

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA**

Thursday, November 24, 2016

<u>PAGE NO.</u>	<u>REPORTS</u>	<u>ACTION</u>
3-4	Melany de Weerd, CAO – Northern Development Local Government Management Internship	Recommendation (Page 4)
5-12	Cheryl Anderson, Manager of Administrative Services – Francois/Tchesinkut Lake Recreation Commission – Request for Grant in Aid – Electoral Area “A” (Francois/Ootsa Lake Rural)	Recommendation (Page 5)
13-15	Janine Dougall, Director of Environmental Services/ Corrine Swenson, Manager of Regional Economic Development – Canada-British Columbia Clean Water and Wastewater Fund – Application	Recommendation (Page 15)
16	Corrine Swenson, Manager of Regional Economic Development – Not for Profit Webinar December 3	Receive
<u>ADMINISTRATION CORRESPONDENCE</u>		
17-20	Reta Herrick, Cluculz Lake – Mail Ballot Voting	Direction/Receive
<u>ELECTORAL AREA PLANNING</u>		
<u>APC Minutes</u>		
21	Minutes: Advisory Planning Commission Electoral Area “F” RE: November 15, 2016 <i>(Please see ALR No. 1189 Report p. 168-178 in November 24, 2016 agenda)</i>	Receive
<u>CORRESPONDENCE</u>		
22-26	Gina Hidber, HBH Land Surveying RE: ALR Application: ALR 1190 (Yelich) Electoral Area “A” <i>(Please see ALR No. 1190 Report p. 179-190 in November 24, 2016 agenda)</i>	Receive
27	Sherrie Applegate, MoTI RE: Application E-01-16 (Wilder) Electoral Area “E” <i>(Please see Rezoning E-01-16 Report p. 210-226 in November 24, 2016 agenda)</i>	Receive

<u>PAGE NO.</u>	<u>CORRESPONDENCE (CONT'D)</u>	<u>ACTION</u>
25	Town of Smithers RE: Application A-03-16 (Phils Boxes Ltd.) Electoral Area "A" <i>(Please see Rezoning A-03-16 Report p. 227-245 in November 24, 2016 agenda)</i>	Receive
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	



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**Regional District of Bulkley-Nechako
SUPPLEMENTARY
Board of Directors Memorandum
November 24, 2016**

To: Chair Miller and the Board of Directors
From: Melany de Weerd, CAO
Date: November 22, 2016
Regarding: **Northern Development Local Government Management Internship**

Staff have been investigating the opportunity to apply to Northern Development Initiative Trust's Local Government Internship Program, with a deadline of November 30, 2016.

The internship program would see a university graduate in a local government related field (economic development/planning/environment services/administration) be hired to complete projects at the RDBN from June, 2017 through April, 2018. Potential projects the intern could assist the RDBN with, include but are not limited to:

- Solid Waste Management Plan, Fort Fraser water system upgrade, Knockholt Landfill Phase Development Project (Environmental Services Department)
- Asset Management Plan (Finance Department)
- Bylaw and Policy updates (Administration Department)
- Rural Connectivity Study (Economic Development Department)
- Comprehensive review of planning and development charges (Planning Department)

Having a management level intern will greatly assist the RDBN in completing these projects at a very minimal cost to the RDBN. All the projects have budgets attached to them that could be accessed to cover the RDBN's portion of the intern's wages. The experience and mentorship that the intern will receive as they work on the above projects will meet the objectives of the internship program.

The internship program objectives are:

- To act as a pathway to accelerate operational learning and permanent placement into professional careers in local government management
- To provide results focused economic development professional training with Northern Development Initiative Trust and host communities
- To make local government management a career of choice by financially supporting internship opportunities for post-secondary graduates
- To allow for the flexibility of learning experiences where local governments or local governments and First Nations governments wish to jointly offer a placement for an intern

- To allow communities under 1,500 population with challenging recruiting locations to provide management internships at the same time that post-secondary courses in local government management are being completed

The grant funding available for an intern is \$35,000 and net costs to the RDBN to have an intern in house for 11 months will be approximately \$15,500, including wages and mandatory training. These costs will be included in the existing project budgets and may in fact reduce the project budgets as the intern can complete tasks that would have been outsourced to a consultant. Each Department will share in the costs using existing project and summer student budgets, resulting in no net increase to taxation for the intern.

