

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

Thursday, October 26, 2017

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3-6	Nellie Davis, Proposal Writer – BC Air Access Program Survey for Ministry of Transportation and Infrastructure	Direction
7-9	Cheryl Anderson, Manager of Administrative Services – 2018 NCLGA Convention Attendance Authorization and Airline Charter	Recommendation (Page 7)
<u>CORRESPONDENCE</u>		
10	Union of B.C. Municipalities – Electoral Area Directors' Direction Forum	
11-13	North Central Local Government Association - Input for Cannabis Committee	Receive
<u>DEVELOPMENT SERVICES (All Directors)</u>		
14-18	Jason Llewellyn, Director of Planning - Coastal GasLink Route Amendment – South of Houston/North of Colleymount Road	Recommendation (Page 15)
19-20	Advisory Planning Commission Meeting Minutes Electoral Area "A" <ul style="list-style-type: none">• Kirsch (ALR Application No. 1197) (See page 115 in Regular Agenda)• Penninga (Development Variance Permit Application (A-02-17) (See page 153 in Regular Agenda)• Kolnberger (Rezoning File No. A-07-17) (See page 172 in Regular Agenda)	Receive
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<u>ELECTORAL AREA PLANNING (All Directors)</u>		
22	Development Variance Permit Application (A-02-17) RE: Ministry of Agriculture Referral Comments Mark & Jaclyn Penninga Electoral Area "A" (See page 153 in Regular Agenda)	Receive

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<u>PAGE NO.</u>	<u>ELECTORAL AREA PLANNING</u> <i>(All Directors)</i>	<u>ACTION</u>
23-24	Development Variance Permit Application (A-02-17) RE: Northern Health Authority Referral Comments Mark & Jaclyn Penninga Electoral Area "A" (See page 153 in Regular Agenda)	Receive
25	Rezoning File No. B-01-17 RE: Advisory Planning Commission Meeting Minutes Ed Giesbrecht Electoral Area "B" (See page 162 in Regular Agenda)	Receive

NEW BUSINESS

ADJOURNMENT



**Regional District of Bulkley-Nechako
Board of Directors
Supplementary Memo
October 26, 2017**

To: Chair Miller and the Board of Directors
From: Nellie Davis, Proposal Writer
Date: October 19, 2017
Regarding: BC Air Access Program Survey for Ministry of Transportation and Infrastructure

The Ministry of Transportation and Infrastructure is conducting a survey to improve the BC Air Access Program (or BCAAP). The BCAAP is a provincial cost-sharing program that supports the connection of communities and helps build BC's aviation sector's long-term potential. BCAAP assists with funding capital infrastructure projects that help maintain safe and reliable aviation facilities, or that result in significant economic benefit.

BCAAP was introduced in 2015 with a three year \$24M commitment providing capital funding to airport development projects in support of safety, medevac, community economic development and general access. BCAAP projects have improved 44 airports with a geographic distribution throughout the province.

Virtually any aviation capital infrastructure is currently eligible, including:

- Airside (i.e., runway, taxiway, apron enhancements; airfield lighting; fuelling facilities; navigational aids; helipads)
- Terminal building upgrades
- Groundside facilities (i.e., vehicle parking areas; security gates; flight path obstruction clearing; emergency access roads)
- Other aviation infrastructure not on an airport (i.e. hazard beacons marking terrain around airports; facilities serving float plane traffic)

The BCAAP contributed \$552,046 towards the completion of the Baker Airport Rehabilitation Project.

Would the Board like to have survey responses submitted on behalf of the RDBN Board, or would the RDBN Directors prefer to respond to the survey individually? The deadline to submit survey responses is **November 6, 2017**.

Survey questions are attached to this memo.

The link to the BC Air Access Program survey can be found here:
<https://survey.th.gov.bc.ca/TakeSurvey.aspx?SurveyID=81M1814#>

Recommendation: Direction.	(All/Directors/Majority)
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BC Air Access Program (BCAAP) Client Survey

**NOTE: This PDF is for planning purposes;
please enter your responses through the electronic survey.**

Contact information

Your survey responses are collected by the Ministry of Transportation and Infrastructure under sections 26(c) and 26(e) of the Freedom of Information and Protection of Privacy Act ("FOIPPA"), for the purposes of improving the BC Air Access Program through better understanding of the requirements, preferences and processes of applicants. To protect your own privacy and the privacy of others, please do not include personal information about yourself or others in your responses, including name or email address. This survey is voluntary and a response is encouraged, not required. Should you have any questions about the collection of this personal information or the content of this survey, please contact: Jessica Ling, Policy Analyst. 5D-940 Blanshard Street, Victoria BC. Jessica.Ling@gov.bc.ca; 250 356-5306.

Please provide:

- Contact Name and Job Title
 - Organization
 - Facility (airport, if applicable)
 - Business Email
 - Business Phone number
 - May we contact you for a follow-up interview? (Y / N)
-

Have you applied for BC Air Access Program (BCAAP) funding in the past three years (since inception in 2015)? (Y / N)

If Yes, how satisfied are you with BCAAP and its processes? If not applicable, please leave blank. Comments can be provided below.

Extremely Satisfied; Very Satisfied; Satisfied; Somewhat Satisfied; Not Satisfied

Provide comments

If No, why not? Please check all that apply and provide comments below.

- Didn't know about BCAAP
- Didn't know of eligibility for BCAAP
- Lack of local funding contribution for airport projects
- Project planning not fully advanced
- Can't compete with bigger facilities
- Application process too complex
- Other, please specify

Provide comments



BC Air Access Program (BCAAP) Client Survey

What should the application review and assessment process focus on?

