



REGIONAL DISTRICT
OF BULKLEY & NECHAKO

AGENDA

MEETING NO. 17

NOVEMBER 29, 2018

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"A WORLD OF OPPORTUNITIES
WITHIN OUR REGION"

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VISION

“A World of Opportunities
Within Our Region”

MISSION

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

Strategic Priorities 2017-2019

Now

- Revenue Sharing (Northwest Resource Benefits Alliance (RBA))
- Waste Management Strategy – Board reading/reviewing
- Internet Connectivity
- Transportation – moving people between communities; First Nations relations; Community to Community Forum

Next

- Attraction/Retention – Residents, Businesses, Organisations, Communities

Board Advocacy

- Health Services (Regional Health Services Access – Local Access, Hospital construction)
- Wildfire Mitigation
- Nechako Watershed
- CN Emergency Meeting and Exercise
- Three Phase Power

AGENDA

Thursday, November 29, 2018



<u>PAGE NO.</u>	<u>CALL TO ORDER</u>	<u>ACTION</u>
	<u>AGENDA – November 29, 2018</u>	Approve
	<u>MINUTES</u>	
7-26	Board Meeting Minutes – November 15, 2018	Adopt
	<u>BUSINESS ARISING OUT OF THE MINUTES</u>	
	<u>DELEGATIONS</u>	
	<u>MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT</u> Agathe Bernard, Stewardship Officer, Nadina Burns Lake Jim Snetsinger, Consultant RE: Lakes Timber Supply Review	
	<u>SANDBOX SYSTEMS</u> Mark Halwa RE: Internet Connectivity Project – Final Report	
	<u>ADMINISTRATION REPORTS</u>	
63-64	Nellie Davis, Regional Economic Development Coordinator –2019 Minerals Roundup Participation	Direction (Page 64)
65-66	Nellie Davis, Regional Economic Development Coordinator –Economic Development for Local Leaders	Direction
67	Cheryl Anderson, Manager of Administrative Services – Local Government Leadership Academy – 2019 Elected Officials Seminar -January 30-February 1, 2019 – Prince George, B.C.	Recommendation (Page 67)
68-85	Wendy Wainwright, Executive Assistant – Grant in Aid Applications	Recommendation (Page 68)

<u>PAGE NO.</u>	<u>ADMINISTRATION REPORTS (CONT'D)</u>	<u>ACTION</u>
86	Nellie Davis, Regional Economic Development Coordinator – Investing in Canada Infrastructure Program – Rural and Northern Communities RDBN Connectivity Project	Recommendation (Page 86)
87	John Illes, Chief Financial Officer – Regional District Grant in Aid	Recommendation (Page 87)
88	John Illes, Chief Financial Officer – Bulkley Valley Pool Advisory Committee	Recommendation (Page 88)
89-91	Melany de Weerd, Chief Administrative Officer -2019 RDBN Appointments	Ratify
92-109	Wendy Wainwright, Executive Assistant – <i>The Regional News</i> – Fall/Winter 2018	Ratify
110-111	Kristi Rensby, Finance/Administration Coordinator – Electoral Area Allocation of Federal Gas Tax Funds – Third Quarter 2018ju	Receive
<u>DEVELOPMENT SERVICES</u>		
<u>Memo</u>		
112-114	Jennifer MacIntyre, Planner I Coastal GasLink Burns Lake Area Proposed Work Camp Location	Receive
115-129	Jennifer MacIntyre, Planner I File #1207 (Rowsell) Subdivision within the ALR Electoral Area A	Recommendation (Page 121)
130-146	Jennifer MacIntyre, Planner I File #1208 (Buri) Subdivision within the ALR Electoral Area A	Recommendation (Page 137)
147-165	Jennifer MacIntyre, Planner I File #1209 (Woodmere) Subdivision within the ALR - Electoral Area A	Recommendation (Page 153)
<u>Referrals</u>		
166-172	Land Referral File No. 13880-02-309 (Thompson Creek Metals) Electoral Area “C”	Recommendation (Page 166)

<u>PAGE NO.</u>	<u>REFERRALS (CONT'D)</u>	<u>ACTION</u>
173-185	Land Referral File No. 7410017 (Trepus) Electoral Area "C"	Recommendation (Page 174)
	<u>ELECTORAL AREA PLANNING</u> (All Directors)	
	<u>Memo</u>	
186-204	Maria Sandberg, Planner Zoning Bylaw Review (July, 2018 Version Under Separate Cover)	Recommendation (Page 188)
	<u>VERBAL REPORTS</u>	
	<u>RECEIPT OF VERBAL REPORTS</u>	
	<u>ADMINISTRATION CORRESPONDENCE</u> (All grey highlighted items may be received as a block)	
205-207	Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Response to RDBN Letter RE: Impact of 2018 Wildfires on Timber Supply	Receive
208	BC Assessment – Congratulations to the newly Elected 2018 Regional District Board of Directors	Receive
209	Canadian Red Cross – BC Fires Recovery Operation Update	Receive
210-211	Canfor – News Release – Canfor to Acquire Elliot Sawmilling Co., Inc.	Receive
212-214	Canfor – News Release – Canfor to Acquire Majority Interest in VIDA Group of Sweden	Receive
215-216	Ministry of Finance – Letter to the Northwest BC Resource Benefits Alliance (RBA)	Receive
217-218	New Gold Blackwater Project – Fall 2018 Newsletter	Receive
219-223	Union of B.C. Municipalities – UBCM Notification of Executive Vacancies	Receive

PAGE NO. ADMINISTRATION CORRESPONDENCE (CONT'D) ACTION
(All grey highlighted items may be received as a block)

- 224-232 **Union of B.C. Municipalities** **Receive**
- **Executive to Fill Vacancies**
 - **Provincial and Federal Housing Announcements**
 - **Evacuation Route Planning Grant**
 - **Budgeting for Increases to RCMP Compensation**
 - **UBCM Executive Meeting Highlights**
 - **Regional Pilot Focuses on Entrepreneur Immigration**

INVITATIONS

- 233-237 **Association for Mineral Exploration – January 28-31, 2019 – Vancouver, B.C.** **Direction/Receive**
- 238-240 **Recycling Council of BC (RCBC) – 45th Conference on Circular Economy – Moving Beyond Waste – May 8-10, 2019 – Whistler, B.C.** **Direction/Receive**
- 241-254 **2019 COFI Convention – Registration Now Open -April 3-5, 2019 – Vancouver, B.C.** **Receive**

READING FILE

Receive

SUPPLEMENTARY AGENDA

NEW BUSINESS

ADJOURNMENT

REGIONAL DISTRICT OF BULKLEY-NECHAKO**MEETING NO. 16****Thursday, November 15, 2018**

PRESENT: Chair Gerry Thiessen

Directors Taylor Bachrach
Shane Brienen
Mark Fisher
Dolores Funk
Tom Greenaway
Clint Lambert
Brad Layton
Linda McGuire
Mark Parker
Jerry Petersen
Bev Playfair
Michael Riis-Christianson
Sarrah Storey

Director Absent Rob Newell, Electoral Area "G" (Houston Rural)

Staff Melany de Weerd, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services
Janette Derksen, Deputy Director of Environmental Services – left at 1:55 p.m.
Nellie Davis, Regional Economic Development Coordinator –left at 1:36 p.m.
John Illes, Chief Financial Officer
Jason Llewellyn, Director of Planning
Rory McKenzie, Director of Environmental Services – arrived at 1:36 p.m., left at 1:55 p.m.
Wendy Wainwright, Executive Assistant

Others Eileen Benedict, Francois Lake – left at 1:22 p.m.
Bill Miller, Burns Lake – left at 1:22 p.m., returned at 1:46 p.m., left at 2:04 p.m., returned at 2:15 p.m.
Tammy Verigin, Cypress Land c/o TELUS – left at 1:55 p.m.