With many projects planned for the coming year, hiring an intern provides excellent value, with ability to redistribute the workload of the management team to an additional person and reduce costs to the organization. Staff is seeking approval from the Board of Directors to submit an application to Northern Development Initiative Trust, with a funding commitment of \$15,000 to host an intern within currently planned expenditures, and with staff resources for hosting and mentoring the intern.

RECOMMENDATION**(All/Directors/Majority)**

That the RDBN Board of Directors supports an application to Northern Development to host a Local Government Management Intern and receive a \$35,000 grant from the North West and/or Prince George Regional Advisory Committees, and;

That the RDBN Board of Directors is committed to the vision and goals of the Local Government Management Internship Program by committing \$15,500, providing staffing resources to host an intern, and providing training and exposure opportunities for an intern.



REGIONAL DISTRICT OF BULKLEY-NECHAKO

SUPPLEMENTARY MEMORANDUM

TO: Chair Miller and Board of Directors

**FROM: Cheryl Anderson
Manager of Administrative Services**

DATE: November 23, 2016

**SUBJECT: Francois/Tchesinkut Lake Recreation Commission – Request
for Grant in Aid – Electoral Area “E” (Francois/Ootsa Lake
Rural)**

Attached is a request for Grant in Aid monies from the Francois/Tchesinkut Lake Recreation Commission.

The Commission is seeking \$2,000 grant in aid monies from Electoral Area “E” (Francois/Ootsa Lake Rural) to assist with costs of publishing a picture/history book of the Francois/Tchesinkut Lake area.

Director Benedict has indicated that she is supportive of this application.

RECOMMENDATION: (All/Directors/Majority)

“That the Francois/Tchesinkut Lake Recreation Commission be given \$2,000 grant in aid monies from Electoral Area “E” (Francois/Ootsa Lake Rural) to assist with costs of publishing a picture/history book of the Francois/Tchesinkut Lake area.”

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REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA REQUEST FOR GRANT IN AID
APPLICATION

APPLICATION SUBMITTED BY:

Applicant Name: Francois / Tchesinkut Lake Recreation Commission

Mailing Address: Box 108,
Francois Lake, B.C. V0J 1R0

E-mail Address: jmcfee1@xplornet.ca

Contact(s): Joan McFee 695-6381
Name, Telephone/Fax Number

Kim Gillespie 695-6783
Name, Telephone/Fax Number

APPLICATION SUMMARY

Project or purpose for which you require assistance: Funds to offset costs
of publishing picture/history book of Francois/Tchesinkut
Lake area.

Amount of Grant Requested \$ 2000.00

To the best of my knowledge, all of the information that is provided in this application is true and correct. Furthermore, I hereby certify that this application for assistance is NOT being made on behalf of an individual, industry, commercial or business undertaking.

Joan McFee

(signature of authorized signatory)

(title) Vice - President.

Amount Approved: _____

Date: _____

Signature of Electoral Area Director

APPLICANT PROFILE

1. Please describe the services/benefits that your organization provides to the community. Are these services/benefits available to the community from another organization or agency?

The Francois/Tchesinkut Lake Recreation Commission is a non-profit organization that maintains & manages the Francois Lake Community Hall. It is run solely by volunteers who plan social gatherings for the community at the Hall. We hold many fundraisers throughout the year to support operational costs of the Hall.

2. Describe the geographic area that receives services or benefits from your organization.

The area encompassed by the Francois Lake Community Hall is generally Francois/Tchesinkut lake area.... but more specifically Francois Lake East Rd, Tchesinkut lake area including Tchesinkut Lake Rd. East, Bald Hill Rd., Walker, Pentington, Deeder & Brown Rd's, & Collymount Rd. west to Nurse Creek.

3. Is your organization voluntary and non-profit? YES NO

Please detail any remuneration paid, or funds otherwise made available to members, officers, etc. of your organization.

None

Please comment on the number of members/volunteers in your organization and how long your organization has been in operation.

We have 11 members on our committee. Recreation Commissions were instituted in early 60's - but this was originally a Farmers Institute Hall run by the "Area B" Farmers Institute. Hall was built in 1926 & run by community volunteers ever since.