For each element below, indicate whether that represents an element of high, medium or low importance, or if it should not apply.

- Aerospace
- Aircraft movements
- Cargo statistics
- Community support / opposition
- Economic impacts
- Eligibility for the federal Airports Capital Assistance Program
- Environmental impacts
- Facility use by medevac aircraft
- Facility use for forest fire fighting
- Geographic distribution of BCAAP funds
- Greenhouse gas emission reductions
- Passenger statistics
- Past BCAAP funding at facility
- Population size of service area
- Project need
- Project readiness
- Remoteness

Other focuses?

We are examining ways to bring a greater environmental focus to BCAAP. This can be accomplished by applying an environmental lens to every applications and by expanding eligibility to include environmentally-themed projects.

Do you currently consider environmental issues, including greenhouse gas emissions, in the planning and construction of capital works at your facility?

- Always
- Depending on project type
- Never

Provide details.

How should the environment be reflected in the review and assessment of BCAAP applications?

Please provide additional details in the comment box below.

Rank the items below, using numeric values starting with 1.

- Economic development
- Environmental issues
- Medevac
- Operational safety
- Wildfire suppression
- Other (please specific)

What type of environmentally-themed projects (e.g., electrification of ground handling equipment) should be eligible for BCAAP? Please provide examples of as many project types as you can.



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BC Air Access Program (BCAAP) Client Survey

BCAAP currently funds rehabilitation projects to maintain or extend the useful life of existing infrastructure at up to 75% of eligible costs; and expansionary projects (new infrastructure) at up to 50% of eligible costs.

Please indicate your level of agreement with each of the following statements (from strongly agree, agree, disagree, strongly disagree, or n/a):

- The current funding model (75%, 50%) is an appropriate funding model
- BCAAP share should be increased for environmental projects
- BCAAP share should be higher for airside relative to groundside projects
- BCAAP share should be based on a facility's ability to generate revenue
- BCAAP should cap funds available to any single project

Please provide any details related to the statements above.

Are there other factors that should be considered in determining the maximum BCAAP percentage share for projects? Please provide details.

What aviation facilities **not** located on airports should be eligible for BCAAP funding? Please provide details.

How could BCAAP best encourage applications from aviation facilities **not** on airports?

Do you have any other recommendations or suggestions that could make BCAAP better? Please provide details.



REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY MEMORANDUM

TO: Chair Miller and Board of Directors
FROM: Cheryl Anderson, Manager of Administrative Services
DATE: October 24, 2017
SUBJECT: 2018 NCLGA Convention Attendance Authorization and Airline Charter

The 2018 North Central Local Government Association AGM and Convention is taking place in Fort Nelson from May 8-10.

Staff has contacted all of the municipalities in the region as well as the Regional District of Fraser Fort George to determine interest in booking an airline charter with the understanding that each will be invoiced based on the number of seats requested. Based on feedback, we could easily fill two airplanes (each with seating capacity for 18). Northern Thunderbird Air has provided a quote and schedule (attached).

At this time, staff is seeking authorization from the Regional Board for attendance at the Convention as well as booking a charter through Northern Thunderbird Air Inc. for travel to and from the 2018 NCLGA Convention.

Recommendation: (all/directors/majority)

That the Board of the Regional District of Bulkley-Nechako Board of Directors authorize attendance of the Chief Administrative Officer and Rural Directors to the North Central Local Government Association Conference on May 8-10, 2018 in Fort Nelson, B.C. and further,

That the Regional District of Bulkley-Nechako Board of Directors authorize staff to book the airline charter, as quoted, through Northern Thunderbird Air Inc. for the 2018 NCLGA Convention in Fort Nelson, B.C."



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Charter Quotation

100 - 4245 Hangar Road Prince George BC CAN V2N 4M6
(250) 963-9611 Toll Free (800) 963-9611

Quote Number YXS-17-2527
Quote Date 20-Oct-2017
Flight Coordinator Jon Beliveau
Email: info@ntair.ca

To: Regional District Of Bulkley Nechako
37 3rd Ave PO Box 820
Burns Lake, British Columbia V0J 1E0

Attention: Geraldine Craven
Phone: (800) 320-3339
Fax: (250) 692-3305
Email: inquiries@rdbn.bc.ca

Aircraft Type: B1900D **Max Seating: 18**



Proposed Charter Routing & Itinerary

Leg	Depart Date	Departure Airport	Depart Time	Arrival Airport	Arrival Time	Arrival Date	Dist (sm)	Flight Time
1	07-May-18	PRINCE GEORGE	7:00 AM	FORT NELSON	8:18 AM	07-May-18	355.9	1.3
2	07-May-18	FORT NELSON	8:45 AM	BURNS LAKE	10:03 AM	07-May-18	347.1	1.3
3	07-May-18	BURNS LAKE	10:30 AM	FORT NELSON	11:48 AM	07-May-18	347.1	1.3
4	07-May-18	FORT NELSON	12:15 PM	PRINCE GEORGE	1:33 PM	07-May-18	355.9	1.3
5	10-May-18	PRINCE GEORGE	2:45 PM	FORT NELSON	4:03 PM	10-May-18	355.9	1.3
6	10-May-18	FORT NELSON	4:30 PM	BURNS LAKE	5:48 PM	10-May-18	347.1	1.3
7	10-May-18	BURNS LAKE	6:15 PM	FORT NELSON	7:33 PM	10-May-18	347.1	1.3
8	10-May-18	FORT NELSON	8:00 PM	PRINCE GEORGE	9:18 PM	10-May-18	355.9	1.3