Media Blair McBride, Lakes District News – left at 1:22 p.m.

**OATHS OF OFFICE
-MUNICIPAL DIRECTORS**

The Honourable Judge J. Doulis administered the the Oath of Office to Municipal Directors Taylor Bachrach, Shane Brienen, Dolores Funk, Brad Layton, Linda McGuire, Bev Playfair, Sarrah Storey, and Gerry Thiessen.

**OATHS OF OFFICE
-RURAL DIRECTORS**

The Honourable Judge J. Doulis administered the Oath of Office to Rural Directors Mark Fisher, Tom Greenaway, Clint Lambert, Mark Parker, Jerry Petersen, and Michael Riis-Christianson.

CALL TO ORDER

Melany de Weerd, CAO called the meeting to order at 1:03 p.m.

ELECTIONS

Chairperson

Ms. de Weerdt called for nominations for the position of Chairperson of the Regional District of Bulkley-Nechako for the year 2019.

Moved by Director Layton
Seconded by Director McGuire

2018-16-1

"That Director Thiessen be nominated for the position of Chairperson of the Regional District of Bulkley-Nechako for 2019."

Ms. de Weerdt called for nominations for Chairperson a second time.

Ms. de Weerdt called for nominations for Chairperson a third time.

There being no further nominations, Ms. de Weerdt declared Director Thiessen as Chairperson for the Regional District of Bulkley-Nechako for the year 2019 by acclamation.

Vice – Chairperson

Ms. de Weerdt called for nominations for the position of Vice-Chairperson of the Regional District of Bulkley-Nechako for the year 2019.

Moved by Director Riis-Christianson
Seconded by Director Funk

2018-16-2

"That Director Bachrach be nominated for the position of Vice-Chairperson of the Regional District of Bulkley-Nechako for 2019."

Ms. de Weerdt called for nominations for Vice-Chairperson a second time.

Moved by Director Bachrach
Seconded by Director Brien

2018-16-3

"That Director Fisher be nominated for the position of Vice-Chairperson of the Regional District of Bulkley-Nechako for 2019."

Ms. de Weerdt called for nominations for Vice-Chairperson a third time.

Moved by Director Greenaway
Seconded by Director Brien

2018-16-4

"That Director Parker be nominated for the position of Vice-Chairperson of the Regional District of Bulkley-Nechako for 2019."

ELECTIONS (CONT'D)

Directors voted and ballots were collected and counted by Cheryl Anderson, Manager of Administrative Services and John Illes, Chief Financial Officer. As a result of counting of ballots for the Election for Vice-Chairperson, Melany de Weerd, CAO declared Director Parker elected Vice-Chairperson for the Regional District of Bulkley-Nechako for the year 2019.

Moved by Director Bachrach
Seconded by Director Brien

2018-16-5

"That the Ballots for the election of RDBN Vice-Chair be destroyed."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Chairperson Thiessen assumed the Chair.

Chair Thiessen commented that he is looking forward to working with the Regional Board as Chairperson and moving forward will require the entire Board's involvement. He noted that there will be challenges throughout the region in the future and it will be important for the Board to work together to find solutions.

Vice-Chair Parker noted that he looks forward to working with and providing support to Chair Thiessen and the Regional Board. He spoke of the importance of having a municipal/rural balance as Chair and Vice-Chair of the RDBN.

**AGENDA &
SUPPLEMENTARY AGENDA**

Moved by Director Layton
Seconded by Director Greenaway

2018-16-6

"That the agenda of the Regional District of Bulkley-Nechako Board meeting of November 15, 2018 be approved; and further, that the Supplementary Agenda be received and dealt with at this meeting."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Staff will forward a poll to determine Board availability.

MINUTES

Board Meeting Minutes
-October 18, 2018

Moved by Director McGuire
Seconded by Director Petersen

2018-16-7

"That the Regional District of Bulkley-Nechako Board Meeting Minutes of October 18, 2018 be adopted."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS

Strategic Planning Session -2019

Moved by Director Bachrach
Seconded by Director Storey

2018-16-8

"That the Regional District of Bulkley-Nechako Board of Directors approve the 2019 Strategic Planning Session for the 2019-2022 term be a single day event."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Minerals North Tradeshow Insight

Moved by Director Fisher
Seconded by Director Layton

2018-16-9

"That the Regional District of Bulkley-Nechako Board of Directors direct staff to rent booth space at Minerals North 2019 on May 22-24, 2019 in Chetwynd, B.C. and invite municipalities to partner at a cost of \$100; and further, that a second booth be rented if more than two municipalities accept the invitation."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

BC Natural Resources Forum -January 22-24, 2019, Prince George, B.C.

Moved by Director Greenaway
Seconded by Director Layton

2018-16-10

"That the Regional District of Bulkley-Nechako Board of Directors authorize the attendance of the CAO and Rural Directors wanting to attend the BC Natural Resources Forum – January 16-18, 2018 in Prince George, B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Northern Development Local Government Internship Program

Moved by Director Fisher
Seconded by Director McGuire

2018-16-11

1. "That the Regional District of Bulkley-Nechako Board of Directors supports an application to Northern Development to host a Local Government Management Intern and receive a \$35,000 grant from the Northwest and Prince George Regional Advisory Committees; and;
2. That the Regional District of Bulkley-Nechako Board of Directors is committed to the vision and goals of the Local Government Internship Program by committing \$15,500, providing staffing resources to host an intern, and providing training and exposure opportunities for an intern."