Funding and Financial Information

1. Attach supporting financial information, ie., budget/financial report. Ensure the following information is clearly itemized:

- Total cost of project/proposal;
- Grants/funding from other sources;
- Funding contributed by applicant through funding raising activities or other sources of revenue;
- Total expenses for the fiscal year, including any monies and/or benefits paid to members or officers.

2. Have you applied for a grant/funding from other source(s)?

YES NO

If yes, complete the following chart. If not, please comment.

Name of Grant or Funding Agency	\$ Amount Applied for	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)
Burns Lake & Dist. Community Foundation	\$1500.00	yes.		

PROJECT/PROPOSAL PROFILE

1. Assistance is being requested for:

_____ capital project and/or equipment

_____ special event

other purpose (to offset costs of publishing a picture/history book of the Francois/Tchesinkut Lake area.)

2. Please describe the proposal for which you are requesting assistance. If you are applying for an exemption from fees and/or charges or other consideration, please provide details or your request here. Attach additional information if required.

The cost of publishing this picture/history book makes it prohibitive for many families. The publishing Co. that we plan to use is Treasure-Book.com - a Canadian Co. located in Surrey, B.C. We researched other companies for publishing. Burns Lake businesses do not offer this service. Prince George & Smithers were too expensive & did not meet our needs. U.S. Co's. had competitive pricing, but would be in US dollars & books would be subject to duty. These books would be outsourced overseas. - cont'd... see attached →

3. Describe how this proposal will benefit the community.

These funds will reduce the costs of the publishing and will make the book affordable to descendants of the many families profited in this book. With time marching on, members of the Francois/Tchesinkut Lake Recreation Commission felt that history would be lost if some record of early settlers & their descendants was not documented. This picture/history book is meant to preserve the history of the Francois/Tchesinkut Lake area.
We plan to donate a copy of this book to the Burns Lake & District Public Library.

Francois Tchesinkut Lake Recreation
Grant-in-Aid application.

2. Contd.

..... We needed someone we could rely on for support! I personally visited the Treasure-Book.com business this Spring and felt comfortable with their work.

The title of our book is "Picture Perfect". a Collection of Francois/Tchesinkut Lake photos of years past.

This book will profile this areas first settlers forward to the families of the mid 60s.

3. Have you received assistance (grant in aid/waiving of fees , etc.), from the Regional District of Bulkley-Nechako in previous years?

YES NO If yes, complete the following chart.

Year:	\$ Amount	Purpose for which assistance was used
2011	\$10,000.00	Upgrade support for 2011 hall renovations and equipment purchase for our newly renovated kitchen at the hall, also 2011.

4. Does your organization:

a) Offer direct financial assistance to individuals or families? YES NO

b) Duplicate services that fall within the mandate of either a senior government or a local service agency? YES NO

c) Provide an opportunity for individuals to make direct contributions? YES NO

OR, is your organization:

d) Part of a provincial or national fund raising campaign? YES NO

Don't forget to attach the required financial report.

*I would be happy to answer any questions.
I hope I have covered all necessary information
within this application.*

*Thank You,
Joan M. Fee*

Funding and Financial Information

We plan to purchase 200 books.
This is the breakdown of costs.

1 Book =

first 20 pages =	39.99	}		39.99
each page after 20				+ 39.60
is .99¢				<hr style="width: 50%; margin-left: 0;"/>
Our book is 60 pages			Total =	79.59
∴ 40 x .99 =	39.60		less 45% discount =	-35.82
				<hr style="width: 50%; margin-left: 0;"/>
				43.77
45% discount =	35.82		tax =	+ 5.25
<small>(from treasure-book.com)</small>				<hr style="width: 50%; margin-left: 0;"/>
12% tax =	5.25			\$49.02 / book.

200 Books cost

\$49.02 x 200 =	\$9804.00
Com. Foundation grant -	- 1500.00
	<hr style="width: 50%; margin-left: 0;"/>
	\$8304.00
Reg. District grant -	- 2000.00
	<hr style="width: 50%; margin-left: 0;"/>
	\$6304.00

\$6304.00 ÷ 200 books = \$31.52 each (our cost)

We would like to sell the book for no more than \$35.00. This would give us approximately \$3.00 profit / book, which would cover shipping and some leeway if all books do not sell.