Total 2812.0 sm

Charter Conditions & Comments

This is a quotation only. This charter is not confirmed until you notify our office of confirmation.
Please note that the times listed in the charter routing do not take into account headwinds, weather and/or air traffic delays. We recommend allowing an extra hour between the posted arrival time and any scheduled function or connection that you may have at your destination. If you are unsure whether this is a factor or not, please contact an NTA Charter Coordinator to discuss.
This quotation is based on a maximum of 18 passengers with 25 pounds of luggage each.
Air Travellers' Security Charges (ATSC) are estimated; actual numbers will be reflected on the invoice.
Weather conditions on the day of travel (at each destination and upper winds enroute) may warrant alternate routings. This may change the mileage pricing outlined in this quotation.
Charters cancelled within 48 hours of departure will be subject to a cancellation fee of \$400.00 or 10% of the charter cost, whichever is greater.
An estimated fuel surcharge has been applied to this charter; this will be adjusted to actual cost at the time of invoicing.

Charter Pricing Information

Description	Units	Unit Description	Cost Per Unit	Charges
Aircraft Mileage Charges:	2812.0	Miles (sm)	\$9.50	\$26,714.00
Nav Canada Charges:	2.0	Days	\$360.00	\$720.00
Landing Fees:	8.0	Landings	\$85.00	\$680.00
Terminal/FBO Fees:	8.0	Uses	\$65.00	\$520.00
Estimated Fuel Surcharge	1.0		\$635.00	\$635.00
CYYE Airport Improvement Fee	36.0		\$32.00	\$1,152.00
CYYE After Hours Call out Fee	1.0		\$225.00	\$225.00
CYXS Airport Improvement Fee / enplaning pax	18.0		\$25.00	\$450.00

This quote is valid for 30 days. We reserve the right to cancel or delay flights if flight conditions are not safe. All flown portions of a charter flight will be charged. Hangar and delcng charges, if required, are not included in this quote. A surcharge will be applied on Jet fuel costs greater than \$1.15 per litre. Distances include a 4% factor to compensate for Air Traffic Control vectoring, holds and approaches. A minimum leg charge of 80 miles for the Beech 1900 will be applied.

Thank You For Choosing Northern Thunderbird Air

Sub-Total: \$31,096.00
GST/HST: \$1,554.80
Grand Total: \$32,650.80

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geraldine.craven

From: Jon Beliveau <info@ntair.ca>
Sent: October 20, 2017 12:50 PM
To: inquiries
Cc: dispatch@ntair.ca
Subject: B1900D quote YXS-17-2527
Attachments: YXS-17-2527.pdf

Good Afternoon Geraldine,

Attached is a quote for you requested charter flight on May 7th and 10th, 2018.

For May 7th, I've quoted this trip to drop off the Prince George based passengers in Fort Nelson, position to Burns Lake and then drop the Burns Lake based passengers in Fort Nelson. For May 10th, I've quoted this trip to pick-up the Burns Lake based passengers in Fort Nelson, fly them to Burns Lake, position back to Fort Nelson and then fly the Prince George based passengers home. I've quoted it this way as we don't currently have a second aircraft available to do the two trips separately, but also using the one aircraft as quoted is the more economical option.

Please note that this quote is subject to crew and aircraft availability at the time of booking.

If you have any questions or concerns, please do not hesitate to contact us.

Thank you,

Jon Beliveau

Dispatcher
Northern Thunderbird Air
Phone (250)963-9611
Toll Free 1-800-963-9611
Email: info@ntair.ca

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Board- Direction
re: attendance &
topics



Electoral Area Directors' Forum

Oct. 25, 2017

Registration is now open for the Electoral Area Directors Forum January 30 – 31, 2018 at the Radisson Hotel Vancouver Airport in Richmond, BC. The conference is open to Regional District Chairs, Electoral Area Directors and regional district staff.

This year's Forum will be held in conjunction with the Local Government Leadership Academy Forum to help reduce costs and provide an opportunity for delegates to attend both learning events.

This conference focuses on issues of concern to Electoral Area Directors and provides an opportunity to discuss common problems and share potential solutions. If you have a topic suggestion for the 2018 Forum, please send it to Marylyn Chiang, Senior Policy Analyst, UBCM. The deadline for topic suggestions is December 8, 2017. }

The registration fee is \$185.00 plus taxes. A light lunch will be provided on Tuesday, January 30 at noon in advance of the first session, which will start at begin 1:00 p.m. In addition, the fee covers the cost for coffee and tea throughout the forum, the reception on Tuesday, and a hot breakfast on Wednesday.

The deadline for registration is Monday, January 1, 2018. Cancellations provided by Wednesday, December 29, 2017 will receive a full refund.

You can also book your hotel room at this time. Please mention that you are staying with the LGLA/UBCM block.

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Cheryl Anderson

From: Kaila Nielsen <knielsen@nclga.ca>
Sent: October-24-17 11:50 AM
To: NCLGA ADMIN
Cc: Oliver Ray
Subject: NCLGA: Input for Cannabis Committee

Good Morning NCLGA Members,

As of October 20th, the Joint Provincial-Local Government Committee on Cannabis Regulation (JCCR) has begun meeting to discuss the development of the regulatory framework for legalized non-medical cannabis.