(All/Directors/Majority)

CARRIED UNANIMOUSLY



ADMINISTRATION REPORTS (CONT'D)

Signing authorities for RDBN
Accounts

Moved by Director McGuire
Seconded by Director Storey

2018-16-12

"That the Regional District of Bulkley-Nechako Board of Directors receive the Chief Financial Officer's memo dated November 6, 2018 memo titled "Signing authorities for RDBN accounts"; and,

"That the Regional District of Bulkley-Nechako Board of Directors appoint Electoral Area "B" Director, Michael Riis-Christianson, Municipal Director for the Village of Burns Lake, Dolores Funk, Chair Gerry Thiessen and Vice-Chair Mark Parker to be signing authorities for the Regional District of Bulkley-Nechako's accounts at Bulkley Valley Credit Union (Burns Lake) and that past directors Chris Beach, Eileen Benedict and Bill Miller be removed as signing authorities with all staff signatories remaining the same."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Grant in Aid Applications

Moved by Director Petersen
Seconded by Director Parker

2018-16-13

1. "That the Fort St. James Sled Dog Association be given \$2,000 grant in aid monies from Electoral Area "C" (Fort St. James Rural) for costs associated with the Caledonia Classic Dogsled Races.
2. That the Fraser Lake Elementary Secondary School be given \$1,000 from Electoral Area "D" (Fraser Lake Rural) for costs associated with the Cross Country Provincial Tournament.
3. That the Vanderhoof Potters' Guild Society be given \$3,500 grant in aid monies from Electoral Area "F" (Vanderhoof Rural) for the purchase of pottery equipment."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Schedule of Board Meetings
-2019

Moved by Director Bachrach
Seconded by Director McGuire

2018-16-14

"That the Regional District of Bulkley-Nechako Board of Directors ratify the 2019 Regional District of Bulkley-Nechako Meeting Schedule as presented."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Federal Gas Tax Funds
-Electoral Area "F" (Vanderhoof
Rural) Elks of Canada Vanderhoof
#473 and Nechako Valley
Exhibition Society

Moved by Director Petersen
Seconded by Director Parker

2018-16-15

"That the Regional District of Bulkley-Nechako Board of Directors authorize contributing up to \$1,312.36 of Electoral Area "F" Federal Gas Tax allocation monies from the 2013 completed Elks of Canada Vanderhoof #473 project to the Nechako Valley Exhibition Society for a recreation facility upgrades project."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS (CONT'D)

Connecting Consumers and Producers Program

Moved by Director Fisher
Seconded by Director Riis-Christianson

2018-16-16

"That the Regional District of Bulkley-Nechako Board of Directors direct staff to allocate remaining 2018 Connecting Consumers and Producers Community Event Funding to the 2019 Connecting Consumers and Producers Community Event Funding."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Directors' Cell Phones

Moved by Director Greenaway
Seconded by Director Lambert

2018-16-17

"That the Regional District of Bulkley-Nechako Board of Directors receive the Chief Financial Officer's memo dated November 2, 2018 titled "Directors' Cell Phones" and that, "The Regional District of Bulkley-Nechako Board of Directors direct staff to provide the benefits of Bylaw 1837 Section 10 (A) dealing with the provision of cell phone service effective November 15, 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Repeal of Bylaw #753 and #644

Moved by Director Bachrach
Seconded by Director Riis-Christianson

2018-16-18

"That the Regional District of Bulkley-Nechako Board of Directors receive the Chief Financial Officer's October 23, 2018 memos titled "Repeal of Bylaw #753 Burns Lake & Area Library Grant" and "Repeal of Bylaw #644 Burns Lake & Area Museum Contribution" and that, "The Regional District of Bulkley-Nechako Board of Directors consider giving three readings to Bylaws 1846 and 1847 later in the agenda."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Amendment of Five Year Financial Plan for 2018-2022 Budget Amendment #2 Bylaw 1845

Moved by Director Greenaway
Seconded by Director Playfair

2018-16-19

"That the Regional District of Bulkley-Nechako Board of Directors receive the Chief Financial Officer's October 24, 2018 memo titled "Budget Amendment #2 Bylaw 1845 and that, "The Regional District of Bulkley-Nechako Board of Directors consider giving three readings and adoption to Bylaw 1845 later in the agenda."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS (CONT'D)

**Operating Reserves Bylaw
1848 to 1852**

Moved by Director Layton
Seconded by Director Bachrach

2018-16-20

"That the Regional District of Bulkley-Nechako Board of Directors receive the Chief Financial Officer's October 25, 2018 memo titled "Operating Reserves Bylaw 1848 to 1852"; and that, "The Regional District of Bulkley-Nechako Board of Directors consider giving three readings and adoption to Bylaw 1848 to 1852 later in the agenda."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Financial Policy - Committees

Moved by Director Greenaway
Seconded by Director Layton

2018-16-21

"That the Regional District of Bulkley-Nechako Board of Directors receive the Chief Financial Officer's November 2, 2018 memo titled "Financial Policy - Committees"; and that, "The Regional District of Bulkley-Nechako Board of Directors adopt the financial policy on active and inactive committees as outlined."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Administration Reports

Moved by Directors McGuire
Seconded by Director Storey

2018-16-22

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

- Agriculture Coordinator – 2018 Wildfire RDBN Livestock Support;
- Manager of Administrative Services – Local Government Leadership Academy – 2019 Elected Officials Seminar – January 30-February 1, 2019 – Prince George, B.C.;
- Declaration of Official Election Results – Electoral Area "A" (Smithers Rural);
- Declaration of Election by Acclamation – Electoral Areas "B", "C", "D", "E", "F", "G" and Fort Fraser Local Community Commission;
- Lakes District Arts and Culture Service Establishment Bylaw No. 1832, 2018 – Determination of Official Referendum Results;
- Rob Newell, Director, Electoral Area "G" – Northern BC Tourism Summit 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Pre-Budget Department Workplan Drafts

**Pre-Budget Department
Workplan Drafts**

Moved by Directors Playfair
Seconded by Directors Layton

2018-16-23

"That the Regional District of Bulkley-Nechako Board of Directors receive the Pre-Budget Department Workplan Drafts."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ENVIRONMENTAL SERVICES

Proposed Recycling Funding Model for Regional Recycling Funding Assistance Program

Moved by Director Layton
Seconded by Director Fisher

2018-16-24

1. "That the Regional District of Bulkley-Nechako Board of Directors receive the Deputy Director of Environmental Services' November 5, 2018 memo titled "Proposed Recycling Funding Model for Regional Recycling Funding Assistance Program."
2. That the Regional District of Bulkley-Nechako Board of Directors approve the recommendation that the RDBN reduces the funding to recycling facilities by 50%, rounded up to the nearest \$50, in 2019.
3. Further, that the Regional District of Bulkley-Nechako Board of Directors approve the recommendation that the RDBN consider further reductions for 2020."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Fort St. James Recycling Program Review and Restructuring Options – Interim Report

Moved by Director Greenaway
Seconded by Director Layton

2018-16-25

1. "That the Regional District of Bulkley-Nechako Board of Directors receive the Deputy Director of Environmental Services' November 5, 2018 memo titled "Fort St. James Recycling Program Review and Restructuring Options – Interim Report."
2. That the Regional District of Bulkley-Nechako Board of Directors approve the RDBN continue to engage Carey McIver and Associates to further explore and estimate costs of the options identified in the Interim Report."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DEVELOPMENT SERVICES (All Directors)

Memo

Telus Wireless Communications Facility – BC2625 – Electoral Area "F"

Moved by Director Petersen
Seconded by Director McGuire

2018-16-26

"That the Regional District of Bulkley-Nechako Board of Directors direct staff to send a letter stating that the RDBN has no objection to the proposed communication tower location (BC2625)."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

REFERRALS

Land Referral File No.
7410005 (Thompson Creek
Metal Company Inc.
- Electoral Area "C"

Moved by Director Greenway
Seconded by Director Playfair

2018-16-27

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral No. 7410005" be provided to the Province as the Regional District's comments on Crown Land Application File 7410005."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Director Layton removed himself from the meeting at 2:01 p.m. due to a conflict of interest in regard to his employer conducting work for Reddog Logging Ltd. and Telkwa Coal Ltd.