We would include Regional District of Bulkley Nechako as a sponsor of this important project and you would be recognized in the preface of the book.

Note: Our operating expenses for the Hall in 2015 were approximately \$3500.00



REGIONAL DISTRICT OF BULKLEY-NECHAKO

MEMORANDUM "Supplementary Agenda"



To: Chairperson Miller and Board of Directors (November 24, 2016)

From: Janine Dougall, Director of Environmental Services
Corrine Swenson, Manager of Regional Economic Development

Date: November 22, 2016

Subject: Canada-British Columbia Clean Water and Wastewater Fund - Application

The purpose of this memorandum is to follow-up on the memorandum brought to the Committee of the Whole on November 3, 2016 and to obtain the resolution required from the Board of Directors to submit an application to the Canada-British Columbia Clean Water and Wastewater Fund for the un-incorporated community of Fort Fraser.

Project Title: Fort Fraser Infrastructure Improvement Project

Project Description:

The primary purpose of the project is associated with replacing approximately 80% of the un-incorporated community of Fort Fraser's water distribution system which was originally constructed in the early 1960's using asbestos cement pipes and which is at or nearing its end of expected life.

The project will build off of studies previously completed, by moving forward with detailed design and construction of the entire water distribution replacement plan. The originally proposed asset management planning work for the water and wastewater systems and update of the Water Conservation Plan has been removed from the project details, following conversations with representatives from the Canada-BC Clean Water and Wastewater Fund.

The financials associated with the detailed design and construction project are presented below:

Project Financials - Detailed Design and Construction Project

<i>Canada/BC (83%)</i>	\$3,101,385
<i>Fort Fraser (17%)</i>	
• Capital Reserves	\$576,889
• Borrowing (paid back over 5 years)	\$55,985
• Grant-In-Aid (Area "D")	\$2,350
<i>Fort Fraser Sub-Total</i>	\$635,224
TOTAL PROJECT COST	\$3,736,609



Fort Fraser Local Commission Resolutions:

At the November 7, 2016 Fort Fraser Local Commission Meeting, the following recommendations were carried unanimously:

1. That the Fort Fraser Local Commission fully support the RDBN submitting an application to the Canada-British Columbia Clean Water and Wastewater Fund for the Fort Fraser Infrastructure Improvement Project.
2. Further, that the Fort Fraser Local Commission approve the contribution of the entire capital reserve currently available for the water system (as of 2016) as well as the capital reserve contributions planned for the 2017 and 2018 fiscal periods (total amount of \$576,889) towards the Fort Fraser Infrastructure Improvement Project.
3. Further, that the Fort Fraser Local Commission support an increase to the taxation limit for water services (Budget 6201) by 25% as allowed by the *Local Government Act*. This would increase the taxation limit for the service from \$62,500 to \$78,125.
4. Further, that the Fort Fraser Local Commission approve borrowing up to \$56,000 over a 5 year payback period to contribute towards the Fort Fraser Infrastructure Improvement Project.
5. That the Fort Fraser Local Commission endorse the Fort Fraser Water Conservation Plan (March 2009).

RDBN Resolution Required:

The application deadline for the Clean Water and Wastewater Fund is November 23, 2016. For the RDBN to submit the application a resolution will be required from the Board of Directors to contribute its share of the eligible project costs and all of the ineligible costs. At this time, the recommendation is being made that the RDBN Board pass the following resolutions:

THAT staff submit an application for grant funding application for the Fort Fraser Infrastructure Improvement Project through the Clean Water and Wastewater Fund; and

THAT the Regional District of Bulkley-Nechako supports the project and commits to its share (\$635,224) of the project and;

THAT this project could not proceed without program funding and;

THAT the full scope of this project would not otherwise have been undertaken in fiscal years 2016-17 or 2017-18.



RECOMMENDATION

(All/Directors/Majority)

That the Committee of the Whole receive the memorandum titled, "Canada-British Columbia Clean Water and Wastewater Fund - Application" and dated November 15, 2016.

