded Industry Minister James Moore for his consultative approach on rural broadband policy. The new consultation paper released today has emphasized the importance of sustainable Fixed Wireless Access (FWA) to rural Internet in Canada.

This follows Minister Moore's assurance to the House of Commons that "Under no circumstances will our government take spectrum licenses away from any local Internet service provider that is providing Internet service to rural Canadians".

The approach taken facilitates the introduction of mobile services in 3500 MHz band as well as ensuring rural wireless ISPs will have the ability to provide services to rural Canadians for decades to come. This allows Industry Canada to balance the needs of industry participants in order to best serve Canadians.

Media Contact: Graham Fleet
(403) 771-4713

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XPLORNET

XPLORNET RESPONDS TO INDUSTRY CANADA ANNOUNCEMENT REGARDING 3500 MHz SPECTRUM ALLOCATION

FOR IMMEDIATE RELEASE

December 18, 2014

The following is a statement issued by Xplornet Communications Inc. – Canada’s leading provider of rural broadband services - in response to Industry Canada’s announcement today of a new approach to the 3500 MHz spectrum band planning, and changes to previous proposals for allocation the 3500 MHz spectrum in rural and urban Canada. Quotes in the statement can be attributed to Mr. Allison Lenehan, President of Xplornet Communications Inc.

“As a Canadian rural broadband provider, Xplornet is pleased and relieved at the news that Industry Canada and Minister Moore have made significant changes to the previously proposed 3500 MHz spectrum policy. In adopting the announced approach, the Minister has demonstrated that he understands the critical importance of 3500 MHz spectrum to the provision of fast and affordable high-speed internet to rural Canadians from coast to coast. The Minister has taken a balanced approach that does no harm to the tremendous gains that have been made in the past few years to improve Internet access for rural Canadians and reaffirms his commitment that ‘[u]nder no circumstances will our government take spectrum licences away from any local Internet service provider that is providing Internet service to rural Canadians’. The Minister has also held true to the important principle of “use it or lose it” that insures spectrum is being put to use for the benefit of all Canadians.

The 3500 MHz consultation process worked. Industry Canada and the Minister have been responsive to the needs of rural Canadians. By undertaking a comprehensive band-plan review, there will be a proper assessment of the current and future spectrum needed to continue providing Internet services to Canadians in rural areas. Rural broadband providers look forward to being part of that process.”

About Xplornet Communications Inc.

Xplornet Communications Inc. is Canada's largest rural broadband service provider. We believe everyone should have access to the transformative benefits of broadband Internet, so we make our service available everywhere in Canada, including the hard to reach places. We overcome the challenges of Canada's vast geography through our deployment of our LTE and 4G network, which leverages our hybrid technology network of fixed-wireless towers on the ground and next-generation satellites in space. Our customers live in towns, villages, just outside of major urban centres and in the farthest reaches of the country. Through our coast-to-coast network of local dealers and professional installers we connect our customers to all that the Internet has to offer. Xplornet connects you to what matters.

For more information, please visit www.xplornet.com, or chat with us on Facebook and on Twitter.

MEDIA CONTACT:

Morten Paulsen

403.399.3377

morten@paulsengroup.ca



Board-Receive

John Horgan, MLA
(Juan de Fuca)
Room 201
Parliament Buildings
Victoria, BC V8V 1X4

Selina Robinson, MLA
(Coquitlam-Maillardville)
Room 201
Parliament Buildings
Victoria, BC V8V 1X4

Constituency Office:
#122-2806 Jacklin Road
Victoria, BC V9B 5A4
Phone (250) 391-2801
Fax (250) 391-2804

Constituency Office:
102-1108 Austin Avenue
Coquitlam, BC V3K 1X4
Phone (604) 933-2001
Fax (604) 933-2002

Electoral Area Directors
Regional District of Bulkley-Nechako
Box 820
Burns Lake, BC V0J 1E0

December 08, 2014

Dear Directors,

Congratulations on your recent election. As Leader of the Opposition and the Spokesperson for Local Government, we thank you for your dedication and commitment, and for the work you will do in service of your community.

You have a big task before you. You already know that it is a rewarding task, and one that is absolutely vital to our province and our democracy. Local governments are part of the foundation of British Columbia and you play a key role in building a strong, vibrant, resilient and sustainable province for all British Columbians.

Your perspective and insight are important to us. You know the reality on the ground in your communities. We respect your understanding and knowledge of the issues facing your constituents.

We have been listening carefully to local governments around the province. It is a challenging time for you and your colleagues. The issues you are dealing with are increasingly complex, yet resources are dwindling despite high need, downloading of responsibilities from senior levels of government, and pressure to do more with less.

We understand these challenges and believe that local governments need to be invited to the table with the Province to explore how different levels of government can work together to meet the needs of our citizens. We are here to work in partnership with you to create healthy, safe, and prosperous communities.

RECEIVED

DEC 22 2014

REGIONAL DISTRICT OF
BULKLEY NECHAKO

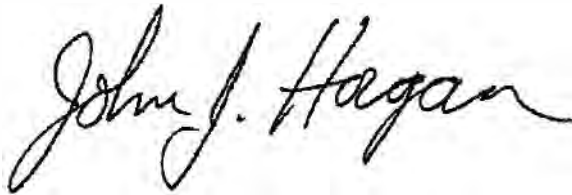


Selina Robinson, our Opposition Spokesperson for Local Government, is your contact on the team. You can reach Selina by phone at 250-953-4701 in Victoria, 604-933-2001 in Coquitlam, or by email at Selina.Robinson.mla@leg.bc.ca. We look forward to hearing from you.

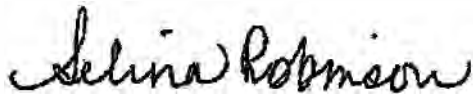
We are grateful to have committed individuals like yourselves as colleagues. We look forward to working with you as you fulfill your terms in office.

We wish you and your families all the very best for the holiday season.

Sincerely,



John Horgan
Leader
New Democrat Official Opposition



Selina Robinson
Spokesperson for Local Government and Sport

Jason Ilewellyn

From: Rachel Kulasa <rachel_kulasa@transcanada.com> on behalf of CoastalGasLink <CoastalGasLink@transcanada.com>
Sent: January-21-15 10:54 AM
To: Jason Ilewellyn; jeraud@telus.net; monroy@hwy16.com
Cc: CoastalGasLink
Subject: Regional District of Bulkley-Nechako - Borrow Site notification

Good Morning,

I'm writing to notify you about upcoming Coastal GasLink field work the Regional in District of Bulkley-Nechako.

The Coastal GasLink pipeline project team is building an inventory of rock and gravel resources to be available for potential use during construction.

In the first half of 2014, we built a list of potential "borrow pit" sites for further study based on accessibility and feasibility. Starting in September 2014, we began geotechnical investigations at sites in the Peace River Regional District and the Regional District of Fraser-Fort George. In October, we started investigations in the Vanderhoof and Fraser Lake areas of the Regional District of Bulkley-Nechako.

We now have two more sites in the RDBN that we plan to investigate starting in mid to late-February, one northeast of Vanderhoof and one northwest of Fraser Lake. During these investigations, boreholes will be drilled and test pits excavated to assess the quantity and quality of resources and determine viability of potential future development. Crews will normally be set up for two or three days at each location.

The two RDBN locations are:

- **Vanderhoof area:** Approximately 15 kilometres north of the Vanderhoof municipal boundary as the crow flies, or 31 kilometres by road, alongside the proposed Coastal GasLink pipeline route. For truck access, we will use the following: Highway 27 to Northside Road, then along Stiegler Pit Road. On the last seven kilometres, we are using resource roads operated by L&M Lumber or Winton Global.
- **Fraser Lake area:** North of the western tip of the lake, approximately 13 kilometres from Highway 16 by road. Access is via the West Fraser Mills 300 Road, and then (briefly) via the Sutherland-Trout FSR.

Project-wide, it is anticipated that this program may extend into mid-2015. We'll keep you notified about any further work in the RDBN.

Please feel free to contact the Coastal GasLink project team at CoastalGasLink@transcanada.com if you have any questions, or by telephone at 1-855-633-2011.

Kind regards,

Rachel Kulasa
 Community Relations
 Coastal GasLink Pipeline Project Ltd.



Toll Free: (855) 633-2011

e-mail: coastalgaslink@transcanada.com

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website: www.coastalgaslink.com

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Board-Receive

PLEASANT VALLEY CATTLEMEN'S ASSOCIATION



Regional District of Bulkley Nechako
37 3rd Avenue,
PO Box 820
Burns Lake, British Columbia
VOJ 1E0

Re: Turtle Gardens
Topley BC
Aug. 24, 2014

Dear Mr. Miller,

I am writing in support of one of our long-standing cattlemen who has resided, ranched and supported the community of Topley for close to 80 years. I am referring to Frank Strimbold and his wife Dianne.

Their livestock have been harassed and jeopardized by the continuing onslaught of stray and wondering dogs from Turtle Garden's sanctuary. We as cattlemen support attempts at rehoming animals, we are close to our own dogs that become integral to many of our farming activities. But this shelter has put Strimbold's operation at constant risk.