Land Referral File No.
6409080 & 7408672
(Reddog Logging Ltd.)
- Electoral Area "G"

Moved by Director Riis-Christianson
Seconded by Director Bachrach

2018-16-28

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral 6409080 & 7408672" be provided to the Province as the Regional District's comments on Crown Land Application File 6409080 & 7408672."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Land Referral File No.
6409085 (Telkwa Coal Ltd.)
- Electoral Area "A"

Moved by Director Fisher
Seconded by Director Bachrach

2018-16-29

"That the comment sheet titled "Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral 6409085" be provided to the Province as the Regional District's comments on Crown Land Application File 6409085."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

CORRESPONDENCE

Open Burning Smoke Control
Regulation

Moved by Director Petersen
Seconded by Director Storey

2018-16-30

"That the Regional District of Bulkley-Nechako Board of Directors receive the correspondence regarding Open Burning Smoke Control Regulation."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ELECTORAL AREA PLANNING (All Directors)

Bylaw for Adoption

RDBN Rezoning File No. Moved by Director Parker
D-01-18 Bylaw No. 1841 Seconded by Director Storey
Angie Faiers –Electoral Area "D"

2018-16-31 "That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1841, 2018" be adopted this 15th day of November, 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Planning Department Enquiries Report

Planning Department Enquires Moved by Director Storey
Report- October 2018 Seconded by Director Playfair

2018-16-32 "That the Regional District of Bulkley-Nechako Board of Directors receive the Planning Department Enquiries Report for October, 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Director Layton returned to the meeting at 2:09 p.m.

VERBAL REPORTS

Village of Granisle Water
Treatment Project

Director McGuire commented that the Village of Granisle Water Treatment Project is progressing as planned and its exciting for the municipality.

Nechako Watershed
Roundtable Meeting

Director Greenaway recently attended the Nechako Watershed Roundtable meeting that was well attended and is a good step forward.

West Fraser Sawmill in
Fraser Lake

Director Parker mentioned that West Fraser Sawmill in Fraser Lake is curtailing and shutting down its third shift. On January 13, 2019 the sawmill has indicated it will begin the process initially impacting 40 employees and another 20 employees in spring 2019. Director Parker spoke of the resiliency of the community and the need to move forward to keep the community strong and vibrant.

Director Storey spoke of the impacts to the community.

Community Group AGM's

Director Fisher noted that a number of groups are holding their Annual General Meetings. He has recently attended the Tyee Lake Protection Society meeting. The group is similar to the Seymour Lake and Lake Kathryn Societies.

Smithers District Chamber
of Commerce Business
Awards

Director Fisher attended the Smithers District Chamber of Commerce Business Excellence Awards November 10, 2018. He mentioned that there was good representation of rural businesses that received nominations and business awards.

Bulkley Valley Child
Development Centre – Grand
Opening Today

Director Bachrach announced that the Bulkley Valley Child Development Centre held its Grand Opening of its new Regional Facility today. The Centre currently provides services in the northwest from Vanderhoof to Atlin, B.C.

VERBAL REPORTS (CONT'D)

- Request for Proposal
-Ice Plant/Heat Exchange
Options for Recreation Facilities Director Bachrach mentioned that the Town of Smithers currently has issued a Request for Proposal for a proponent to investigate the possibility of powering both its arenas and curling rink with one ice plant and the use of the heat to heat the Bulkley Valley Pool.
- Cannabis Regulations Director Bachrach noted that at the first Town of Smithers Council Meeting with the new council Cannabis Policy, Zoning and Business License Bylaws were passed.
- Paramedics/Ambulance Service Director Storey brought forward concerns regarding BC Emergency Health Services providing ambulance coverage to other areas and Fraser Lake being without ambulance service for periods of time within the community.
- Recycling Plant in the North Director Storey mentioned that she had recently spoken with Nathan Cullen, MP Skeena - Bulkley Valley, and the Honourable Selina Robinson, Minister of Municipal Affairs and Housing in regard to a recycling plant to process products in north central B.C. This may be an opportunity to create jobs.
- Village of Fraser Lake
Invitation to Premier Horgan Director Storey commented that the Village of Fraser Lake is extending an invitation to Premier John Horgan to visit the community. Director Storey will provide further information moving forward.
- Village of Fraser Lake Director Storey noted that the Village of Fraser Lake is working to develop its 4th lagoon. They will also begin their Tri-Council meetings with Stellat'en and Nadleh Whut'en First Nations November 16, 2018. They are also currently working on their Community Forest.
- Skateboard Park – Vanderhoof Chair Thiessen mentioned that along with Director Petersen, he has been participating and working to build a skateboard park in the community located close to the arena and pool complex. The concept designs will be available December 4, 2018.
- Vanderhoof Pool Chair Thiessen reported that the Vanderhoof Pool has experienced some delays and the opening is being scheduled for January 26, 2019.
- College of New Caledonia
-Vanderhoof Chair Thiessen commented that the College of New Caledonia in Vanderhoof will be conducting a public consultation session on December 6th to review and provide feedback on a new campus conceptual building design.
- Seniors/Affordable Housing
-Vanderhoof Chair Thiessen mentioned that the Province recently and quietly announced that Nechako Valley Community Services received \$3.5 million dollars for 34 affordable units for seniors and seniors and families. Nechako Valley Community Services has been working in partnership with BC Housing, Northern Health and the District of Vanderhoof to develop affordable seniors housing in the community.

VERBAL REPORTS (CONT'D)

Receipt of Verbal Reports

Moved by Director Greenaway
Seconded by Director Layton

2018-16-33

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

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

Lakes District Family Enhancement Society -Letter of Support re: Ashurst Children's Centre

Moved by Director Storey
Seconded by Director McGuire

2018-16-34

"That the Regional District of Bulkley-Nechako Board of Directors write a letter of support for the Lakes District Family Enhancement Society regarding the Ashurst Children's Centre."