Two members of the NCLGA are among the 12 representatives UBCM appointed to the JCCR; Vanderhoof Councillor Brian Frenkel, and Prince George's GM of Planning and Development, Ian Wells.

This is a reminder that if you would like to provide input to the committee, please get your comments in to the Minister of Public Safety and Solicitor General Mike Farnworth's office by November 1st or contact Brian Frenkel directly (brian.frenkel@avison.ca). You can also submit your feedback at <http://engage.gov.bc.ca/BCcannabisregulation/>.

Media release: <https://news.gov.bc.ca/releases/2017PSSG0060-001777>

Thank you,

Kaila Nielsen
Communications Coordinator

"The Elected Voice of Central & Northern BC"
North Central Local Government Association
206 - 155 George Street
Prince George, BC V2L 1P8
Office: (250) 564-6585

Twitter: @NCLGA
Website: <http://www.nclga.ca>



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British Columbia News

Cannabis regulation committee underway

<https://news.gov.bc.ca/15659>

Thursday, October 19, 2017 11:00 AM

Victoria - A joint provincial-local government committee that will consider policies related to cannabis legalization and regulation in British Columbia is set to begin meeting later this week.

Minister of Public Safety and Solicitor General Mike Farnworth announced the creation of the Joint Provincial-Local Government Committee on Cannabis Regulation (JCCR) at the Union of B.C. Municipalities (UBCM) convention in September. The purpose of the committee is to provide a forum for communication and consultation so that the Province considers local government input during the development of the regulatory framework for legalized non-medical cannabis.

“It goes without saying that local government will be on the frontline and instrumental in the delivery of new policies and laws associated with the legalization of non-medical cannabis in British Columbia,” Farnworth said. “We welcome and value the Union of B.C. Municipalities’ input as we build a framework for the province focused on protecting young people, health and safety, keeping the criminal element out of cannabis and keeping our roads safe.”

UBCM has appointed 12 representatives to the JCCR drawn from elected officials, staff specializing in planning, building inspection, bylaw enforcement or public safety, and senior staff. Provincial representatives are provided through the Ministry of Public Safety and Solicitor General. The first meeting of the JCCR will take place on Friday, Oct. 20.

“Local governments welcome the opportunity to work with the Province as it develops a framework for cannabis legalization in B.C.,” said Wendy Booth, president, Union of B.C. Municipalities. “There are a lot of details to be considered in a short period of time. We want to ensure that the resulting policies are practical and workable for communities in British Columbia, and leave room for local decision-making.”

A backgrounder follows.

Contacts

Media Relations

Ministry of Public Safety and Solicitor General
250 213-3602

Paul Taylor

Director of Communications
Union of B.C. Municipalities
ptaylor@ubcm.ca
250 356-2938

Backgrounders

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Joint Provincial-Local Government Committee on Cannabis Regulation membership

The joint committee will include members of the B.C. Government Cannabis Legalization and Regulation Secretariat and the following UBCM members:

Wendy Booth, director, Regional District of East Kootenay

Kerry Jang, councillor, City of Vancouver

Maya Tait, mayor, District of Sooke

Brian Frenkel, councillor, District of Vanderhoof

Chris Coates, clerk, City of Victoria

Kevin Cormack, chief administrative officer, City of Nelson

Kathryn Holm, chief licence inspector, City of Vancouver

Dave Jones, business license inspector, City of Kamloops

Peter Monteith, chief administrative officer, City of Chilliwack

Terry Waterhouse, director of public safety, City of Surrey

Ian Wells, general manager, planning and development, City of Prince George

Gary MacIsaac, executive director, Union of B.C. Municipalities



MEMORANDUM

To: Chair Miller and Regional District Board
From: Jason Llewellyn, Director of Planning
Date: October 20, 2017
Re: Coastal GasLink Route Amendment
– South of Houston / North of Colleymount Road.

BACKGROUND

The Coastal Gaslink Pipeline Project involves the construction and operation of an approximately 650 km long natural gas pipeline from near Dawson Creek to Kitimat, BC. The Environmental Assessment Certificate for the Coastal Gaslink Pipeline project was issued in October of 2014.

The RDBN has been advised that Coastal GasLink (CGL) anticipates filing an application with the Provincial Environmental Assessment Office (EAO) in a few weeks to amend their certificate for the project. The proposed amendment involves relocation of a 42 km section of the pipeline to a location approximately 4 km to the south. The route amendment is in Electoral Area E southeast of Houston and north of Colleymount Road, as shown on the attached maps.

At this time CGL and the EAO are not asking the RDBN for feedback on the proposed route change. The formal application will be made by CGL to the EAO in early November. The RDBN, as a member of the EAO Working Group charged with assisting in the project review, will be provided with additional information in support of the application.

THE REVIEW PROCESS

Once the amendment application review process begins the following process can be expected to occur.

1. The RDBN will be provided with information on the application and given approximately three weeks to provide feedback to the EAO.
2. The EAO will ask CGL to work with the RDBN to clarify and resolve any RDBN issues.
3. CGL will document any RDBN concerns and the steps they propose to address the RDBN concerns in a tracking table.
4. The RDBN will be provided an opportunity to comment on the manner in which CGL has addressed any RDBN issues.
5. The EAO will consider the working group feedback and refer the application to the Minister for a decision.

Further details on the timelines associated with the above process will be provided once the application review process begins.

PRELIMINARY REVIEW

Given the limited timeline for the RDBN to review and comment on the proposed route amendment staff are providing the Board with the opportunity to identify any potential concerns they may have. Staff can raise these concerns with CGL so that they are prepared to address them during the application review process. Staff will then participate in the application review process as a working group member and report back to the Board with recommendations.