Unfortunately, no matter how well intentioned, Turtle Garden's strays continue on a daily, a weekly, a monthly and yearly basis to have dogs wandering about Topley, and of course Frank and Dianne's pasture 'at will'. With the result that this member, at considerable time and effort is called upon to police Turtle Garden's strays.

Any of our members should not have to be dealing with these unfortunate dogs at the expense of their own health and that of their livestock!

We also understand that Turtle Garden's is not a RDBN funded operation. But they serve the whole of the region and provide much needed sanctuary for a huge number of unfortunate pets that would otherwise perish.

We are bringing this regrettable circumstance to your attention and ask that you investigate and perhaps look to some *kind of funding support to better control all* of these dogs! Simply expecting Strimbold's and the citizenry of Topley to fence these dogs out; does not work. They must be controlled at the source. And Turtle Garden's does not have the financial wherewith all to accomplish this. They need the regional political will to assist them.

The members of the Pleasant Valley Cattlemen's Association look forward to your action.
Yours truly,

Sandy Anaka
Sec Treas. PVCA (250 696 3624)
cc Linda Dykens (250 845 3013)
Pres. PVCA
cc Frank and Dianne Strimbold (250 696 36720)
Poplar Meadows Angus Ranch

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Board - Receive



Canadian LNG
P.O. Box 11162
Suite 1100, 1055 West Georgia Street
Vancouver, BC V6E 3R5

604.691.5955 direct
604.220.3163 cell
604.488.8068 fax

dpbloom@spectraenergy.com

D.P. (Doug) Bloom
President

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JAN 08 2015

REGIONAL DISTRICT OF
BULKLEY NECHAKO

December 17, 2014

Chair Miller and Board
Bulkley Nechako Regional District
37 - 3rd Avenue
Burns Lake, BC V0J 1E0

Dear Chair Miller and Board,

On behalf of the nearly 900 Spectra Energy employees across British Columbia, we would like to extend our congratulations on your successful municipal election, and thanks for your commitment to service in local government.

British Columbia is the foundation of Spectra Energy's western Canadian operations. For close to six decades, we have been growing a business that today serves as the province's natural gas backbone, linking our abundant natural gas supplies in northeast BC with markets across North America, creating jobs and contributing to community vitality. We strive to create real and lasting value in every community we serve by working in a safe and sustainable manner and delivering local, long-term benefits through our projects and ongoing operations.

BC has a massive challenge ahead – finding new markets for our natural gas as traditional ones diminish. As with most challenges, there comes opportunity. Since 2009, Spectra Energy has invested more than \$2 billion in BC to grow our business and meet customer demand as the province prepares for LNG and the multi-generational opportunity it presents. We are now pursuing more than \$6 billion in investments in BC – some in our traditional gathering and processing and pipeline business, as well as a new pipeline to Prince Rupert – in response to that opportunity.

Together with Aboriginal and local communities such as yours, we have the opportunity to think big and work collaboratively to deliver sustainable benefits for all British Columbians. We believe in listening, being responsive and working hard every day to become your partner of choice.

As you and your Council assume your duties, we would welcome a meeting to hear more about your plans in the community and discuss our current and planned activity. A member of our Community and Aboriginal Relations team will contact your office to arrange for that discussion early in 2015.

Sincerely,

Doug Bloom
President, Canadian LNG



377, rue Bank Street,
Ottawa, Ontario K2P 1Y3
tel./tél. 613 236 7238 fax/télé. 613 563 7861

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Board - Receive

January 15, 2015

Mr. Bill Miller
Chair
Regional District of Bulkley-Nechako
PO Box 820 37 3rd Ave
Burns Lake, BC V0J 1E0

Dear Mr. Miller,

Re: Request for Support to Save Canada Post

Over a year ago, Canada Post Corporation announced a plan to change public postal service as we know it, and the government endorsed this plan. As a result, the corporation has dramatically hiked postage rates and is planning on eliminating door-to-door delivery, closing and downsizing post offices, reducing post office hours, and destroying thousands of decent jobs in communities throughout our country.

These major changes will be bad for seniors, people with mobility issues, charities, small businesses and many other people who rely on public postal service.

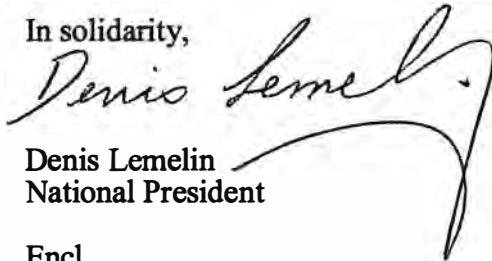
The Canadian Union of Postal Workers wants the federal government to reverse the Canada Post plan, and to look instead for ways to increase service and revenues in areas like postal banking, as other postal administrations have done. At the very least, we think the government should properly consult with the public about what kind of postal service they need before allowing Canada Post to make such major changes.

CUPW has attached a fact sheet with more information about Canada Post's plan.

The union has also attached a resolution that it would like your municipality to consider passing. To date, over 400 municipalities and municipal organizations have passed resolutions opposing Canada Post plan for cuts, or calling for a halt to door-to-door delivery cuts until there is proper consultation. CUPW hopes you will think about joining and building on these efforts by passing our or your own resolution.

Thank you very much for considering this request. Thanks as well if your municipality passed an earlier resolution in support of postal banking or improving the Canadian Postal Service Charter. If you would like an electronic version of the resolution, please contact Brigitte Klassen at bklassen@cupw-sttp.org. Please call me at 613-236-7238 if you have any questions or concerns.

In solidarity,


Denis Lemelin
National President

Encl.

c.c. National Executive Committee, Regional Executive Committees, National Union Representatives, Regional Union Representatives, Specialists

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BULKLEY, NECHAKO

/bk cope 225



SAVE CANADA POST - STOP THE CUTS

WHEREAS Canada Post and the Conservatives are taking an axe to long-treasured postal services – killing good jobs, eliminating door-to-door delivery, drastically increasing postage rates and closing, downsizing and reducing hours at post offices:

WHEREAS Canada Post did not properly consult on these changes, effectively eliminating any opportunity for input from the people who will be most affected; and

WHEREAS closing and downsizing post offices, reducing post office hours, and eliminating door-to-door delivery will reduce service and eliminate thousands of jobs in communities throughout our country.

WHEREAS Canada Post offers a public service that needs to be protected;

BE IT RESOLVED THAT the (name of municipality) write a letter to the Minister responsible for Canada Post that calls on the government to reverse the changes to services announced by Canada Post, and to look instead for ways to increase service and revenues in areas such as postal banking.

BE IT FURTHER RESOLVED THAT (name of municipality) ask the Federation of Canadian Municipalities to request that the federal government consult with the public about what kind of postal service they need before allowing Canada Post to make such major changes to public postal service.

MAILING INFORMATION

Please send your resolution to: Lisa Raitt, Minister of Transport, Place de Ville, Tower C, 29th Floor, 330 Sparks Street, Ottawa, Ontario, K1A 0N5.

Please send copies of your resolution to: Denis Lemelin, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3

Your Member of Parliament. You can get your MP's name, phone number and address by calling 1-800 463-6868 (at no charge) or going to the Parliament of Canada website:
<http://www.parl.gc.ca/common/index.asp?Language=E>.

Brad Woodside, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario K1N 5P3

/bk cope 225

Save Canada Post.ca

Canada Post has announced a plan to:

1. Attack the public postal network.

Canada Post plans to use more private post offices while streamlining the public postal network. This means closing and downsizing public post offices, as well as reducing their hours. Canada Post has closed about 40 urban and 75 rural post offices since 2012. This is the largest number of closures we have seen since the Conservatives closed about 1,500 rural and urban post offices in the eighties and nineties. More closures are expected. The corporation is also reviewing all urban offices to see if they can be made smaller and operated with fewer workers. In addition, it is dramatically reducing hours of service in rural communities.

2. Introduce huge postage rate hikes.

On March 31, 2014, the price of buying one stamp increased by 59% while the price of buying a book or coil of stamps increased by 35%. The price for pre-sorted and incentive letters increased by 15% and metred mail increased by 19%. These sudden and dramatic increases are unfair,

unreasonable and bad for the corporation's business. It would have been wiser and more reasonable for Canada Post to adopt gradual increases to keep up with rising costs.

3. Make our country the first in the world to eliminate door-to-door delivery.

Canada Post plans on taking away door-to-door delivery from over five million Canadian households and replacing it with community mailbox (CMB) delivery. There is a great deal of opposition to this plan, which will create huge problems for many Canadians, especially seniors and people with mobility issues. According to a recent poll, sixty per cent of people oppose the delivery cuts. In spite of this, Canada Post is determined to wipe out home mail delivery within a five year period. So far, Canada Post has announced its plans to convert more than a million households. The bulk of conversions will occur after the 2015 federal election. The federal government fully supports this major cut to public postal service.

4. Destroy 6000 to 8000 decent jobs.

Canada Post would need fewer employees if it goes to community mailbox delivery. It expects to eliminate 6000 to 8000 positions. Closing and downsizing post offices and reducing post office hours will also reduce the number of jobs in communities throughout the country. Our communities and our economy cannot afford to lose thousands of decent paying jobs.