Moved by Director Layton
Seconded by Director Riis-Christianson

2018-16-35

"That the Regional District of Bulkley-Nechako Board of Directors defer Motion 2018-16-34 to gather further information from the Province and Lakes District Family Enhancement Society."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Nak'azdli Whut'en re: Annual Community Christmas Dinner Request for Sponsorship

Moved by Director Greenaway
Seconded by Director Playfair

2018-16-36

"That the Regional District of Bulkley-Nechako Board of Directors receive the correspondence from Nak'azdli Whut'en re: Annual Community Christmas Dinner Request for Sponsorship."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Administration Correspondence & Invitations

Moved by Director Layton
Seconded by Director Fisher

2018-16-37

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

- Saik'uz First Nation – Support for Solid Waste Management Plan
- Village of Burns Lake – Support for Solid Waste Management Plan
- Village of Granisle – Support for Solid Waste Management Plan
- Town of Smithers – Support for Solid Waste Management Plan
- District of Vanderhoof – Support for Solid Waste Management Plan
- Ministry of Agriculture – Follow Up re: UBCM Convention Meeting
- Ministry of Public Safety and Solicitor General- Follow Up re: UBCM Convention Meeting

ADMINISTRATION CORRESPONDENCE (CONT'D)

- Ministry of Transportation and Infrastructure- Thank You for Meeting at UBCM 2018
- RioTinto – Watershed Engagement Initiative- Independent Facilitator Selected
- Ministry of Attorney General – Licensing Cannabis Retail Stores
- North Central Local Government Association- Geoscience BC Support Letter
- North Central Local Government Association- President's Message re: General Local Elections
- Northern Society for Domestic Peace – Reporting Stats – Smithers RCMP Victim Assistance Program
- Village of Valemount – Donations at UBCM Convention
- BC Transit – New CEO Appointed by BC Transit Board
- District of Houston – Canfor Temporarily Curtailing BC Operations in Q4
- Federation of Canadian Municipalities- Reliable Internet for Everyone
- Is Your Community Prepared for Wildfire?
- Northern BC Tourism – NBC Tourism Summit Success
- Federation of Canadian Municipalities – New: Guide to Tax Exemption Change for Elected Officials
- Ministry of Transportation and Infrastructure- Highway 16 Action Plan: Premier's Award Win!
- Northern Health – News Release – Wildfires, Heart Health and Hospital Projects: NH Board Meeting Highlights
- Union of B.C. Municipalities
 - Cannabis Legislation Now in Force
 - Age-friendly Communities Funding
 - In memoriam: Councillor Joe Zarowny
 - Excellence in Governance
 - Applications for Urban Deer Management Funding
 - Integration of Natural Assets
 - Metro Vancouver Waste Conference – November 8/9
 - RCMP Contract Committee Seeks Input
 - Speculation Tax Legislation
 - Election Turnover Similar to 2014
 - Growth Strategy for Western Canada
 - FireSmart Funding and Training Opportunities
 - Excellence in Service Delivery
 - Evacuation Route Planning Grant Deadline
 - Filling the Greyhound Gap."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

INVITATIONS

New Gold Blackwater Project
-Community Leaders Meeting
-November 26, 2018
-Vanderhoof, B.C.

Moved by Director Greenaway
Seconded by Director Storey

2018-16-38

"That the Regional District of Bulkley-Nechako Board of Directors receive the invitation from New Gold Blackwater Project – Community Leaders Meeting on November 26, 2018 in Vanderhoof, B.C.; and further, staff will provide contact information for the RDBN Rural Directors to New Gold."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Association for Mineral
Exploration – January 28-31,
2019-Vancouver B.C.

Moved by Director McGuire
Seconded by Director Layton

2018-16-39

"That the Regional District of Bulkley-Nechako Board of Directors interested in attending the Association of Mineral Exploration January 28-31, 2019 in Vancouver, B.C. are to contact Chair Thiessen prior to the November 29, 2018 RDBN Board meeting."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Council of Forest Industries
2019 Convention – April 3-5,
2019-Vancouver, B.C.

Moved by Director Layton
Seconded by Director Brienens

2018-16-40

"That the Regional District of Bulkley-Nechako Board of Directors authorize the Chair or Vice-Chair's attendance at the Council of Forest Industries 2019 Convention on April 3-5, 2019 in Vancouver, B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Minerals North – May 22-24,
2019 - Chetwynd, B.C.

Moved by Director Parker
Seconded by Director Greenaway

2018-16-41

"That the Regional District of Bulkley-Nechako Board of Directors authorize the attendance of the Chair or Vice-Chair and two Rural Directors to Minerals North 2019 on May 22-24, 2019 in Chetwynd, B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

The Rural Directors will have further discussion at a future Rural Directors Committee meeting to determine attendance at events. Information will be brought forward to the Regional Board.

INVITATIONS (CONT'D)

Invitations

Moved by Director Greenaway
Seconded by Director Brienen

2018-16-42

"That the Regional District of Bulkley-Nechako Board of Directors receive the following invitations:
-Building Officials Association of B.C. – Building Community Industry Wide – November 29, 2018-Vancouver, B.C.
-District of Stewart – George Cuff Council Seminar – November 28-29, 2018 – Stewart, B.C.
-North Central Local Government Association – 3rd Annual Spruce Beetle Summit – December 6, 2018 – Prince George, B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

North Central Local
Government Association
-3rd Annual Spruce Beetle
Summit – December 6, 2018
-Prince George, B.C.

Moved by Director Layton
Seconded by Director Playfair

2018-16-43

"That the Regional District of Bulkley-Nechako Board of Directors authorize the RDBN Forestry Committee Chair's attendance at the North Central Local Government Association – 3rd Annual Spruce Beetle Summit on December 6, 2018 in Prince George, B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

FINANCIAL

Operating Accounts
-October, 2018

Moved by Director Petersen
Seconded by Director Layton

2018-16-44

"That the Regional District of Bulkley-Nechako Board of Directors ratify the Operating Accounts – Paid October, 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ACTION LISTS

Action Lists

Moved by Director Greenaway
Seconded by Director Lambert

2018-16-45

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

-June 2018
-July 2018
-September 2018
-October 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY



BYLAWS

Bylaw for Adoption

No. 1831–Lakes District Arts
And Culture Service
Establishment

Moved by Director Riis-Christianson
Seconded by Director Lambert

2018-16-46

"That "Lakes District Arts and Culture Service Establishment Bylaw No. 1831, 2018" be adopted this 15th day of November, 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Bylaws for First, Second and Third Reading

No. 1846–Burns Lake and
District Public Library
Local Service Establishment
Repeal

Moved by Director Riis-Christianson
Seconded by Director Lambert

2018-16-47

"That "Burns Lake and District Public Library Local Service Establishment Repeal Bylaw No. 1846, 2018" be given first, second, third reading this 15th day of November, 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

No. 1847–Burns Lake and
Area Museum Service
Contribution Local Service
Establishment Repeal

Moved by Director Funk
Seconded by Director Lambert

2018-16-48

"That "Burns Lake and District Public Library Local Service Establishment Repeal Bylaw No. 1847, 2018" be given first, second, and third reading this 15th day of November, 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Bylaws for First, Second, Third Reading and Adoption

No. 1845–RDBN Financial Plan
Amendment #2

Moved by Director Storey
Seconded by Director Greenaway

2018-16-49

"That "Regional District of Bulkley-Nechako Financial Plan Amendment #2 Bylaw No. 1845, 2018" be given first, second, third reading, and adoption this 15th day of November, 2018."

(All/Weighted/Majority)

CARRIED UNANIMOUSLY

No. 1848–Electoral Area
Government Services Operating
Reserve Establishment

Moved by Director Fisher
Seconded by Director Bachrach

2018-16-50

"That "Electoral Area Government Services Operating Reserve Establishment Bylaw No. 1848, 2018" be given first, second, third reading, and adoption this 15th day of November, 2018."