Recommendation

That the Regional District Board identify any potential concerns with the route amendment proposed by CGL, and direct staff to provide these comments to CGL for consideration.

Development Services – All/Directors/Majority

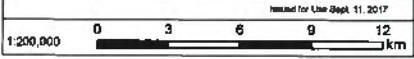
Written by:



Jason Lewellyn
Director of Planning



- Coastal GasLink Environmental Assessment Certificate Corridor
- Proposed South of Houston Alternate (SHAR) Route Environmental Assessment Certificate Corridor Rev3
- Coastal GasLink (CGL) Kp RevF
- South of Houston Alternate (SHAR) Route Kp RevE
- Road - Highway
- Municipality



Coastal GasLink Pipeline Project

TransCanada
In business to deliver

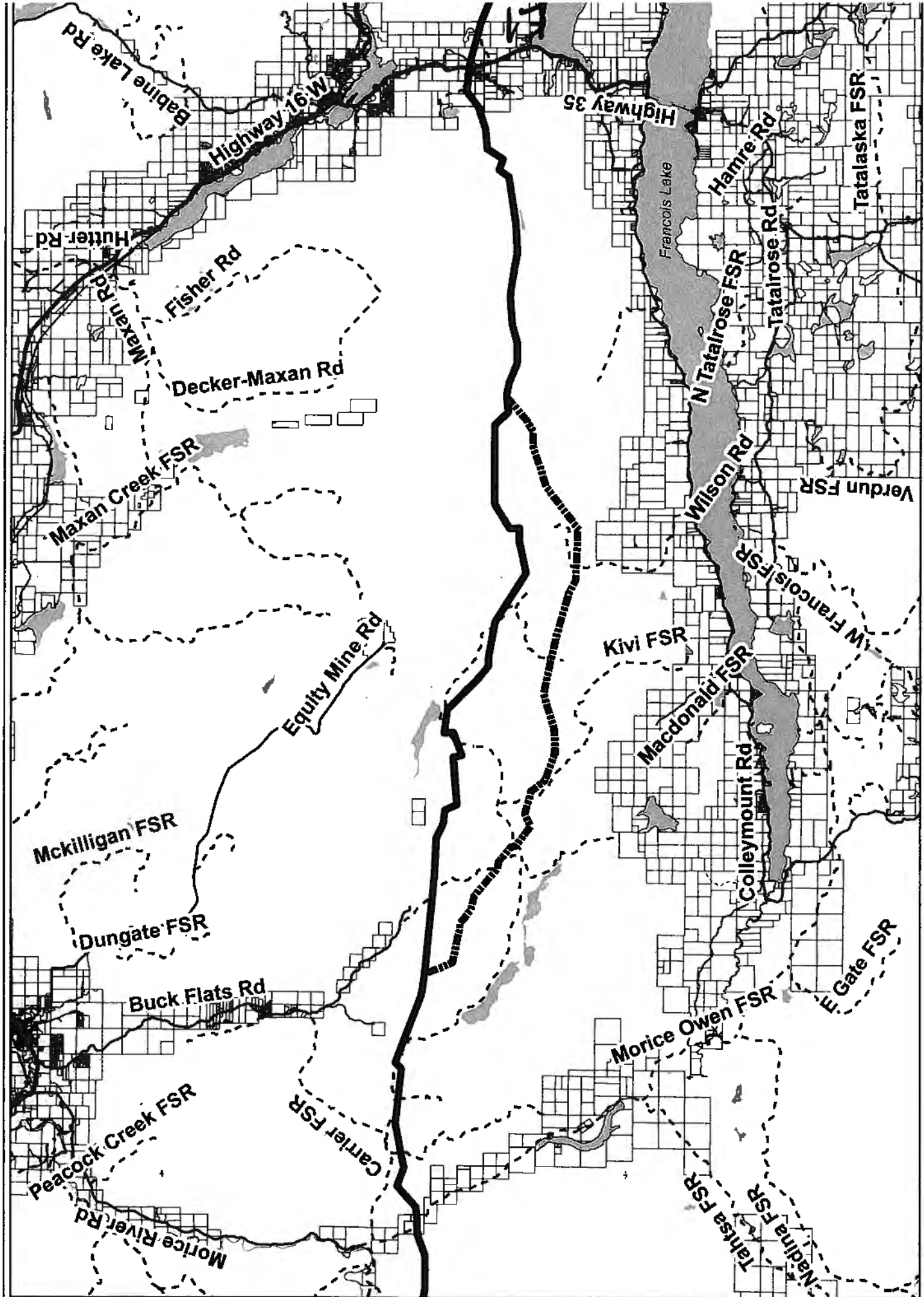
South of Houston Alternate (SHAR) Route

Sept. 11, 2017

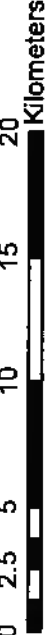
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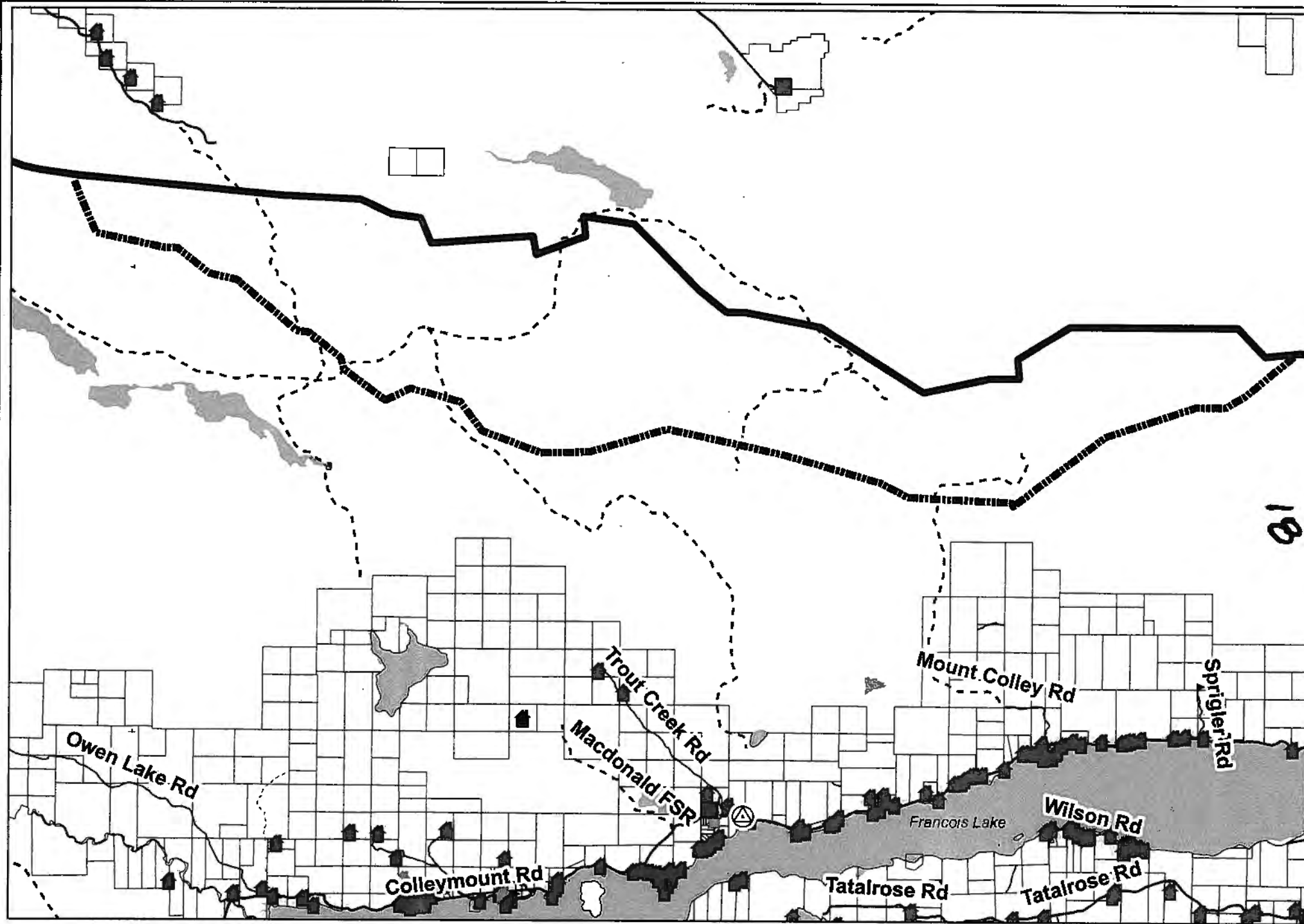
Rev 1

110



Coastal Gas Link Alternative Route





Coastal Gas Link Alternative Route



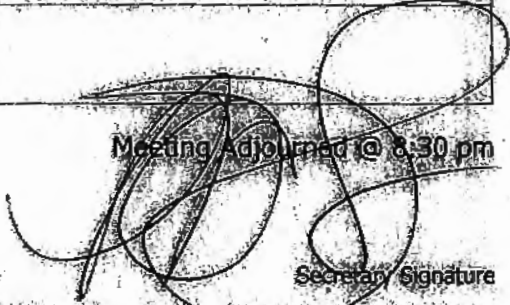
Kilometers
Date: 20/10/201