The future of Canada Post

Canada Post and the Conservatives should consult on their plan to change public postal service as we know it. The public owns Canada Post. They have a right to input. This has not really happened in any meaningful way. Canada Post engaged in some discussions, but they were completely inadequate. The corporation held invite-only meetings in 46 communities and conducted a largely online public consultation on its future, focusing on cut. Since this time, over 400 municipalities and municipal organizations have passed resolutions or sent letters protesting the cuts or asking for a halt until there is meaningful consultation. Moreover, many thousands of Canadians have signed petitions and sent messages to their Members of Parliament (MPs). People have asked their federal representatives to tell Canada Post to stop the cuts and consider alternatives such as postal banking. Cutting might help Canada Post with its money problems in the short-term but it is not a good long-term strategy and it certainly won't improve the future of postal service in our country. The corporation should be following the lead of other postal administrations by innovating and introducing new revenue-generating services.

For more information, go to:

**Save
Canada
Post.**

Postal banking

The Canadian Union of Postal Workers (CUPW) believes that our country needs improved financial and banking services and that Canada Post is well placed to fulfill this need. Moreover, the union thinks that adding financial and banking services at Canada Post will help the corporation preserve public postal service and generate revenue. CUPW is not alone. Close to two-thirds of Canadians support Canada Post expanding revenue-generating services like bill payments, insurance and banking, according to a poll from April 2014. Many municipalities like the idea too. About 600 municipalities have passed resolutions endorsing the addition of financial and banking services at our public post office. Not only that, three former Canada Post Presidents have spoken favourably about the corporation getting more involved in financial services (i.e. Michael Warren, Andre Ouellet and Moya Greene). In recent years, Canada Post has even conducted studies on postal banking that appear to indicate that getting into financial services would be “a win-win strategy” and a “proven money-maker” for the corporation. This positive assessment was obtained through an Access to Information (ATI) request.

Unfortunately, 701 of 811 pages of the ATI request were redacted. To date, Canada Post President Deepak Chopra has refused to release the 811 pages in their entirety.

Learn more. Check out *Why Canada Needs Postal Banking* at <https://www.policyalternatives.ca/publications/reports/why-canada-needs-postal-banking>

To the Elected members of Regional District Bulkley Nechacko. Dec 7 2014

Good day, I am writing to you about the rumors I've heard that you are once again thinking of closing the Reuse shed at the Telkwa drop off station. Once again I will ask that you reconsider this decision. The Reusing of objects is significantly different than recycling of objects.

Things that are recycled are hauled away or sold (not free) and reused items may be reused many times over within the community (for free).

. A couple good examples are puzzles and books, two very popular items at the Reuse Shed, What's wrong with that?

Other items being reused are household goods like Plates, Cups and Glasses, cutlery, lots of butcher knives. Woodworking tools , Mechanics tools, Boots , Window Blinds, Clothing and Rags These are All items I have personally reused from the Reuse shed. I can't understand what's wrong with that?

The people Love the Reuse shed, many low income residents are able to get furniture and household items for free, you should see the smiles on the faces as they load up their cars and trucks. Last summer when I was there I noticed a couple looking at a large Buffet, but it wouldn't fit in their car. I knew they lived nearby so I offered to haul it to their house, they were so excited. Oh talk about excited you should see the Kids when they find free reusable toys at the shed, Big smiles, and lots of toys go through the shed. I don't see anything wrong with that.

Allowing people to give is a good thing and is rewarding, allowing people to get things for free is a good thing and is also very rewarding. What's wrong with that?

My greenhouse is nearing completion, all the double pane sealed window units are recycled, many from the glass pile. Contractors unload them there carefully so people can reuse them. What's wrong with that?

My brothers green house has a hot water solar collector made from reused materials I'm hoping to make one for myself as well.

Not one person I have asked thinks reusing from your (our) site is bad and I've asked a lot of people. I've never seen a Regional District person there asking people what they think. Well I guess that wouldn't be needed as the answer is obvious, We all love it.

Many people reuse wood from the wood pile, One fellow I met said he built his shop from reused material from the pile. Retired people make small wood projects from free wood from the pile, people heat their homes, Myself I get kindling and wood like Mahogany and Maple that turns into furniture. What's

Wrong with that?

I salvage a little metal and small motors etc. for the High school shops, I don't see anything wrong with that. There are many many items that get reused through the shed that will not be recycled or reused but will end up in the landfill if the Reuse shed is gone.

Reusing is not the same as Recycling , Reusing is way better.

It seems to me that the reusing at Telkwa is working fine. The big metal players have quit. The little guys are mostly looking at parts to repair home appliances etc.(save some bucks, parts are expensive). Everyone seems polite and mostly know each other. There is No reason to shut down the shed or change anything.

The workers know the routine and they are getting paid and seem to have adequate time to do their job.

I believe the community soundly approves of the reuse policy and by the turnout of residents who do reuse I think they have spoken with their feet.

Many people are going to be very upset if the Reuse shed is shut down. So Please reconsider your position on this issue.

Thank you

Rick Brise and many others.



Canadian Wildlife Service
 Pacific Wildlife Research Centre
 5421 Robertson Road
 Delta, BC V4K 3N2

16 January 2015

Re: Consultation on SARA Listing Process for Terrestrial Species 2014 and 2015

Environment Canada is committed to working with regional governments to ensure the protection of species at risk and their critical habitats and is seeking comments on the potential impacts of amending Schedule 1, the List of Wildlife Species at Risk under the *Species at Risk Act* (SARA).

On October 15, 2014, the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) submitted 56 assessments of species at risk to the federal Minister of the Environment.

On January 13, 2015, the Government of Canada posted the Ministerial Response Statements for these species on the *Species at Risk Act* (SARA) Public Registry. We are now launching public consultations on the amendment of Schedule 1, the List of Wildlife Species at Risk under SARA. A complete set of statements and the consultation path for each species are available at:

<http://www.registrelp-sararegistry.gc.ca/default.asp?lang=En&n=F4D833A7-1>.

Environment Canada is seeking comment on the proposed amendment of Schedule 1 resulting from assessments of 25 terrestrial species. Sixteen of these are newly eligible for addition to Schedule 1 while four are being considered for up-listing to higher risk status and five are being considered for down-listing to a lower risk status. Fifteen terrestrial species at risk have had their current Schedule 1 status confirmed. These are not included in this consultation process, as no regulatory amendment is required.

Fisheries and Oceans Canada is conducting separate consultations for eight aquatic species. An additional seven aquatic species are status confirmations for which public consultations are not required.

Additional information on the listing and consultation processes for terrestrial species, as well as the possibility to amend Schedule 1 by adding or reclassifying species, are available in "Consultation on Amending the List of Species under the *Species at Risk Act* -Terrestrial Species: January 2015". This document also includes a questionnaire that will provide you with guidance on the types of information and comments we are seeking. It is posted on the SARA Public Registry at: http://www.registrelp-sararegistry.gc.ca/document/default_e.cfm?documentID=1287.

You are invited to submit comments on the potential impacts of amending the List of Wildlife Species at Risk according to these COSEWIC status assessments. Your comments will be considered and will inform the Minister's recommendation to Cabinet. Please provide remarks by **April 15, 2015** for species under a normal consultation process. Six terrestrial species will follow an extended consultation process. Please provide remarks by **October 15, 2015** for species following an extended consultation path. There will also be an opportunity to provide comments during the 30-day public

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Environment Environnement
Canada Canada

consultation period associated with pre-publication in Canada Gazette Part I. More detailed information on individual species is included in the COSEWIC status reports, which will be available on the SARA Public Registry early in 2015. The Public Registry also provides more general information about SARA.

If you have any further questions, please do not hesitate to contact our Species at Risk Coordinator, Undiné Thompson, by email at SAR.pyr@ec.gc.ca or by phone at (604) 350-1900.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Laura Maclean".

Laura Maclean

A/Regional Director
Canadian Wildlife Service
Pacific and Yukon Region
5421 Robertson Road
Delta, BC, V4K 3N2

Environment
CanadaEnvironnement
Canada

December 17, 2014

To: Whom it may concern,

I am pleased to announce that on December 17, 2014, the Government of Canada added three species of bats to Schedule 1 of the *Species at Risk Act* (SARA). These species are the Northern Myotis (*Myotis septentrionalis*), Little Brown Myotis (*Myotis lucifugus*) and the Tri-colored Bat (*Perimyotis subflavus*).

This listing is in response to the February 2012 emergency assessments of the three bat species by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) as Endangered. In November 2013, COSEWIC re-examined these three species and confirmed its earlier emergency assessments of Endangered. The full emergency assessment documents as well as additional information on SARA and the List of Wildlife Species at Risk are available on the Species at Risk Public Registry at http://www.registrelep-sararegistry.gc.ca/default_e.cfm.

Details on the SARA listing for the three bat species are available at <http://www.registrelep-sararegistry.gc.ca/default.asp?lang=En&n=073DC653-1>.

To aid in the recovery of these three bat species, Environment Canada will promote and support research and voluntary stewardship activities with the aim of preventing the human-assisted spread of the fungus that causes the disease in these bats called White-nose Syndrome, and minimizing other mortality facing the species.

If you have any questions or comments please contact our Species at Risk Coordinator, Undiné Thompson, by email: SAR.PYR@ec.gc.ca or by telephone at 604-350-1900.