(All/Two-Thirds/Majority)

CARRIED UNANIMOUSLY

Bylaws for First, Second, Third Reading and Adoption (Cont'd)

No. 1849–Environmental Services Operating Reserve Establishment

Moved by Director Greenaway
Seconded by Director Layton

2018-16-51

"That "Environmental Services Operating Reserve Establishment Bylaw No. 1849, 2018" be given first, second, third reading, and adoption this 15th day of November, 2018."

(All/Two-Thirds/Majority)

CARRIED UNANIMOUSLY

No. 1850–Emergency Preparedness Services Operating Reserve Establishment

Moved by Director Brienens
Seconded by Director Fisher

2018-16-52

"That "Emergency Preparedness Services Operating Reserve Establishment Bylaw No. 1850, 2018" be given first, second, third reading, and adoption this 15th day of November, 2018."

(All/Two-Thirds/Majority)

CARRIED UNANIMOUSLY

No. 1851–General Government Services Operating Reserve Establishment

Moved by Director Greenaway
Seconded by Director Playfair

2018-16-53

"That "General Government Services Operating Reserve Establishment Bylaw No. 1851, 2018" be given first, second, third reading, and adoption this 15th day of November, 2018."

(All/Two-Thirds/Majority)

CARRIED UNANIMOUSLY

No. 1852–Electoral Area Planning Operating Reserve Establishment

Moved by Director Parker
Seconded by Director McGuire

2018-16-54

"That "Electoral Area Planning Operating Reserve Establishment Bylaw No. 1852, 2018" be given first, second, third reading, and adoption this 15th day of November, 2018."

(All/Two-Thirds/Majority)

CARRIED UNANIMOUSLY

READING FILE

Reading File

Moved by Director Playfair
Seconded by Director Layton

2018-16-55

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

INVITATIONS:

2019 BC Natural Resources Forum – January 22-24, 2018,
Prince George Civic Center

READING FILE (CONT'D)

CORRESPONDENCE:

- Association for Mineral Exploration – AME 2019 Board of Directors Call for Nominations
- British Columbia Community Forest Association – October 2018 Newsletter
- BC Healthy Communities – New Grant Opportunities! Plus How to Use Place making Reflective Practice
- BC Healthy Communities – Physical Activity for All: Tools and Approaches for Equity in Active Communities
- BC Rural Centre Newsletter:
 - November 2018
 - October 2018
- Canfor Corporation Reports Results for Third Quarter of 2018
- Cumulative Impacts Research Consortium (CIRC) – 2018 Fall Update
- Clean Energy Review
 - November 5, 2018 – 10 Canadian Cities Have this in Common
 - October 15, 2018 – Why Half a Degree is a Lot
- Federation of Canadian Municipalities – Voice:
 - November 5, 2018 – Universal Broadband/ Canada's Horizons/Inter-city Transport.
 - October 29, 2018 – Reliable Internet for Everyone/ Affordable Housing / New Asset Management Guide
 - October 22, 2018 – Cannabis is Officially Legal/A Guide to Tax Changes/Reducing Food Waste
 - October 15, 2018 – Cannabis Becomes Legal on Wednesday/GMF Funding New Sustainability Solutions/Member Survey Deadline
- Federation of Canadian Municipalities – Connect:
 - October 23, 2018 – Getting Started with Asset Management / Apply for Pilot Project Funding.
 - October 19, 2018 – Looking to Enroll in an Asset Management Program?
 - October 15, 2018 – Attend the Future Cities Canada Summit / Report: Local Action on GHG Emissions.
- Federation of Canadian Municipalities
 - November 5, 2018 – Toward Parity: Achieving Equal Representation of Women in Local Office
 - October 25, 2018 – Reliable Internet for Everyone
 - October 19, 2018 – New: Guide to Tax Exemption Change for Elected Officials
 - October 18, 2018 – Seizing our Window of Opportunity
- Northern Health
 - November 2018 – Healthier Northern Communities ebrief
 - Northern Health Matters, Northern Health's Blog
- Prince George Economic Development eNewsletter – October 2018
- Regional District of Bulkley-Nechako Newspaper Advertisements – July 2018 – September 2018
- Resource Works — Newsletter October 2018 – Canada Becomes Global Energy Power

READING FILE (CONT'D)

CORRESPONDENCE (CONT'D):

- Resource Works
 - November 1, 2018 - What Does LNG in BC Mean for You?
 - October 30, 2018 – Reserve Now: Only 15 Days Until Lunch Event
- Rio Tinto Alcan – Nechako Reservoir Flow Facts:
 - October 27 to November 2, 2018
 - October 13, 2018 to October 19, 2018
 - October 6, 2018 to October 12, 2018
- Smithers Exploration Group – Join SEG for JoAnne Nelson at Rocks 'n Rambling October 24, 2018.
- Whistler Centre for Sustainability – Deadline November 2, 2018: Age-Friendly Community Grants."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

SUPPLEMENTARY AGENDA

Correspondence

Moved by Director McGuire
 Seconded by Director Layton

2018-16-56

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

Correspondence

- The Government of BC – Province Supports Community Wildfire Recovery
- Canadian Red Cross – BC Fires Recovery Operation Update
- JRD Consulting – Notice of Public Consultation Process – Update to the Environmental Data Quality Assurance Regulation

Invitation

-Lakes District Family Enhancement Society – Open House – November 29, 2018."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Director Layton removed himself from the meeting at 2:41 p.m. due to a conflict of interest in regard to his employer conducting work for Reddlog Logging Ltd. and Telkwa Coal Ltd.

Development Services

Telkwa Coal Limited
Environmental Assessment
Certificate

Moved by Director Bachrach
 Seconded by Director Fisher

2018-16-57

"That the Regional District of Bulkley-Nechako Board of Directors direct staff to participate as a member of the working group for Telkwa Coal's application for an Environmental Assessment Certificate and Mines Act Permit for the Tenas Coal Project."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Director Layton returned at 2:42 p.m.