1. THAT staff submit an application for grant funding application for the Fort Fraser Infrastructure Improvement Project through the Clean Water and Wastewater Fund; and
2. THAT the Regional District of Bulkley-Nechako supports the project and commits to its share (\$635,224) of the project and;
3. THAT this project could not proceed without program funding and;
4. THAT the full scope of this project would not otherwise have been undertaken in fiscal years 2016-17 or 2017-18.

Respectfully submitted,

Handwritten signature of Janine Dougall in blue ink.

Janine Dougall
Director of Environmental Services

Handwritten signature of Corrine Swenson in blue ink.

Corrine Swenson
Manager of Regional Economic Development



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Regional District of Bulkley-Nechako
SUPPLEMENTARY

Board of Directors Memorandum

November 24, 2016

To: Chair Miller and the Board of Directors
From: Corrine Swenson
Date: November 23, 2016
Regarding: **Not for Profit Webinar December 3**

The Regional Economic Development Department has arranged for a webinar on the New Societies Act and Board Governance to take place on December 3. This webinar, free of charge for Not for Profit Societies, will provide information on Board roles and responsibilities, how meetings can be more productive and how to navigate the new British Columbia Societies Act (which comes in to effect on November 28, 2016.) Current resources to deal with the changes including streamlined governance and policy models and simple yet effective templates will be provided to attendees.

This opportunity will be delivered by Terry Clark CAE at www.realboardsolutions.com. Mr Clark has twenty years' experience as a consultant to most every not for profit sector in Western Canada. He intends to deliver a fast paced, high energy insightful perspective that takes 'governance' to its next level.

The cost to the RDBN will be \$1,000 and is included in the 2016 Regional Economic Development Budget.

Staff emailed 112 societies in the region about this opportunity and 31 societies had responded by the deadline. Invitations with time and registration information will be emailed by the end of the week. Staff will send the invitation to Directors of the RDBN Board to be able to personally extend an invitation to the societies in your community.

Those societies who do not have access to high speed internet will be paired up with a society that does. If there is enough need a location will be provided to ensure everyone has access to the webinar.

I would be happy to answer any questions the Board may have.

A handwritten signature in cursive script, appearing to read "Corrine Swenson".

RECOMMENDATION

(All/Directors/Majority)

Receive

17

Reta Herrick
55150 Jardine Loop Rd,
Cluculz Lake, BC
V0J3A3
250-441-3355
November 7, 2016

Attention:

Director Bill Miller, Chair, Regional District of Bulkley-Nechako
Director Jerry Petersen
Cheryl Anderson, Manager of Administrative Services/Chief Election Officer,

In November, 2015 the Regional Board received a delegation from the Cluculz Lake area wherein it was requested that the RDBN consider allowing all eligible Area F, RDBN electors, to vote by mail ballot for all elections and referenda.

The Board decided to wait for the Provinces response to the resolution endorsed at the Union of B.C. Municipalities Convention to be held September 26-30, 2016.

Would you please give me an update on the current minutes of all and any recent meetings regarding discussion on this issue? I have searched the minutes and have not been successful in finding anything.

At the November 2015 board meeting, the Board requested the Staff provide e-mail notification to me when the report is brought forward for consideration.
It is important to the People of Area F, Cluculz Lake that this issue be resolved soon and well before the next Regional Election.
We do hope you have not forgotten about us.

Sincerely,

Reta Herrick
Cluculz Lake

Cheryl Anderson

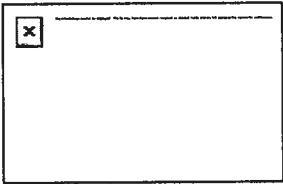
From: Cheryl Anderson
Sent: March-08-16 11:09 AM
To: cluculzd@gmail.com
Subject: Mail Ballot Voting
Attachments: image001.jpg

Good morning Reta,

A memo regarding mail ballot voting has been included in the March 10, 2016 Committee of the Whole Agenda. Following is a link to the memo.