Thank you for your continued interest in the conservation of these endangered bat species.

Yours sincerely,

Laura Maclean

A/Regional Director
Canadian Wildlife Service
Pacific and Yukon Region
5421 Robertson Road
Delta, BC, V4K 3N2

Attached: Factsheet on the Emergency Listing Order for the Little Brown Myotis, the Northern Myotis, and the Tri-colored Bat.

Fax message to ³¹⁶ Jason Llewellyn
Fax No. (250) - 692 - 1220 Board-Receive

April 22. , 2014

Christoph & Sonja Brombach

Royal Canadian Mounted Police

P.O. Box 70
15 Carrier Cr.
Fraser Lake , B.C.
V0J 1S0
Fax : (250) 699 - 8454

Lot of Problems with dogs of the Neighbor

Hello

The neighbor (a young man and young woman with two dogs) move in the neighbor plot in the last summer (August 2013).

A middle big dog and a little dog entered often on my property. I had asked the new neighbor that his dogs no more to enter on my plot. I asked him to close his gates or to build a kennel. But he had not listened on my suggestion.

In the times , from End August to October 2013 , the middle big dog was often on my property , and had almost killed my old cat , one of my three dogs was bitten and pinched the dry food of my dogs at my carpot.

The biggest problem is : My wife Sonja is afraid of this dog in the last 8 months and she receives sometimes Epilepsy collapses. This dog is very aggressive and barks too much.

Please help us what is the best ... We would like to inform you that we love all animals and we are not hunter. We think we have proofs about the dogs of neighbor from our friends and the photos.

The owner of the aggressive dog is responsible that his dog to enter no more on my property.

I , Christoph Brombach (Owner since 2001 of my property) , would like to inform you that the call with the phone is absolute pointless for me because I am deaf. Please , you send me via fax. Thank you.

I look forward to hearing from you.
Have a nice day.

C. Brombach

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December 12. , 2014

Christoph & Sonja Brombach

Police file No.
2014 - 1276

Royal Canadian Mounted Police
P.O. Box 70
15 Carrier Cr.
Fraser Lake , B.C.
V0J 1S0
Fax : (250) 699 - 8454

Faxmessage to Cst. Christine Gallop

Hello Christine,

Thank you for your coming and for the help of informations yesterday. As you had to leave of my property about 9:30 PM (21:30) then the neighbor made quick to open the gates. He lets his aggressive dog to get free again to the exit and made great fears for us again. It goes on today in the early morning I want to walk with my three dogs (all with leashes) and his car (Pick-up) stood with headlight to me on the McKenzie Road and a short while later came a another car (likewise Pick-up , probably his friends). I gave up to walk with my dogs and I was going back to my house. I did not know what they want - maybe "Hate" , "Threat" or "Retaliation" . Sonja and me are feeling so bad and sad. In the afternoon , about between 4:00 and 4:15 o' clock , we are going with our dogs with leashes on my property and it was fired (11 or 12 shots) ; my wife Sonja had heard the shots (Chris - I am deaf) and we are in panic but we can not see who was that. Before and after of our walk with the our dogs was no shots. Strangely however but we have big fears. I hope that you have good understand.

It never stops with the "bad" neighbor and with "bad" dogs. We did not know what happened with them. We have no presentiment what we do. We exist / life in fears and we are very helpless.

If we are not see you , so we wish you a good weekend.

Yours faithfully ,

Christoph Brombach

FROM : LISA & COSMO

PHONE NO. : 250-693-337

JAN. 06 2015 11:53AM P3

59 year old woman has a seizure disorder and has been on Tegretol CR 200 mg , 2 bid. She had a headache in bed 4 days ago. She feels the headache was part of what she remembers as a part of what leads up to a seizure in the past. She is concerned that the stress of her neighbors dog which is uncontrolled will lead to a full blown seizure. She is requesting a letter to document their concern for their health and safety for presentation to the appropriate authorities.

RJA

ALLEN, ROBERT

A handwritten signature in black ink, appearing to read 'RJA' or 'Allen', written in a cursive style.

FROM : LISA & COSMO
... and her husband are concerned for their health and safety because of their description of an uncontrolled dog nearby in the community,
They have requested this documentation for presentation to the authorities.

Dr R Allen
ALLEN, ROBERT



Fort St. James T. V. Society

Balance Sheet As at 11/30/2014

Board-
Receive**ASSET****Current Assets**

Royal 100-363-1	23,582.43	
Royal-100-087-6	0.00	
Total Cash		23,582.43
Investments		0.00
Accounts Receivable	0.00	
Grants Receivable	0.00	
Provincial Tax @57%	0.00	
GST Receivable@50%	4,356.10	
GST Under/Overclaims	0.00	
Total Receivable		4,356.10
Prepaid Insurance		0.00
Prepaid Miscellaneous		7,000.00
Deposits on Equipment		0.00
Total Current Assets		34,938.53

Capital Assets

Buildings & Equipment	748,928.88	
Net - Buildings & Equipment		748,928.88
Office Equipment	9,111.86	
Accumulated Amort-Office ...	0.00	
Net-Office Equipment		9,111.86
Software	399.58	
Accum Amort-Software	0.00	
Net-Software		399.58
Total Capital Assets		758,440.32

TOTAL ASSET**793,378.85****LIABILITY****Current Liabilities**

Account Payable	336.00
Accrued Payables	900.00
Royal Loan #95684973-001	0.00
Other Payables	0.00
Total Current Liabilities	1,236.00

TOTAL LIABILITY**1,236.00****EQUITY****Equity**

Unearned Revenue	0.00
Equity in Capital Assets	758,440.32
Restricted Surplus	0.00
Surplus Accrual Adjustment	0.00
Retained Operating Surplus	23,235.46
Current Earnings	10,467.07
Total Equity	792,142.85

Fort St. James T. V. Society

Balance Sheet As at 11/30/2014

TOTAL EQUITY 792,142.85

LIABILITIES AND EQUITY 793,378.85

Fort St. James T. V. Society

Income Statement 08/01/2014 to 11/30/2014

REVENUE**Sales Revenue**

Regional District Grant	43,883.32
TV Sales Income	0.00
Interest Income	0.00
Other Income/Donations	49.80
Advertizing Income	0.00
Net Sales	43,933.12

TOTAL REVENUE**43,933.12****EXPENSE****General & Administrative E...**

Accounting & Legal	2,265.25
Advertising & Promotions	1,965.52
Bad Debts	0.00
Bank Charges & Interest	8.00
Bursery	500.00
Cash Over/Short	0.00
Contract Labour	0.00
Courier & Postage	95.84
Demolition and removal	0.00
Dues, Fees & Licences	25.00
Equipment Rentals	700.10
Equipment Purchases	0.00
Fuel & Power	2,264.60
Programming-Corus	0.00
Insurance	2,400.16
Interest on LTD	0.00
Office Supplies	174.73
Leases-Rentals	0.00
Display Systems Internationa...	0.00
Programming-Do Not Use	0.00
Programming-Do Not Use	0.00
Supplies	0.00
Programming-Do Not Use	0.00
Programming-Do Not Use	0.00
Programming-Do Not Use	0.00
Programming-Do Not Use	0.00
Programming-Do Not Use	0.00
Programming-Do Not Use	0.00
Programming-Do Not Use	0.00
Programming All	12,306.30
Programming-Do Not Use	0.00
Programming Do Not Use	0.00
Programming-Do Not Use	0.00
Repair & Maintenance	1,013.11
Site Improvements	0.00
Snowplowing	0.00
Technician	196.00
Telephone	573.77
Suspense	0.00
BEST-Hotel & Travel	1,677.18

Fort St. James T. V. Society

Income Statement 08/01/2014 to 11/30/2014

BEST-Parts & Equipment	520.12
BEST-Technical-Repair-Maint	6,780.37
Total General & Admin. Ex...	<u>33,466.05</u>
TOTAL EXPENSE	33,466.05
NET INCOME	<u>10,467.07</u>

inquiries

From: Dyck, Jonathon <Jonathon.Dyck@northernhealth.ca>
Sent: December-11-14 12:21 PM
Subject: News release - Northern Health board discusses presentations on the 2015 Canada Winter Games health care preparedness and foundations work in the
Attachments: 20141211_NR_Northern Health Board discusses presentations on CWG and Foundations.pdf

Good afternoon,

Please see the attached news release that will be sent to all media in northern B.C. at 1 p.m.

Thanks,

Jonathon

For immediate release

December 11, 2014

Northern Health board discusses presentations on the 2015 Canada Winter Games health care preparedness and foundations work in the region

Northern Health's preparations for the 2015 Canada Winter Games were one of the topics at the latest Northern Health board meeting on December 8, 2014. The Canada Winter Games, which will be held in Prince George from February 13 to March 1, are expected to welcome over 15,000 visitors to the city. Northern Health has been working collaboratively with the Canada Winter Games host society to ensure medical services are available for the athletes, visitors, and residents of Prince George.

In addition to the preparations underway to provide public health and medical services, Northern Health is involved in a number of health promotion initiatives that take advantage of the opportunity that the Canada Winter Games present to highlight healthy and active living. Examples of initiatives underway include the Community Health Star program with the opportunity for those selected to participate as torchbearers in the Torch Relay, the promotion of a 'tobacco-free' games, and implementation of the 'Exercise is Medicine' initiative.