CORRESPONDENCE

News Release: Ministry of
Agriculture New Legislation
Makes it Clear: Farmland is
For Farming

Moved by Director Parker
Seconded by Director Greenaway

2018-16-58

"That the Regional District of Bulkley-Nechako Board of Directors receive the correspondence from the Ministry of Agriculture New Legislation makes it clear: Farmland is for Farming."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

**SPECIAL IN-CAMERA
MEETING MOTION**

Moved by Director McGuire
Seconded by Director Greenaway

2018-16-59

In accordance with Section 90 of the *Community Charter*, it is the opinion of the Board of Directors that matters pertaining to Section 1 (c) labour relations or other employee relations, Section 2 (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party (Northwest Resource Benefits Alliance), and Section 1(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under Section 21 of the *Freedom of Information and Protection of Privacy Act* (Fort Fraser Water Project) may or 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 Playfair
Seconded by Director Petersen

2018-16-60

"That the meeting be adjourned at 2:43 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Gerry Thiessen, Chair

Wendy Wainwright, Executive Assistant

Better Broadband for the RDBN



*Most British Columbians use the Internet and those who do not,
are helped and supported by those who do ¹*

*Prepared by Mark Halwa
Sandbox Systems Inc.
November 2018*

¹ NDIT Connectivity Handbook

Executive Summary

In June 2018, the RDBN contracted development of a strategy to enable “*Better Broadband for the RDBN*”. The analysis would determine the current state of connectivity in areas A-G and compare it to larger urban areas outside of the RDBN. Connectivity statistics were analyzed for each area separately, so Rural Directors and Mayors could report to their constituents and make decisions for their specific area. Five questions were put forward by the RDBN and developed into a strategy to achieve better connectivity. The questions were:

1. *What does the RDBN hope to achieve with increased connectivity?*
2. *What level of broadband connectivity exists throughout the RDBN and how does it compare provincially and nationally?*
3. *What funding exists to fill in broadband gaps?*
4. *What are high level construction estimates to build better broadband connectivity throughout the RDBN?*
5. *What should the RDBN do to enable better broadband throughout the regional district?*

In answering the questions, the analysis showed that provincially, the proportion of plans subject to data caps is above average, which curbs Internet usage and only a small percentage of RDBN communities have access to the new CRTC target speeds of 50 Mbps down and 10 Mbps up. Many more RDBN communities have less than the previous federal standard of 5 Mbps down and 1 Mbps up, and some areas have no Internet connectivity, or cellular service.

There are 12 Internet Service Providers (ISP’s) operating within the RDBN and their service levels were compared to federal broadband mapping which shows where 50/10, 5/1 and <5/1 service levels are offered, as well as the prices and data transfer limits from each ISP.

To include resident participation and local context in the broadband strategy, a survey of residents (130 responses) and businesses (22 responses) was conducted by RDBN staff. Comments from areas A-G are summarized in appendix A and individual responses are included in Appendix B.

Based upon the timeless analogy of roads creating opportunity in rural areas, a backbone fibre network is identified as the first step to connect the larger centers, and then distributed to the less populated areas, including fibre to the premise (FTTP), towers for fixed wireless and cellular service expansion. ~500 kilometers of feeder fibre is required along four highways, and 86% of the RDBN dwellings are located within 10 kilometers of those four major roads.

Six grant funding sources are identified and although the first intake is closing on January 23rd, 2019 a significant amount of the data required for the first grant application is contained in this report. Backbone fibre cost estimates from Network BC were compared to private contractor quotes from BC and Alberta and the estimate for constructing an RDBN backbone is ~18MM for aerial construction and \$30MM to place the fibre underground.

Better Broadband for the RDBN

Answers to the five initial questions, led to development of a vision, mission and 15 goals with ten-month timeline to develop capital and operating budgets to provide 50/10 service to 90% of RDBN residents. Community engagement, including First Nations is a requirement of ensuring better broadband throughout the RDBN as well as partnerships with telecommunication service providers.

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Strategic Perspective

What does the RDBN hope to achieve with increased connectivity?

Input to determine the RDBN's strategic perspective was provided by staff/Directors who attended the 2018 BC Broadband conference held in Richmond, BC on May 1-2nd, 2018, and a dedicated meeting of the 15 RDBN Directors held on June 21st, 2018 in Burns Lake, BC. The key points stated by the RDBN Directors are summarized as follows:

1. The problem and the opportunity are one in the same as they involve private business participation and government intervention, at undetermined times. Private business is efficient and will operate where they earn a profit, where they don't - government needs to play a role. The challenge is determining what role each plays, and when.
2. The old analogy of roads creating opportunity in rural areas is the same as the communication network of today. A backbone (feeder fibre) network is required to connect the larger centers, and then distributed to the less populated areas. Providing pockets of connectivity isn't enough.
3. Increased rural connectivity is a provincial opportunity to engage rural residents in the greater economy and reduce stress on urban infrastructure.
4. Education, business and social enterprises are all at a disadvantage when advancements are limited by Internet access. Increasing access creates more opportunities for our society to flourish, especially our youth.
5. Rural BC is challenged to attract health care professionals and telehealth is growing. Modern health care cannot improve or be provided uniformly without better connectivity.
6. Threats to safety (i.e. wildfires) are reduced when knowledge of the risks are shared.
7. Based on the concept of [Smart Cities](#), the RDBN should aim strategically high at developing a smart regional district to track regional resources, and position the RDBN for significant advantage.
8. Construct a sustainable system that is upgradable to rapidly changing standards.
9. Deploy a cost-effective blend of technology, i.e. fibre in populated areas, wireless elsewhere and satellite coverage for very remote areas.
10. Lobbying is a component of what needs to be done because ISP's will naturally pick the low hanging fruit in pursuit of profit. We need to make sure reasonable speeds are available to everyone.

Strategic Perspective Summary – To work in partnership with residents, ISP's and senior levels of government to enable better broadband that contributes positively to the unique lifestyle within the RDBN. To ensure broad support, residents should be engaged early and often to guide resources towards applications that achieve specific RDBN societal goals (i.e. local priorities such as the sturgeon) increase education and telehealth opportunities and make local businesses efficient. The end state will be a sustainable partnership with the private sector and clearly identified government involvement to jointly achieve RDBN goals.

Vision – *To facilitate development of an upgradable telecommunications network, capable of exceeding current federal standards to benefit the largest number of RDBN residents and businesses.*

Mission - *To lead the implementation of communications technology which enables increased education, business, health care and community building opportunities. The RDBN will make telecommunications a strategic priority and pursue community engagement, funding, partnerships and economies of scale achievable by a regional government.*

Benefit – *The RDBN will benefit from enabling broadband equality with the lower mainland to create growth opportunities for all generations of local residents and set a new provincial standard for community led development of rural telecommunications infrastructure.*

Goals – There are 15 identified goals in the final section of the report which answer the question, "What should the RDBN do to enable better broadband throughout the regional district"? They include a progression of short, medium and long term activities designed to guide the RDBN towards achieving the Vision, Mission and Benefit identified above.

State of Connectivity

What level of broadband connectivity exists throughout the RDBN and how does it compare provincially and nationally?