**Advisory Planning Commission Meeting Minutes for Area A
23 October 2017 ~ Location: Smithers Municipal Office**

<p>Attendance</p> <p><i>A</i></p>	<p>APC Brian Atherton Janik Heer Sandra Hinchliffe Alan Koopmans Bob Posthuma Natalie Trueit Andrew Watson Shelly Worthington</p> <p>RDBN Mark Fisher Jennifer MacIntyre</p> <p>APPLICANTS / AGENTS Mark Penninga Markus Kolnberger Robert Kirsch HBH Land Surveying Ltd - Gina Hidber re: Kirsch</p>
<p>Meeting called to order @:</p>	<p>7:02pm</p>
<p>Chairperson:</p>	<p>Natalie Trueit</p>
<p>Secretary:</p>	<p>Natalie Trueit</p>
<p>Old Business / Updates:</p>	<p>Results of previous applications</p>
<p>New Business:</p>	<p>Development Variance Permit A-02-17 Rezoning (subdivision, development variance) A-07-17 Remove from ALR Application No. 1197</p>
<p>Applications:</p>	<p>Development Variance Permit A-02-17 - Penninga Rezoning (subdivision, development variance) A-07-17 - Kolnberger Remove from ALR Application No. 1197 - Kirsch</p>
<p>Application Number:</p>	<p>Development Variance Permit A-02-17 - Penninga</p>
<p>Resolution</p>	<p>APC recommendation is to decline the application.</p>