"It is critical that we are prepared for any potential health care issues during the Games," said Dr. Charles Jago, Northern Health Board Chair. "The Games are a highly anticipated event in Northern BC and we are also taking advantage of this opportunity to promote healthy and active living across the region."

A wide range of sport medicine training opportunities in preparation for the Canada Winter Games have been provided for physicians, nurses, physiotherapists and other professionals, including concussion training, sport first responder courses, and taping courses. These trained professionals will take this knowledge back to their communities for future sporting events following the games.

The relationship Northern Health has with the foundations in the region was another topic of discussion at the board meeting. There are nine foundations in the region that fundraise year round to help provide medical equipment and supplies that would otherwise not be available and contribute to improvements in the quality of care provided across the north. Examples of equipment that have been purchased includes a laryngoscope in Kitimat, the Spect CT Scanner in Prince George, prenatal clinic supplies and equipment in Fort St. John, and a front entrance patio for patients and families in Fort Nelson.

"We are extremely grateful for the foundations whose fundraising efforts provide medical equipment and supplies that enable staff to provide better care, directly benefitting the people of the north," said Cathy Ulrich, Northern Health president and chief executive officer. "We would like to take this opportunity to thank those who have generously donated their time, effort, and finances throughout 2014."

Examples of fundraising events by foundations include the Festival of Trees organized by the Spirit of the North Health Care Foundation, the Kitsumkalum Tempo Fishing Derby with funds going to the Dr. REM Lee Hospital Foundation in Terrace, and the Be Our Angel Campaign in Fort Nelson.

Recent award winners and nominees were also recognized at the meeting. These include:

- 2014 Canadian HR Awards
 - Human Resources Recruitment nominated as a finalist in the Most Innovative Recruitment Strategy Category
- A Healthier You Awards
 - Health & Wellness Advocate of the Year
 - Jim Terrion, Housekeeper, UHNBC (Winner)
 - Neil Evans, Inpatient Unit Lead, Fort St. John Hospital
 - Health & Wellness Innovator of the Year
 - St. John Hospital, Vanderhoof (April Hughes)
 - Health & Wellness Educator of the Year
 - Healthier You Magazine (Chelan Zirul, Jessica Quinn and Lorrelle Hall)
 - Healthy Community Development Team (Theresa Healy and Sabrina Dosanjh-Gantner)
 - First Nations Initiative of the Year
 - Healthier You Magazine (Chelan Zirul, Jessica Quinn and Lorrelle Hall)
 - Health & Wellness Provider of the Year
 - Bonnie Mackenzie, RN, Infection Control
 - Amanda Edge, Head Nurse, Stuart Lake Hospital
 - Technology & Health Care Award
 - MRI Department at UHNBC
 - Gail Eliot, Regional Manager, IT (Winner)

The next Northern Health Board Meeting will be held on February 17 and 18, 2014.

Media Contact: NH media line - 1-877-961-7724

Jonathon Dyck, BA, MA
 Lead, Public Affairs and Media Relations
 Communications
Northern Health
 600-299 Victoria St., Prince George, BC V2L 5B8
 Tel: 250.645.6394
 Cell: 778.349.4717
 Media Line: 250.961.7724
 Fax: 250.565.2640
jonathon.dyck@northernhealth.ca
northernhealth.ca
blog.northernhealth.ca



the northern way of caring



Members' Quick Notes

January 20, 2015

This update provides a brief summary of current affairs for Omineca Beetle Action Coalition (OBAC) member governments and can be used by Directors to brief external organizations.

Wildfire Management Discussion...

There is a trend toward more frequent and severe fire seasons in the region. In October 2014, OBAC Directors invited senior members of the Wildfire Management Branch to discuss current trends, challenges and opportunities. On January 16, 2015, the Board of Directors engaged in conversation with Brian Simpson and Dave Maedel, Wildfire Management Branch and Les Husband, Prince George Fire Centre. Several opportunities for collaboration were noted and will be followed up on.

Northern Agriculture Initiative...

The NARI released a request for proposals on October 27, 2014 to conduct research within three broad themes identified in the OBAC's Agriculture Strategy: Forage, Pasture and Local Foods. The College of New Caledonia's *Year Round Growing Project* was selected for funding by the NARI adjudication and steering committee in December 2014. The *Year Round Growing Project* is a grassroots research project involving year round, indoor growing of herbs, leafy greens and the testing of root vegetables using an Aquaponic system and overhead LED spectrum specific lighting.

Board of Directors Appointed to the Coalition:

Chair Art Kaehn, Regional District of Fraser Fort
Mayor Jeanette Townsend, Village of Valemount
Councillor Robert Callaghan, Village of McBride
Councillor Garth Frizzell, City of Prince George
Mayor Pat Crook, District of Mackenzie
Chair Bill Miller, Regional District of Bulkley
Mayor Gerry Thiessen, District of Vanderhoof

Mayor Dwayne Lindstrom, Village of Fraser Lake
Mayor Rob MacDougall, District of Fort St James
Mayor Luke Strimbold, Village of Burns Lake
Councillor Brad Layton, Village of Telkwa
Nechako Mayor Linda McGuire, Village of Granisle
Mayor Shane Brienne, District of Houston
Councillor Shelley Browne, Town of Smithers

OBAC Newsletter...

The Coalition produces an electronic newsletter in January and July. Please let the office know if you are interested in being added to the distribution list.

The OBAC is led by a Board of the region's Mayors, Councilors and Regional District Chairs. The members of the Coalition are: The Regional District of Bulkley - Nechako; The Regional District of Fraser - Fort George; The City of Prince George; The Town of Smithers; The District of Vanderhoof; The District of Fort St. James; The District of Houston; The District of Mackenzie; The Village of Burns Lake; The Village of Fraser Lake; The Village of Granisle; The Village of McBride; The Village of Telkwa; and The Village of Valemount.

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RCMP Willing to Attend Local Government Meetings

Jan 14, 2015

The RCMP has indicated that it is willing to attend council/board meetings to discuss the delivery and financing of police services. Presentations on the RCMP policing contract, the structure of provincial policing in BC, financial information on the costs of policing in your area or other contract related topics of interest are available.

A good understanding of how the Province, municipalities/regional districts and the RCMP work together to provide policing is an important element in the delivery of police services in the Province. The RCMP Detachment Commander and if requested, the RCMP Operations Strategy Branch is available to present contract policing information to both returning and newly-elected mayors and councils or regional district boards.

For more information, contact your Detachment Commander or the RCMP Operation Strategy Branch at (778) 290-2890.

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Final Opportunity for Feedback on First Nation Tax Report

Jan 14, 2015

Local governments have one more opportunity to provide feedback on a report that explores current dynamics related to First Nation taxation. Member feedback is requested on *First Nation Property Tax, Services and Economic Development in British Columbia*, prepared by Professor Robert Bish and Fiscal Realities Economists, by February 27, 2015.

The report, jointly released by the First Nations Tax Commission and UBCM, provides information on the evolution of First Nation taxation, the development of local government service agreements, and related legislative developments. It concludes with five suggestions for future action, in order to "build on the recent positive history between First Nations and local governments in BC".

Senior local government staff are invited to comment on the report. Comments and questions may be directed to UBCM Policy Analyst Bhar Sihota at (604) 270-8226 x113.

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Healthy Families BC Communities Evaluation

Jan 7, 2015

The Healthy Families BC Communities (HFBC-C) initiative is looking for input from BC local governments. This initiative was started in 2011 and supports partnerships between health authorities and local governments to create healthier communities. To ensure that this initiative continues to meet the needs of its stakeholders, HFBC-C is undergoing an evaluation by an independent contractor, R.A. Malatest & Associates Ltd.

An online survey has been created and is open to local government elected officials and staff involved in creating healthier communities. The survey will begin in February 2015. Those wishing to participate should contact Sarah Mathewson at R.A. Malatest & Associates Ltd. to obtain a unique identifier for the survey.

Please take this opportunity to steer the future of this initiative and ensure that the support provided by HFBC-C is efficient and effective for local governments.

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Cariboo FireSmart Representative Workshop

Jan 7, 2015

A free, two-day workshop on becoming a Local FireSmart Representative will be offered in Williams Lake on February 24 & 25, 2015. Local government and First Nations' fire and emergency preparedness staff and elected officials are encouraged to attend.

The workshop is being delivered in each of the province's six Fire Centres during 2014-2015, and has already been held in Creston and Nanaimo.

The workshop will provide participants with the knowledge, skills and tools to help protect their communities from wildland-urban interface fires.

Information on the 8-step FireSmart Canada Community Recognition Program, Strategic Wildfire Prevention Initiative grant program and the Wildfire Management Branch's Landscape Fire Management initiative will be presented.

Sponsored by the Provincial Fuel Management Working Group, in coordination with Partners in Protection, the workshop is free of charge. Registration is required by February 16, 2015. Register online or contact lgps@ubcm.ca for more information.

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Service Agreement Tools for First Nations, Local Governments

Jan 7, 2015

A webinar that explores the mutual benefits of service agreements between First Nations and Local Governments is available online through the Federation of Canadian Municipalities (FCM).