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

Cheryl Anderson
Manager of Administrative Services
Regional District of Bulkley-Nechako
Phone: (250) 692-3195
www.rdbn.bc.ca



Cheryl Anderson

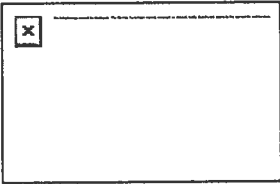
From: Cheryl Anderson
Sent: June-28-16 3:47 PM
To: cluculzd@gmail.com
Subject: RE: Request update on mail in ballot voting petition
Attachments: March 10 2016 COW Minutes.pdf; image003.jpg

Hi Reta,

The Board of Directors discussed the report, received it, and no further action was taken.

The minutes are attached.

Cheryl Anderson
Manager of Administrative Services
Regional District of Bulkley-Nechako
Phone: (250) 692-3195
www.rdbn.bc.ca



From: Reta Herrick [mailto:cluculzd@gmail.com]
Sent: June-28-16 3:19 PM
To: Cheryl Anderson <cheryl.anderson@rdbn.bc.ca>
Cc: bmiller.pbm@gmail.com; Jerry Petersen <jeraud@telus.net>
Subject: Request update on mail in ballot voting petition

Cheryl Anderson

Manager of Administrative Services

Regional District of Bulkley-Nechako

Hi Cheryl,

Regarding the mail-in ballot voting petition presented to the Board November 2015:

I did receive an email notice of the Agenda of the COMMITTEE OF THE WHOLE meeting, Thursday, March 10, 2016 where the staff report was submitted.

I have not since been able to find any more information to indicate that the Board had discussed the Bylaw 1617, 2011 or is considering changes to this Bylaw.

Would you please direct me to the minutes of such meetings?

I look forward to getting an update on the outcome.

Sincerely,

Reta Herrick,

55150 Jardine Loop Rd,

Cluculz Lake

250-441-3355

NOV 16 2016

Advisory Planning Commission Meeting Minutes for Area F

Nov-15-2016, 2012 ~ located at Vanderhoff & Kling Office

REGIONAL DISTRICT OF
BULKLEY NECHAKO

<p>Attendance</p> <p>F</p>	<p><input checked="" type="checkbox"/> Barb Ephron</p> <p><input checked="" type="checkbox"/> Henry Klassen</p> <p><input checked="" type="checkbox"/> Orenda Jarman</p> <p><input checked="" type="checkbox"/> Mike Kulchar</p> <p><input checked="" type="checkbox"/> Joe Meier</p> <p><input checked="" type="checkbox"/> Don Weaver</p> <p><input checked="" type="checkbox"/> Jerry Petersen</p> <p><input checked="" type="checkbox"/> <u>Art Weimer</u></p> <p><input type="checkbox"/> _____</p>
<p>Meeting called to order @:</p>	<p><u>7:01</u> am / pm</p>
<p>Chairperson:</p>	<p><u>Henry Klassen</u></p>
<p>Secretary:</p>	<p><u>Donald Weaver</u></p>
<p>Old Business / Updates:</p>	
<p>New Business:</p>	<p>1189 application by Dale Martens Subdivision Moved that the Subdivision is approved if legal access is attainable, & particularly to Lot one. <u>barrier</u></p> <p>Bob moved adjourn</p>



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Rebecca Broten, EIT, BCLS
Gina Hidber, PEng, BCLS
Mark Rossmann, BCLS

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

Date: November 21, 2016
HBH File: HAR1601
ALC File: 55671

Attn: Ms. Jennifer MacIntyre, Planner

Re: Additional Information for the RDBN Board

Attached please find the document which was prepared by Mrs. Mary Yelich and presented to the members of the APC during the meeting regarding her file. I respectfully request that it be forwarded to the board as additional information. I would also like to add that the applicants are open to modifying the parcel size should that assist in a positive recommendation.

Do not hesitate to contact me should you require anything further.

Best Regards,

Gina Hidber
CSIUC9

Digitally signed by Gina Hidber
CSIUC9
DN: cn=CA, cn=Gina Hidber
CSIUC9, o=BC Land Surveyor,
ou=Verify ID at www.bclercert.com/
LUP#2671d=CSIUC9
Date: 2016.11.21 11:23:02 -0800

Gina Hidber, P.Eng. BCLS
HBH Land Surveying Inc.

FIGHT FOR THE FARM

The History:

My husband and I bought the farm on a wing and a prayer nearly 40 years ago. We were poor, skinny kids then, eyes wild with enthusiasm and promise. We were oblivious to what lay ahead of us.