Comments:	The Committee was divided. There was much discussion. Although we agreed it may not be farmable / usable land, we did not want to set a precedent for removing land that is accessible (by road) from the ALR. Concerns moving forward of impact on infrastructure if subdivided and a new residence were to be established.
Application Number:	Rezoning (subdivision, development variance) A-07-17 - Kolnberger
Resolution:	APC unanimous recommendation is to decline the application.
Comments:	<p>Referring to APC comments from the May meeting minutes:-</p> <p><i>"The APC wants to support the applicants and their intention but has some concerns about another subdivision application (from the current owners, or another if the property is sold) for a third lot, divided by the road, in the future.</i></p> <p><i>The APC believes that if the applicants had discussed their intent with someone from the planning department at RDBN prior to making this application that their request may have been altered and may have only required a variance to achieve their goal.</i></p> <p><i>The APC believes that we may agree to an application to subdivide, if the application were for a variance to consider the approximately 12ac parcel between the road and the river and the remaining approximately 75 ac as per the division made by the existing road."</i></p> <p>The discussion was similar, confusing and had us all questioning the intent of the original application leading us here.</p>
Application Number:	Remove from ALR Application No. 1197 - Kirsch
Resolution:	APC defers to the ALC
Comments:	Although the APC is not opposed to this portion of land being removed from the ALR, because it is inaccessible and impossible to farm without access, we have concerns about its use, if removed from the ALR, (commercialization) and how that may impact / overburden the already overwhelming use of the River.
Application Number:	
Resolution:	
Comments:	

Meeting Adjourned @ 8:30 pm



Secretary Signature

From: Stevenson, John J AGRI:EX <John.J.Stevenson@gov.bc.ca>
Sent: October 25, 2017 1:51 PM
To: Jennifer.MacIntyre
Subject: RE: ALR 1197 Kirsch Exclusion application

Hello Jennifer,

Thank you for the opportunity to provide comment on this ALR exclusion application.

I have not attended the proposed subject parcel for exclusion in person for a field inspection. In lieu of a physical site visit, information supplied from your comprehensive referral, which includes information submitted from the agent, is helpful. I recommend this application for exclusion be forwarded to the Agriculture Land Commission and North Panel for their review ideally with a site visit.

It is not within my mandate to provide comment on the possibility and/or options of future road access to the subject parcel, similar to not debating a potential economic benefit to the landowner as a result of selling and perhaps creating a fishing lodge on the subject parcel with no legal road access. I do have concern with the statement in the application that essentially states that the subject parcel cannot be used for agriculture so converting it to a recreational use will result in "no detriment to the ALR" because recreational riverfront properties are valuable and in high demand. Excluding the parcel out of the ALR would result in a net loss to the agriculture landbase would it not? With a CLI Soil Capability Rating of Class 4x, the subject parcel (soil capability) is representative of productive cultivated fields nearby.

Our Ministry Strengthening Farming staff consistently advise that increased non-farm use(s) in traditionally primary agriculture use area(s) can create landowner conflict. As stated in the application, the Bulkley River passes through the parent parcel, and combined with the CN Rail right of way, has "landlocked" the subject parcel from legal road access but also states this situation is very common across the Province. I would not want to see any precedent set for basis of ALR exclusion of arable land because of no (current) legal road access.

Maybe you would consider sending this referral to the FLNRO Regional Fisheries Biologist in Smithers for comment also?

If you have any questions or comments please do not hesitate to call or email.

Regards,

John Stevenson, Regional Agrologist, Highway 16 West
BC Ministry of Agriculture, Smithers | 250-847-6379
1-888-221-7141 | www.gov.bc.ca/agriservicebc

From: Jennifer.MacIntyre [mailto:Jennifer.MacIntyre@rdbn.bc.ca]
Sent: Wednesday, October 25, 2017 9:03 AM
To: Stevenson, John J AGRI:EX
Subject: ALR Kirsch Exclusion application

Hi John,

Just wondering if you had time to review the referral for Kirsch. It would be awesome if I could have the response today, since it will be considered at the Board meeting on Thursday.

Jennifer.MacIntyre

From: Stevenson, John J AGRI:EX <John.J.Stevenson@gov.bc.ca>
Sent: October 17, 2017 9:28 AM
To: Jennifer.MacIntyre
Subject: FW: Follow up: RDBN subdivision referral

Hello Jennifer,

Please accept the following conversation and points below in response to DVP-A-02-17.

Regards,

John Stevenson, Regional Agrologist, Highway 16 West
 BC Ministry of Agriculture, Smithers | 250-847-6379
 1-888-221-7141 | www.gov.bc.ca/agriservicebc

From: Bartle, Gregory AGRI:EX
Sent: Tuesday, October 3, 2017 9:23 AM
To: Stevenson, John J AGRI:EX
Subject: Follow up: RDBN subdivision referral

Hi John,

Thanks for the opportunity to provide feedback. It's an interesting proposal. Here's some draft text for your consideration:

- Ministry staff recognize the unique conditions of this application proposal. If the application is approved as per *Agricultural Land Commission (ALC) Act* Section 10, the subdivision approving officer is responsible for several actions as stated in ALC Act Section 11. See ALC Policy P-01 ALR Subdivision Approval by Approving Officers: http://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-01_-_alr_subdivision_approval_by_approving_officers.pdf
- While this application appears to propose a subdivision that 'establishes a legal boundary along the boundary of an ALR' (ALC Act section 10 (1)(d)), any subdivision and lot line adjustment should in no way be construed as support for any future non-farm use or subdivision on the resulting parcel within the Agricultural Land Reserve (ALR). The resulting parcel remaining in the ALR is expected to continue to be subject to all pertinent regulations and policies.
- As stated in the Ministry's Guide for Bylaw Development in Farming Areas (Bylaw Guide), "Minimum lot size provisions for land in the ALR will vary by region. Subdivision should be considered only where it will enhance farming opportunities." And, "There are many instances where [ALR] land has been divided into smaller parcels than is helpful for agriculture in most regions of the province. Since small parcels sizes may limit the range of agricultural uses, it is recommended that local government establish the largest possible lot size for land in the ALR. This will provide for a wider range of farming opportunities and discourage expectations of subdivision in the future."