The webinar, which was recently conducted by the FCM's First Nations – Municipal Community Infrastructure Partnership Program, provides an introduction to FCM's Service Agreement Toolkit and templates. These tools promise to save First Nations and Local Governments time and money when negotiating service agreements.

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Tank Car Classroom Supports Planning, Training for Emergency Response

Jan 7, 2015

The Transportation Community Awareness and Emergency Response initiative (TRANSCAER®) is making its Safety Train available to communities across Canada to promote rail safety throughout March 2015.

The Safety Train is a railway tank car that was converted into a classroom on wheels for the purpose of training fire fighters, police, and emergency medical personnel to be better prepared in the event of a transportation incident involving dangerous goods.

TRANSCAER® members also work with local government officials, emergency responders, and residents along transportation routes to assist them in developing and evaluating their community emergency response plans. Dozens of outreach events across Canada are hosted by TRANSCAER each year.

For further information on the TRANSCAER® program in BC please contact: Lee Nelson, CN Senior Dangerous Commodities Officer at 604-589-6636.

TRANSCAER® was started in Canada in 1985 by the Chemistry Industry Association of Canada (CIAC). Today, CIAC and the Railway Association of Canada (RAC) jointly lead the initiative.

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2015 Age-friendly Grants Announced

Dec 17, 2014

Twenty-eight local governments will receive a portion of \$.5 million in 2015 Age-friendly funding to assist seniors and prepare their communities for an aging population. Grants of up to \$20,000 will enable planning initiatives and projects that help seniors stay mobile, physically active, socially connected and healthy.

Eighteen of the successful applicants will use their grants to conduct age-friendly community assessments and develop action plans, a required step to achieve recognition as an Age-friendly community.

Twelve projects include a focus on accessibility, complementing Accessibility 2024, the provincial government's 10-year plan to make B.C. the most progressive place in Canada for people with disabilities. Other projects will address the provincial priorities of dementia, elder abuse prevention and non-medical home support.

Forty-five applications were received and assessed on five criteria categories: goals, proposed activities, budget, previous funding, and other (partnerships, innovation, sustainability, promising practices).

Administered by UBCM with the financial support of the Ministry of Health, the Seniors' Housing and Support Initiative has provided age-friendly grants to over 135 local governments in all areas of B.C. More than 225 projects have been funded.

[Click here to view the government news release, which includes a full list of successful applicants.](#)

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Highlights of the November Executive Meeting

Dec 10, 2014

UBCM Executive members held their first, quarterly board meeting on November 27-28, 2014. Seven committees met to set their priorities and work plans for the coming year; Executive members adopted their goals and priorities; held an orientation session and confirmed direction with respect to filling vacancies on the Executive as a result of the 2014 local government elections.

Highlights of the November 28 Executive meeting include:

- approved direction to seek eligible candidates to fill the three vacancies on the UBCM Executive as a result of local government elections. A notice was circulated to members on December 4 requesting expressions of interest from eligible elected officials to fill two Director at Large positions and one Vancouver Metro Area Representative position.
- welcomed two new Executive members: Mayor Gerry Taft, Invermere and Councillor Barbara Price, Comox as the Area Association appointments from the AKBLG and AVICC, respectively.
- announced and approved various UBCM Committee and external committee appointments. As a result of the 2014 Local Government elections the Executive will need to fill a number of vacancies. A full report on new Committees will be announced following the February Executive meeting.
- approved conveyance of endorsed 2014 resolutions to the provincial and federal governments, FCM, and other organizations
- referred 5 endorsed resolutions requesting UBCM action to specific Committees as part of their advocacy efforts
- reviewed various announcements made at Convention including the Small Communities Fund of the New Building Canada Fund; new Asset Management grant program; establishment of the Special Committee on Local Elections Expense Limits; and the creation of a Rural Advisory Council. Executive agreed to work with the Province as these announcements move to implementation.
- advised that a submission had been made to the Special Committee on Local Elections Expense Limits on the issue of 'principles' for setting expense limits in keeping with the previously adopted principles of the Elections Task Force. Executive committed to engaging in Phase 2 of the Special Committee deliberations on setting expense limit amounts.
- received a report on new and amended legislation and policy put forward by the Province in the last House sitting.
- received a status and action report on a variety of policy areas that continue to be monitored by UBCM including: implementation of new Off Road Vehicle Act; Natural Resource Roads Act project; problem vessels; BC Transit Independent Review working group; Community/Rail Proximity Initiative; National Municipal Rail Safety working group; assessment appeals on special use properties; aggregate resource management; federal additions to reserve; federal Comprehensive Land Claims Policy; and assessment of medical marijuana grow operations.
- received the financial report for the period ending October 31, 2014
- received reports on Victoria Operations including status of various Local Government Program Services; and it was noted that the federal Gas Tax Strategic Priorities Fund was about to launch for a new round of applications.
- indicated support for the City of Vancouver's request to BC Assessment for a study/review on a split class assessment option.

- considered a letter from LMGLA on the issue of Area Association First VP attendance at UBCM Executive meetings and agreed that the July meeting could serve as an orientation opportunity for incoming Area Association Presidents if they wish to attend in an observer capacity, with the financial support of their Area Association.
- received a report on staff activities including numerous post-Convention responsibilities.
- reviewed changes to the building approval process that the Province intends to introduce in 2015. The changes will remove the “concurrent authority” powers with respect to the BC Building Code that currently exist under the Community Charter and remove the references to the Code under the Local Government Act. The new measures will bring in minimum qualification standards for building officials. The changes are intended to be broad in scope and the intent is to limit local government authority when reviewing building proposals.
- confirmed upcoming conference dates including the following series of Local Government Leadership Academy Elected Officials seminars:
 - Small Communities – Jan 13-15, Richmond
 - Large Urban – Jan 14-16, Richmond
 - Electoral Areas – Jan 19-21, Richmond
 - SILGA – Jan 20-22, Kelowna
 - AVICC – Jan 27-29 and Jan 28-30, Parksville (2 sessions)
 - NCLGA – Feb 4-6, Prince George
 - AKBLG – Feb 18-20, Kimberley

Other seminars include:

- RD Chairs and CAOs Forum – March 24-25, 2015
- Community Poverty Reduction Strategies Forum – March 2015
- Urban Deer Management Workshop – January 2015 (tentative)

Highlights of the November 27 Committee meetings include:

Presidents

Committee members confirmed their terms of reference; appointed First Vice President Chair Al Richmond as the member responsible for the Financial Management portfolio; discussed the work plan associated with the Excellence Awards Program; and received reports on member services and group benefits programs. The Committee agreed to meet via conference call to review proposed amendments to the Executive Policies; confirmed locations for the 2016 and 2018 Conventions; and discussed work plan for the year ahead.

Community Economic Development Committee

Upon renewing their Terms of Reference the Committee established a work plan for the coming year that included broad goals to support greater economic development opportunities. The Committee identified specific initiatives including: continued monitoring of the Province’s response to the BC Ferries policy paper; impact of LNG development; the move to more area-based forest tenures; and agreed to support the work of other organizations that promote economic development initiatives.

The Committee committed to continued engagement with local governments as the Province proceeds to implement the new Off Road Vehicle Act, and advocating for UBCM representation on the new Rural Advisory Council that was announced at Convention. Committee members received a delegation from Ian Miller on the work of the Minister’s Advisory Council on Forest and Range Practices. It was recommended that Councillor Brian Frenkel be nominated to serve as UBCM’s appointment to the Advisory Council; and members agreed to receive a delegation from the Independent Wood Processors Association at their February meeting.

Community Safety

The Community Safety Committee renewed their Terms of Reference and approved a work plan for the upcoming year. The Committee indicated that it intended to review the Provincial report on policing responsibilities and a report on crime reduction prepared by a Blue Ribbon Panel both of which are expected to be released in 2015. The Committee also stated that it would continue to look at the implementation of the RCMP contract, new provincial liquor policy and federal Medical Marihuana regulations. In addition, the Committee identified a number of other issues it would monitor: police best practices when dealing with people with mental health challenges; downloading of police costs on local government; and the policing of work camps in rural areas.

Healthy Communities Committee

The Committee reviewed and approved the terms of reference and 2014/2015 work plan. Over the next year, the Committee approved continuation of work on the Regional Community Poverty Reduction Strategy and work with the Ministry of Children and Family Development to organize a stakeholder forum in March 2015. Staff will meet with the seven communities prior to the forum to determine the agenda. The Committee also agreed to continue to provide feedback on provincial projects such as the Healthy Families BC Communities initiative; BC Physical Activity Strategy; Standing Committee on Health; and Healthy Eating Strategy. Information was also received on the Ministry of Transportation's 10-year Plan, and grants under Local Government Program Services.

Environment Committee

The Committee renewed their terms of reference and approved the work plan for the upcoming year. Priorities identified for 2014/2015 included: continued work with the Province on the Land Based Spill Preparedness and Response framework; monitoring and advising on the implementation of the packaging and printed paper product stewardship program; monitoring of changes to the Environmental Assessment process and the impact on local governments; collaboration with the provincial government on an urban deer workshop in January; continued work on assisting local governments in meeting their Climate Action Charter commitments; work with the Province on the development of regulations for the *Water Sustainability Act*; and work with the provincial government on the implementation of recommendations from the BC Ombudsman's report on the Riparian Areas Regulation.