When we purchased it, it was a tumbled down, ram-shackled, fence bare, thistle-rich piece of land. It was "barely" a farm. But, we saw potential.

The fences were nonexistent. The barns were falling back into the soil with tin from the roofs laying waste in the fields, blown off the rafters after a neighbor boy used them for target practice. The house had cold running water provided by a rusted old piston pump perched precariously on a rotten rough 2 x 6 located in the "mud storage" area beneath the house called the "basement". This so called "basement" ranged in height from 4'-6' most of it filled with pools of stagnant water, perfect for toads, of which there were plenty. The septic field, located near the front door, had long since stopped its intended percolation process and had turned into a river of feces and urine every time the toilet was flushed. The four rooms in the house each had a 60 watt light bulb. The fifth room, the bathroom, you had to leave the door to the kitchen open or you'd have to do your business in the dark. We heated our water for dishes and bathing on a wood cook stove, which was also the only source of heat in the house. In those days, 37 years ago we had real winters. We arrived in the valley on Dec. 21, 1979 to minus 41 F. It did not get above minus 30 till mid February. But, we saw potential...

The first few years my job took me away to camps in all parts of the province leaving my husband and my mother on the farm. Not the best combination, as you can imagine, but we had no choice. My husband worked 8 hours at a "paying" job in town then came home to work another 8 hours in a "non-paying" job on the farm. When I made it home between jobs, we all worked together on the endless projects that needed to be done. My mother and my husband dug out the "basement" with a pick and shovel, not an easy job considering the wet glacial til clay they had to work with. My husband upgraded the water system and installed a hot water tank. We dug a proper lagoon. He rewired the electrical in the house. We fenced and cross-fenced the 140 acres. We built corals. We bought beef cattle. We bought Jersey Cows. We bought sheep. We refinanced

our mortgage several times and then several times more, because....we saw potential...

When the kids started arriving I stayed on the farm and my husband went to camps for weeks at a time. The kids, my mother and I ran the farm for years while my husband spent time away from his growing family working in the bush alone. Progress on the farm was glacial, time went on, we became less skinny, eyes became less wild with enthusiasm, and we were still poor....but, we still saw potential....

The kids grew up, made lives for themselves but always seemed to gravitate back to the farm to touch base. Close to 5 years ago my husband passed away. I was determined to carry on but, realistically, I knew I would have to sell the farm eventually. Thinking of the blood, sweat, tears and sacrifice all of us went through to bring the farm to its present state broke my heart. This spring I was in line for a major operation and wanted to square things away with my children should I not come out of it. With a heavy heart I gathered them around our kitchen table and told them I was thinking of selling the farm and gave them the option of receiving money from the sale of the farm or giving one of them, two of them or preferably three of them the opportunity to buy it themselves. I was hopeful that at least one of them would want the farm. I did not predict the resounding agreement from all of them and their significant others, to purchase the farm together...They saw the potential....!

Farming runs thick as mud through my veins. My grandparents on my father's side emigrated from the former Yugoslavia and established a homestead on Yelich Rd. My grandparents on my mother's side arrived from Poland and Ukraine in the same immigration wave in the early 20th century and settled in Alberta. My Father and Mother met in Smithers and homesteaded a farm on Snake Rd. My Uncle took over my grandparent's farm. My brother and his family farmed next to my farm. My niece and her husband took over his farm when he passed away and are now farming cattle that graze on my land. My husband and I made farming our lives, spurning all other occupations to make something of a forgotten, untended piece of land. Now all of our children and their spouses want to carry on the historic family tradition of taking and giving back to the land. They understand instinctively the value of land and the even higher value of "farm land".

The Plan:

I sat back and listened to the explosion of ideas expressed around that kitchen table. "A pasture full of "Ewok" sheep (whatever they are)... Orchards of cold weather apples and plums. A cider press. A cottage industry. A mushroom farm. A Christmas tree farm. What about hydroponics? Soil sampling to determine what crops might be grown with the coming Global warming. Ginseng...could it be grown this far north...?"