Regards,

Gregory Bartle, Land Use Planner
 British Columbia Ministry of Agriculture
 Phone: 250.387.9687 Email: Gregory.Bartle@gov.bc.ca

October 17, 2017

Jennifer MacIntyre , Planner
Regional District of Bulkley-Nechako
P.O. Box 820
Burns Lake, BC
V0J 1E0

RE: Bylaw Referral- File A-02-17

Dear Ms. MacIntyre,

I am writing this letter in regards to the application of variance for the subject property at Lot 1, Section 15 and 22, Township 4, Range 5, Coast District, Plan PRP47996, located at 6120 Telkwa High Road. The owners of the 24.77ha property would like it to be subdivided into a 7ha (>17acres) lot with a 17.77ha remainder. The 7ha property will remain in that Agricultural zoning.

For the purposes of this application, only the smaller 7ha lot is being assessed.

SEWAGE:

During the subdivision process, the Approving Officer may refer this file to Northern Health for comment if deemed necessary. Usually, applications where the proposed lot sizes exceed 10acres, are not referred to Northern Health because there is likely some area on the property that will be adequate for sewage disposal. For this reason, no evaluation for soil suitability has been conducted. In some circumstances, proposed lots greater than 10acres will be referred to Northern Health if the property has unique challenges; for example, in the floodplain, significant water bodies on the property, substantially bedrock ...etc. The owner reported that a "rocky hill...covers much of [the proposed Lot 1]". The RDBN may wish to require the applicant to find a suitable sewage disposal area, if there is uncertainty that a suitable sewage disposal area is available.

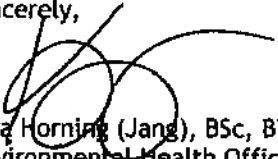
DRINKING WATER:

For this proposal, Northern Health will not require the applicant to prove availability of potable water. However, 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.

I have no objections with this proposal.

If you have any questions or concerns, please do not hesitate to contact me. Thank you for providing me the opportunity to comment on this referral.

Sincerely,



Kira Horning (Jang), BSc, BTech, CPHI(C)
Environmental Health Officer
Northern Health
Tel: 250.847.6404
Email: Kira.Horning@northernhealth.ca

**Advisory Planning Commission Meeting Minutes for Area B
October 18, 2017 ~ Location: RDBN office, Burns Lake**

AS

<p align="center">Attendance</p> <p align="center"><i>B</i></p>	<table border="0"> <tr> <td><input type="checkbox"/> Bob Saul</td> <td><input type="checkbox"/> Val Anderson</td> </tr> <tr> <td><input checked="" type="checkbox"/> Connie Anderson</td> <td><input checked="" type="checkbox"/> Dir. Bill Miller</td> </tr> <tr> <td><input type="checkbox"/> Erwin Tom</td> <td><input checked="" type="checkbox"/> Alt. Dir. Doug Bysouth</td> </tr> <tr> <td><input type="checkbox"/> Lloyd Adams</td> <td><input checked="" type="checkbox"/> Planner, Jason Llewellyn</td> </tr> <tr> <td><input type="checkbox"/> Louise Fisher</td> <td><input checked="" type="checkbox"/> Agent, Ed Giesbrecht</td> </tr> <tr> <td><input checked="" type="checkbox"/> Marvin Strimbold</td> <td></td> </tr> </table>	<input type="checkbox"/> Bob Saul	<input type="checkbox"/> Val Anderson	<input checked="" type="checkbox"/> Connie Anderson	<input checked="" type="checkbox"/> Dir. Bill Miller	<input type="checkbox"/> Erwin Tom	<input checked="" type="checkbox"/> Alt. Dir. Doug Bysouth	<input type="checkbox"/> Lloyd Adams	<input checked="" type="checkbox"/> Planner, Jason Llewellyn	<input type="checkbox"/> Louise Fisher	<input checked="" type="checkbox"/> Agent, Ed Giesbrecht	<input checked="" type="checkbox"/> Marvin Strimbold	
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<input type="checkbox"/> Louise Fisher	<input checked="" type="checkbox"/> Agent, Ed Giesbrecht												
<input checked="" type="checkbox"/> Marvin Strimbold													
<p>Meeting called to order @5:30</p>													
<p>Chairperson:</p>	<p>Marvin Strimbold</p>												
<p>Secretary:</p>	<p>Quorum not met</p>												
<p>Old Business / Updates:</p>													
<p>New Business:</p>	<p>Rezoning Application</p>												
<p>Application Number:</p>	<p>B-01-17</p>												
<p>Resolution:</p>	<p>Quorum not met</p>												
<p>Comments</p>	<p>The APC present support Rezoning application B-01-17. Residential use of land is preferred to industrial.</p>												

Meeting Adjourned @ 5:40 pm

Secretary Signature