A delegation was also received from Neil Hastie, Development Director, StewardChoice Enterprises. StewardChoice would be a potential competitor to Multi-Materials BC as an agency responsible for the implementation of packaging and printed paper stewardship.

First Nations

The First Nations Relations Committee reviewed and endorsed their Terms of Reference for the 2014/15 year. The Committee established a work plan and priorities including an emphasis on engagement, outreach, consultation and relationship-strengthening activities; monitoring of key legal developments; and monitoring activities related to federal policies and legislation. In particular, the Committee agreed to continue to monitor the status of the federal Comprehensive Land Claims Policy renewal process, as well as invite AANDC staff to meet to discuss the Policy and issues raised by UBCM in their submission as part of the Policy renewal process.

The Committee also received updates on Canada's interim Comprehensive Land Claims Policy; the report, *First Nations Property Tax, Services and Economic Development in British Columbia*; the *Safe Drinking Water for First Nations Act*; Additions to Reserve Policy; First Nations Relations Grant Programs; unused Northern Treaties TAC funds; joint projects with MARR; the recently signed Partnership Agreement with Reconciliation Canada; cultural competency training for local government representatives; and Reconciliation Canada's 100 Reconciliation Dialogue Workshops.

Convention

The Convention Committee dedicated its inaugural meeting to reviewing attendance and delegate feedback from the 2014 Convention. The Committee also received reports regarding media relations and catering, as well as a preliminary report on convention financials. The 2014 revenues and expenditures are on target with budget – a full report will be brought forward in February. Convention agenda details for 2015, such as preliminary program allocations, theme and program format will be discussed in February. However, the Committee did direct staff to secure the Vancouver Convention Centre – West Building as the 2015 Welcome Reception location.

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Former Terrace Mayor Passes Away

Dec 10, 2014

Jack Talstra, who served as Mayor of Terrace for 23 years, died last Friday at the age of 68. Mr. Talstra served as a Councillor prior to being elected Mayor in 1985. Mr. Talstra received UBCM's Long Service Award and was one of just four Terrace residents who have been declared a Freeman of the City.

Talstra is credited with laying the foundations for an economic turnaround following the closure of the Skeena Cellulose sawmill. Last month Terrace Council renamed the main road into the airport industrial lands *Jack Talstra Way*.

Current Mayor Jean Leclerc said that Terrace has lost a great leader. "He was a strategizer. He was like a chess player, always several moves ahead of where we were going," and "he was a great statesperson."

Former Mayor and UBCM Executive member Dave Pernarowski said "Jack Talstra showed outstanding community leadership during his long service as alderman and mayor. His commitment to the City of Terrace and the region has been unparalleled. My thoughts and prayers are with the Talstra family."

With content from the Terrace Standard

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Land Based Spills Invitation

Dec 10, 2014

In an effort to continue consultation with concerned stakeholders, staff from the Ministry of Environment are offering to meet with individual local governments to discuss their concerns and questions regarding the Province's land based spill preparedness and response framework.

Earlier this year, the Province released a second intentions paper on Land Based Spills. Consultation on the paper is now closed and Ministry staff are currently reviewing comments.

If you have concerns or questions about the paper, the provincial approach to land based spills, or would like to request a meeting, please contact Daphne Dolhaine, Manager, Prevention and Preparedness: (250) 356-9833.

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Board-Receive

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Geraldine Craven

RECEIVED

From: Daniel Weeks <Daniel.Weeks@unbc.ca>
Sent: January-16-15 3:43 PM
Subject: UNBC - Northern Medical Program Milestone

JAN 19 2015
KIM L. DISTRICT C
WILEY NECHAKO

Greetings from UNBC, where today we celebrated 10 years since the first Northern Medical Program students arrived at UNBC. To mark the occasion, we brought together some of the founders of the program along with this year's incoming class. For more information, including some nice photos of the original class and the incoming class, along with highlights from the event today, see <http://unbc.ca/releases/35979/northern-medical-program-celebrates-10-years-teaching-future-doctors-unbc>

The Northern Medical Program is the result of a partnership between UNBC and UBC. To date, the NMP has attracted more than 300 students and produced seven grad classes. Most NMP alumni are still completing their residencies - however, about 30 per cent of NMP graduates who have settled into permanent practice are currently working in the North, while more than two-thirds in permanent practice are in rural, remote and northern communities.

Dan Weeks
President & Vice Chancellor
University of Northern British Columbia



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
OPERATING ACCOUNTS PAID BY ELECTRONIC FUNDS TRANSFER
December-2014**

Prepared By: Kristi Rensby

January 5, 2015

TP#	Vendor Name	Date	Amount	Details
TP 140	Bulkley Valley Water Services	12/4/2014	120.00	Water Delivery
TP 140	Bulkley Valley Wholesale	12/4/2014	85.49	Supplies
TP 140	Hoban Equipment	12/4/2014	59,973.94	Monthly Contract
TP 140	Hot Sync Computer Solutions	12/4/2014	5,066.25	Computer Services and Website work
TP 140	Lakes District Printing	12/4/2014	95.20	Printing
TP 140	LD Free Classifieds	12/4/2014	2,933.52	Supplies
TP 140	LexisNexis Canada	12/4/2014	191.63	Supplies
TP 140	Northland Automotive	12/4/2014	51.34	Supplies
TP 140	Northern Aggregate	12/4/2014	7,213.50	Gravel Delivery
TP 140	Starland Supply Ltd	12/4/2014	448.84	Supplies
TP 140	Zee Medical	12/4/2014	110.09	Supplies
TP 141	All West Glass - Burns Lake	12/15/2014	31.36	Repairs & Maintenance
TP 141	ARO Automotive	12/15/2014	91.89	Supplies
TP 141	BC Hydro	12/15/2014	8,881.78	Utilities
TP 141	Black Press Group Ltd	12/15/2014	9,488.62	Advertising
TP 141	Burns Lake Automotive	12/15/2014	2,163.42	Supplies
TP 141	Burns Lake Home Hardware	12/15/2014	225.85	Supplies
TP 141	BV Aquatic Management Centre	12/15/2014	600.00	Risk Management Funding
TP 141	Carswell	12/15/2014	419.62	Supplies
TP 141	Carvello Law Corporation	12/15/2014	3,064.46	Legal Services
TP 141	Davern Enterprises	12/15/2014	241.50	Snowplowing
TP 141	Eagle Automotive Centre	12/15/2014	722.70	Repairs & Maintenance
TP 141	Fraser Lake Bottle Depot	12/15/2014	2,447.59	Recycling Progress Payment
TP 141	Greyhound Courier Express	12/15/2014	38.26	Freight Charges
TP 141	Houston Bottle Depot	12/15/2014	3,703.29	Recycling Progress Payment
TP 141	Industrial Transformers	12/15/2014	2,487.38	Repairs & Maintenance
TP 141	Inland Kenworth	12/15/2014	1,101.67	Repairs & Maintenance
TP 141	North Central Plumbing & Heating	12/15/2014	647.85	Repairs & Maintenance
TP 141	P & H Supplies	12/15/2014	274.85	Repairs & Maintenance
TP 141	Pacific Northern Gas	12/15/2014	2,909.77	Utilities
TP 141	Pacific Truck & Equipment	12/15/2014	1,862.60	Repairs & Maintenance
TP 141	Prince George Citizen	12/15/2014	393.33	Advertising
TP 141	Spotless Uniform	12/15/2014	264.38	Carpet Services
TP 141	Suds N' Duds	12/15/2014	83.07	Coverall Service
TP 141	Tiretech Auto Center	12/15/2014	59.93	Repairs & Maintenance
TP 141	Twisters Car Wash	12/15/2014	102.95	Truck Wash
TP 141	Xerox Canada	12/15/2014	2,138.15	Copying Costs
TP 142	Absolute Energy	12/19/2014	24.32	Utilities
TP 142	Alternative Grounds	12/19/2014	94.37	Catering
TP 142	Carswell	12/19/2014	882.94	Supplies
TP 142	Grouse Mountain Trucking Ltd	12/19/2014	411.08	Sanding
TP 142	Hot Sync Computer Solutions	12/19/2014	5,786.89	Computer Services and Website work
TP 142	Infosat Communications	12/19/2014	72.18	911 Backup Phones
TP 142	Kal Tire - Burns Lake	12/19/2014	10,707.77	Repairs & Maintenance
TP 142	Konica Minolta Business Solutions	12/19/2014	58.00	Printer Meter Readings
TP 142	Lakes District Printing	12/19/2014	1,019.71	Printing
TP 142	Liberty Transport	12/19/2014	29.28	Freight Charges
TP 142	Northwest Fuels Ltd	12/19/2014	1,988.46	Fuel Delivery
TP 142	Pacific Northern Gas	12/19/2014	660.76	Utilities
TP 142	Pragmatic Conferencing	12/19/2014	214.92	Conference Calling
TP 142	Reitsma's Home Hardware	12/19/2014	28.27	Supplies
TP 142	Rogers	12/19/2014	159.76	911 Backup Phones
TP 142	Simson Maxwell	12/19/2014	2,519.91	Repairs & Maintenance
TP 142	Smithers & Area Recycling	12/19/2014	7,415.89	Recycling Progress Payment
TP 142	Tower Communications	12/19/2014	3,399.57	Repairs & Maintenance
TP 142	Vanderhoof & District Co-op	12/19/2014	15,831.47	Cardlock Fuel Purchases
TP 142	Waste Management	12/19/2014	3,939.16	Waste Hauling
TP 142	Williams Machinery	12/19/2014	93.87	Repairs & Maintenance
TP 142	Xerox Canada	12/19/2014	192.66	Copying Costs
TP 142	Zee Medical	12/19/2014	99.87	Supplies
TP 143	US Bank Visa	12/23/2014	5,895.76	US Bank Visa
TP 144	Bulkley Valley Economic	12/31/2014	3,333.33	Monthly Grant
TP 144	Burns Lake Public Library	12/31/2014	14,487.42	Monthly Grant
TP 144	Burns Lake Rebroadcast Society	12/31/2014	2,500.00	Monthly Grant
TP 144	BV Aquatic Management Centre	12/31/2014	46,536.33	Monthly Grant
TP 144	Ciuculz Lake Volunteer Fire Dept	12/31/2014	1,514.92	Monthly Grant
TP 144	Fort Fraser Volunteer Fire Dept	12/31/2014	1,516.67	Monthly Grant