Then suddenly the conversation turned to more practical matters. Where would they all live? The farm house is big enough for two families to live in and never see each other. Mom could make a little apartment above the barn and she could move there. The apartment would eventually pass to Logan when the time came. Kyler and Tara would want their own place as they're private people and would like to have their assets separate from the fray. This only makes sense.

The Principles:

Please allow me to introduce the principles:

Kyler: My oldest son, is an entrepreneur. He sees the world through a global lens. His work takes him to The States, Europe, The Middle East, South America, Africa, Australia. He sees a lot of different land being used for a lot of different things. He's an "ideas" man. And do you know where he comes to rest his head? The Bulkley Valley.

Tara: Wife and leveler of Kyler. Among her many talents, she is the numbers lady of the group. She also has excellent knowledge in risk assessment. Kyler and Tara have run successful businesses in the valley.

Logan: My middle child. Methodical, analytical, hardworking, is cultivating a "killer green thumb" his Ukrainian Grandmother would be proud of.

Jess: My daughter. An absolute dynamo, a problem solver, has organizational skills that would make your head spin.

Jr.: Jess's partner. Would follow her to hell and back with a smile on his face. He's unable to be here this evening as he's in camp earning money so he can buy a farm.

And the cherry on top of the sundae? They all work well together!

You people have such an important job. We farmers and potential farmers, successful and not so successful, acknowledge your collective experience and

ab

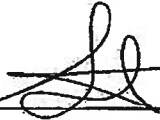
commend you for being the stalwart barrier to land exploitation in this valley. But that is not what this is. This is our family attempting to carry forward a tradition that has been in our blood for centuries with the hope it continues for centuries into the future. You have the power to give these young folks, the next generation of land tenders, the opportunity to maybe, together, do something wonderful for themselves and their community...to contribute to the local economy. If Kyler and Tara are not allowed to build their little dream home, they and their talents may leave the valley. We as a family may lose our thrust.... We may never reach our full potential.

And what if all their grand ideas fall to the ground and are never realized? What if the "potential" is just as simple as living a "quiet country life"? The hayfields will still be hayed. The pastures will still be grazed. The veggies will still be harvested and eaten. The livestock will still be grown and slaughtered and sold locally. Because that's who we are. Please! I ask you to allow the "farming way of life" to move forward through these young people as fast or as slow, as creative or as benign, as they deem. They are our collective potential...

RESPONSE SUMMARY
Rezoning Application E-01-16

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below
- No Objections
- Interests Unaffected by the Bylaw
- Approval Not Recommended Due to Reasons Outlined Below

Current access permits must be in place or new permits applied for.

Signed By: 
S Applegatz

Date: Nov 21/16

Title: ~~HoA~~ Sr. Dev. App. Tech

Agency: MOT



November 24th, 2016

File: 0400-55

Mr. Jason Llewellyn
Director of Planning
Regional District of Bulkley-Nechako
Box 820
Burns Lake, BC V0J 1E0

Dear Mr. Llewellyn:

RE: OCP Amendment & Rezoning A-03-16 Referral Response

Thank you for the opportunity to provide comments on the OCP and Zoning Amendment Application (A-03-16) for the properties legally described at Lot B, Section 14, Township 1A, Range 5, Coast District Plan EPP25548, Except Plan EPP42101 (referred to as Lot B) and Lots 2, 3 & 4, Section 14, Township 1A, Range 5, Coast District, Plan EPP 42101 (referred to as Lots 2, 3, and 4).

The current application is to swap the applicable zones and to transfer the residential subdivision potential between the two areas of the property, while not increasing the total number of potential residential lots to what currently exists. This density transfer is the preferred option by the Town provided that the applicant is willing to discuss the registration of a Section 219 covenant on the residential properties to ensure that there remains a setback buffer between the airport and non-airport uses.

As per previous referral responses regarding the above properties, the Town of Smithers does not support further residential intensification in close proximity to the Smithers Regional Airport. Any new residential lots have the potential to create land use conflicts with both the present and future operations of the Airport, due to noise, access, lower landing limits and servicing issues as well as the future light industrial development of the area.

I can be reached at (250) 847-1600 if you have any questions regarding above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alison Watson', is written over a light blue horizontal line.

Alison Watson, MCIP, RPP
Planner

C.

- R. Blackburn, Airport Manager
- M. Allen, Director of Development Services