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TP 144	Fort St James Library	12/31/2014	1,145.83	Monthly Grant
TP 144	Fort St James TV Society	12/31/2014	10,970.83	Monthly Grant
TP 144	Four Star Communications	12/31/2014	118.13	Answering Service
TP 144	Fraser Lake Library Board	12/31/2014	1,679.67	Monthly Grant
TP 144	Fraser Lake Rebroadcasting Society	12/31/2014	5,583.33	Monthly Grant
TP 144	Lakes District Airport Society	12/31/2014	6,250.00	Monthly Grant
TP 144	Lakes District Museum Society	12/31/2014	2,668.87	Monthly Grant
TP 144	Smithers Public Library	12/31/2014	6,389.33	Monthly Grant
TP 144	Southside Economic Development Assoc	12/31/2014	3,500.00	Monthly Grant
TP 144	Southside Volunteer Fire Department	12/31/2014	1,992.00	Monthly Grant
TP 144	Sweeping Beauties	12/31/2014	1,978.88	Janitorial
TP 144	Topley Fire Department	12/31/2014	1,494.83	Monthly Grant
TP 144	Tweedsmuir Enterprises	12/31/2014	150.00	Parking
TP 145	BV Aquatic Management Centre	12/31/2014	17,500.00	Risk Management Funding
TP 145	CDW Canada Inc	12/31/2014	684.86	New Computers and Peripherals
TP 145	Greyhound Courier Express	12/31/2014	100.09	Freight Charges
TP 145	Interior Electrical Automation	12/31/2014	1,059.11	Repairs & Maintenance
TP 145	Nechako Healthy Community Alliance	12/31/2014	5,619.37	Recycling Progress Payment
TP 145	Taylor Bros Hardware	12/31/2014	94.09	Supplies
TP 145	Village of Burns Lake	12/31/2014	13,836.00	Annual Grant

Total EFT Payments for Dec 2014 334,702.39

Total Payments Issued for Operating Accounts in Dec 2014 453,625.92

Recommendation: (All/Directors/Majority)
That the Board of the Regional District of Bulkley Nechako
ratify the payments issued for the month of December 2014



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
OPERATING ACCOUNTS PAID BY CHEQUE
December-2014**

Prepared By: Kristi Rensby
January 6, 2015

CK#	Vendor Name	Date	Amount	Details	
28706-28744	Payroll	12/1/2014	2,925.00	Payroll	
28745	Cluculz Lake Volunteer Fire Dept	12/1/2014	300.00	Elections Facility Rental	
28746	Colleymount Recreation Commission	12/1/2014	150.00	Elections Facility Rental	
28747	District of Houston	12/1/2014	131.25	Elections Facility Rental	
28748	Granisle Seniors Centre	12/1/2014	170.00	Elections Facility Rental	
28749	Southside Volunteer Fire Department	12/1/2014	150.00	Elections Facility Rental	
28750	Topley Community Club	12/1/2014	400.00	Elections Facility Rental	1,301.25
28751	Payroll	12/5/2014	337.13	Payroll	
28752	Medical Services Plan	12/1/2014	3,250.25	Employee Benefits	
28753	Receiver General	12/1/2014	8,271.28	Payroll Remittance	
28754	Rick Leffers Contracting	12/1/2014	441.00	Repairs & Maintenance	
28755	Stewart McDannold Stuart	12/1/2014	2,268.42	Legal Services	
28756	Telus Communications	12/1/2014	3,189.43	Telephone Service	17420.38
28757-28760	Void	Void			
28761	Christina Becker	12/3/2014	100.00	2014 Photo Contest	
28762	Chevron Canada	12/3/2014	6,963.58	Cardlock Fuel Purchases	
28763	Lori Cook	12/3/2014	100.00	2014 Photo Contest	
28764	Linda Cutsforth	12/3/2014	600.00	2014 Photo Contest	
28765	Anna Marie Dougals	12/3/2014	200.00	2014 Photo Contest	
28766	Michelle Finch	12/3/2014	200.00	2014 Photo Contest	
28767	Diane Killman	12/3/2014	200.00	2014 Photo Contest	
28768	David Luggi	12/3/2014	300.00	2014 Photo Contest	
28769	Ginny Macpherson	12/3/2014	200.00	2014 Photo Contest	
28770	Sharia Martens	12/3/2014	200.00	2014 Photo Contest	
28771	Theresa Niven	12/3/2014	100.00	2014 Photo Contest	
28772	Northern BC Tourism Association	12/3/2014	8,432.61	2015 Milepost Advertisement	
28773	Leanne Otway	12/3/2014	350.00	2014 Photo Contest	
28774	Doris Ray	12/3/2014	450.00	2014 Photo Contest	
28775	Regional Security	12/3/2014	1,387.68	Security for ESS - Task 151632	
28776	Chilco Creek Contracting	12/11/2014	910.67	Elections Expenses	
28777	Deil Canada	12/11/2014	604.33	Supplies	
28778	District of Vanderhoof	12/11/2014	267.00	Elections Expenses	
28779	School District #91	12/11/2014	1,000.00	Grant in Aid	
28780	Fraser Lake Building Supplies	12/11/2014	50.79	Supplies	
28781	Hoskins Ford	12/11/2014	259.62	Supplies	
28782	Lakes Electric	12/11/2014	275.63	Repairs & Maintenance	
28783	Paulette McKenzie	12/11/2014	1,600.00	Office Furniture	
28784	Napa Auto Parts	12/11/2014	5.59	Supplies	
28785	Nechako Community Arts Council	12/11/2014	500.00	Grant in Aid	
28786	Overwaitea Foods	12/11/2014	213.90	Supplies	
28787	Pacific Industrial Scale	12/11/2014	196.00	Repairs & Maintenance	
28788	The Moose FM - Vista Radio	12/11/2014	399.00	Advertising	
28789	Pidhery Contracting	12/11/2014	1,370.25	Contractor Work	
28790	Points West Audio-Visual	12/11/2014	1,336.16	Supplies	
28791	Receiver General	12/11/2014	16,898.14	Payroll Remittance	
28792	Rough Acres Bible Camp	12/11/2014	2,500.00	Grant in Aid	
28793	Union of BC Municipalities	12/11/2014	84.00	Registration for Event	
28794	Vanderhoof Children's Theatre	12/11/2014	4,000.00	Grant in Aid	
28795	Valley Country - Vista Radio	12/11/2014	231.00	Advertising	32702.08
28796	Ruben Bustamonte	12/17/2014	212.00	Expense Claim	
28797	David Dotten	12/17/2014	106.00	Expense Claim	
28798	Economic Developers Assoc of Canada	12/17/2014	393.23	2015 Membership Dues	
28799	Malcolm Fisher	12/17/2014	121.90	Expense Claim	
28800	Municipal World	12/17/2014	51.97	Supplies	
28801	Wesley Munch	12/17/2014	137.80	Expense Claim	
28802	Pacific Blue Cross	12/17/2014	168.30	Employee Benefits	1,191.20
28803	Eva Sherwood	12/17/2014	1,080.00	Catering	1,080.00
28804	Payroll	12/22/2014	114.29	Payroll	
28805	Stuart Nechako Lakes Regional Parish	12/22/2014	11,200.00	Gas Tax Funds	
28806	BV District Hospital Auxiliary	12/22/2014	3,045.28	Gas Tax Funds	
28807	Payroll	12/31/2014	100.00	Payroll	
28808	Receiver General	12/24/2014	24,489.43	Payroll Remittance	
28809	Bird's Eye View Advertising	12/29/2014	157.50	Advertising	
28810	Gary Young Agencies Ltd	12/29/2014	793.67	Fuel Delivery	
28811	Northwest Invasive Plant Council	12/29/2014	899.08	Invasive Weed Inventory & Treatment	
28812	Stewart McDannold Stuart	12/29/2014	1,383.37	Legal Services	

Total Cheques for Dec 2014

118,923.53