Provincial Broadband Standards:

- The Province of BC, through the Ministry of Citizen's Services (Network BC), encourages the expansion of high-speed internet services by working with different levels of government, the private sector, and other organizations
- Provincially, the proportion of plans subject to data caps is above average curbing Internet usage
- 92% of BC households which have access to CRTC target speeds are largely urban and only 30% of rural BC communities have access to CRTC speeds
- Network BC leverages government's investment in telecommunications services to encourage the expansion of Internet services where there may not otherwise be a business case to do so

Federal Broadband Standards:

- In 2014, the federal government earmarked \$305MM of funding to the [Digital Canada 150 program](#) to ensure 98% of Canadians (an additional 218,000 households) had access to high speed Internet at 5 Mbps down/1 Mbps up
- In 2016, an additional \$500MM of funding was set aside for the [Connect To Innovate program](#) which was to connect the remaining Canadian households to a 5/1 standard. All of the funding has been allocated and approved projects will conclude by March 2021
- In December 2016, the [CRTC established a universal service objective](#) of 50 Mbps down/10 Mbps up with an unlimited data allowance
- In August 2018, a [National Broadband Internet Service Availability map](#) was made available to show service levels across Canada and will likely be used to determine areas available for future broadband funding
- In September 2018, the [CRTC announced \\$750MM of broadband funding](#) over five years to deliver 50/10/unlimited to 90% of homes as well as access to mobile wireless services on major transportation roads
- In 2019, the CRTC will launch a competitive process to evaluate and select projects. This RDBN broadband strategy will provide some grant information to apply for federal funding and increase broadband speeds to meet the CRTC universal service objective

RDBN Broadband Availability:

- There are 12 ISP's operating within the RDBN; ABC Communications, Binchie Society, CityWest, Cybernet Communications, Evolve Communications, Galaxy Broadband, Indigiinet, Mascon, Primus, TELUS, Village of Granisle and Xplornet
- These ISP's offer Internet services using a combination of fibre, wireless and satellite technology and only the satellite providers (Galaxy and Xplornet) offer services within all RDBN areas

- Download speeds range from 1.5 Mbps to 250 Mbps and data packages range from 1 GB/month to unlimited. A summary table of all ISP's is as follows and includes comparisons to Kamloops, Prince George, Vancouver and all of British Columbia:

Max/Min (Mbps)	Down	Up	Data
BC	10,000/1.5	10,000/.75	UNL/1
RDBN	250/1.5	60/.75	UNL/1
Kamloops	950/3	300/1	UNL/10
Prince George	300/3	300/1	UNL/20
Vancouver	10,000/5	10,000/1	UNL/10
Federal (current minimum)	5	1	50
CRTC (proposed minimum)	50	10	Unlimited
RDBN (proposed minimum)	100	100	Unlimited

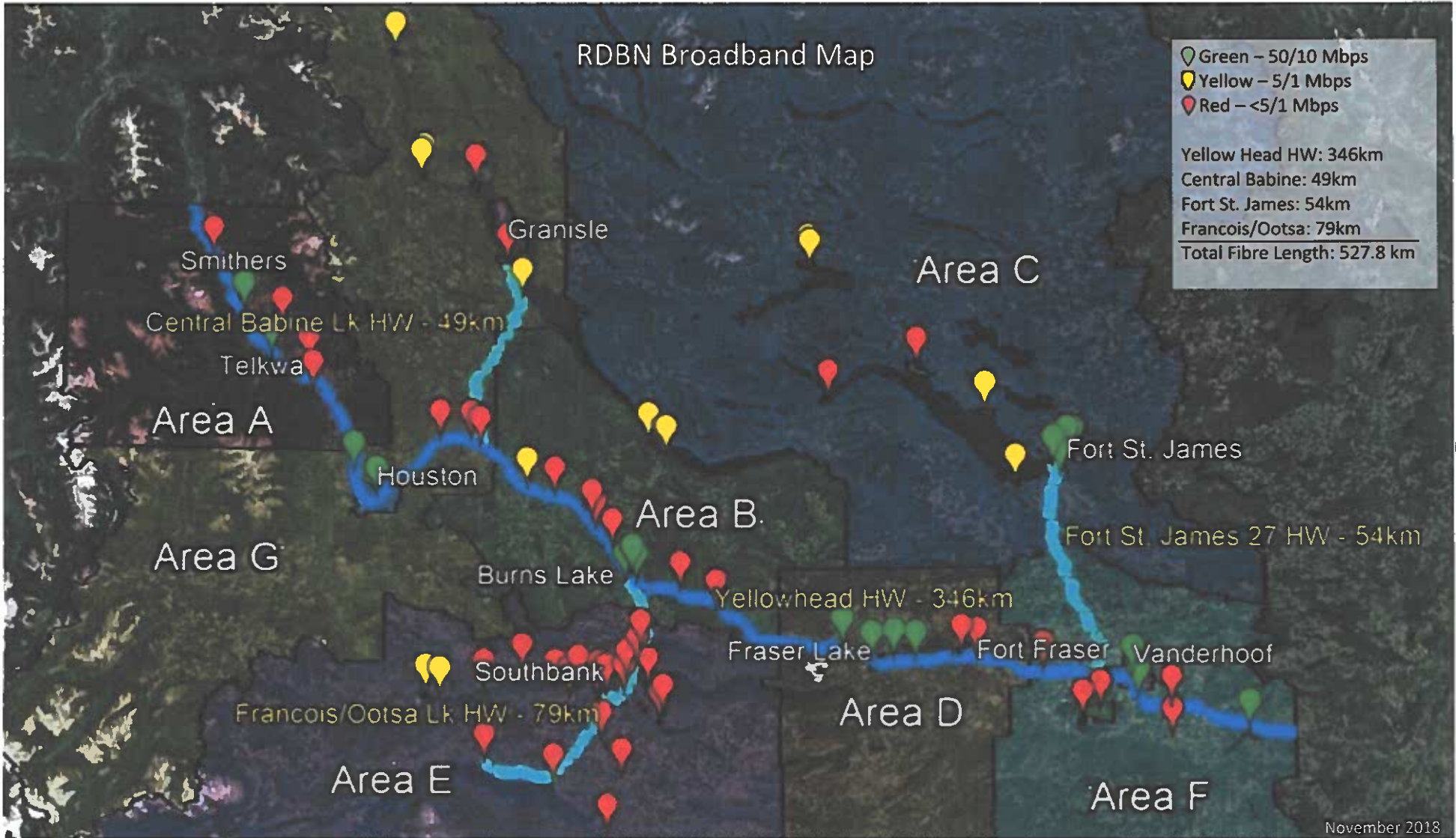
A comprehensive data table including speeds, pricing, data transfer limits, regional & municipal population & dwellings, census data, and geolocational data for GIS compatibility is included for all RDBN ISP's (RDBN Master Spreadsheet) and summarized as follows.

ISP	Areas Served	Max Download	Max Upload	Data	Price (fastest)
ABC Comm's	B, C, D, E, F	25	3	500	\$190
Binchie Society	N/A	N/A	N/A	N/A	N/A
CityWest	A, G	250	20	125	\$125
CyberNet	A, B, G	1.5	0.75	100	\$100
Evolve Comm.	C, D, F	60	60	130	\$130
Galaxy	A-G	4	4	510	\$3,900
Indigiinet	N/A	N/A	N/A	N/A	N/A
Mascon	B, C, D, F	120	7	200	\$200
Primus	F	50	10	67	\$67
TELUS	A, B, C, D, F, G	50	10	85	\$85
Vil. of Granisle	G	25	5	100	\$100
Xplornet	A-G	25	4	225	\$225

RDBN Broadband Map

- 🟢 Green – 50/10 Mbps
- 🟡 Yellow – 5/1 Mbps
- 🔴 Red – <5/1 Mbps

Yellow Head HW: 346km
 Central Babine: 49km
 Fort St. James: 54km
 Francois/Ootsa: 79km
 Total Fibre Length: 527.8 km



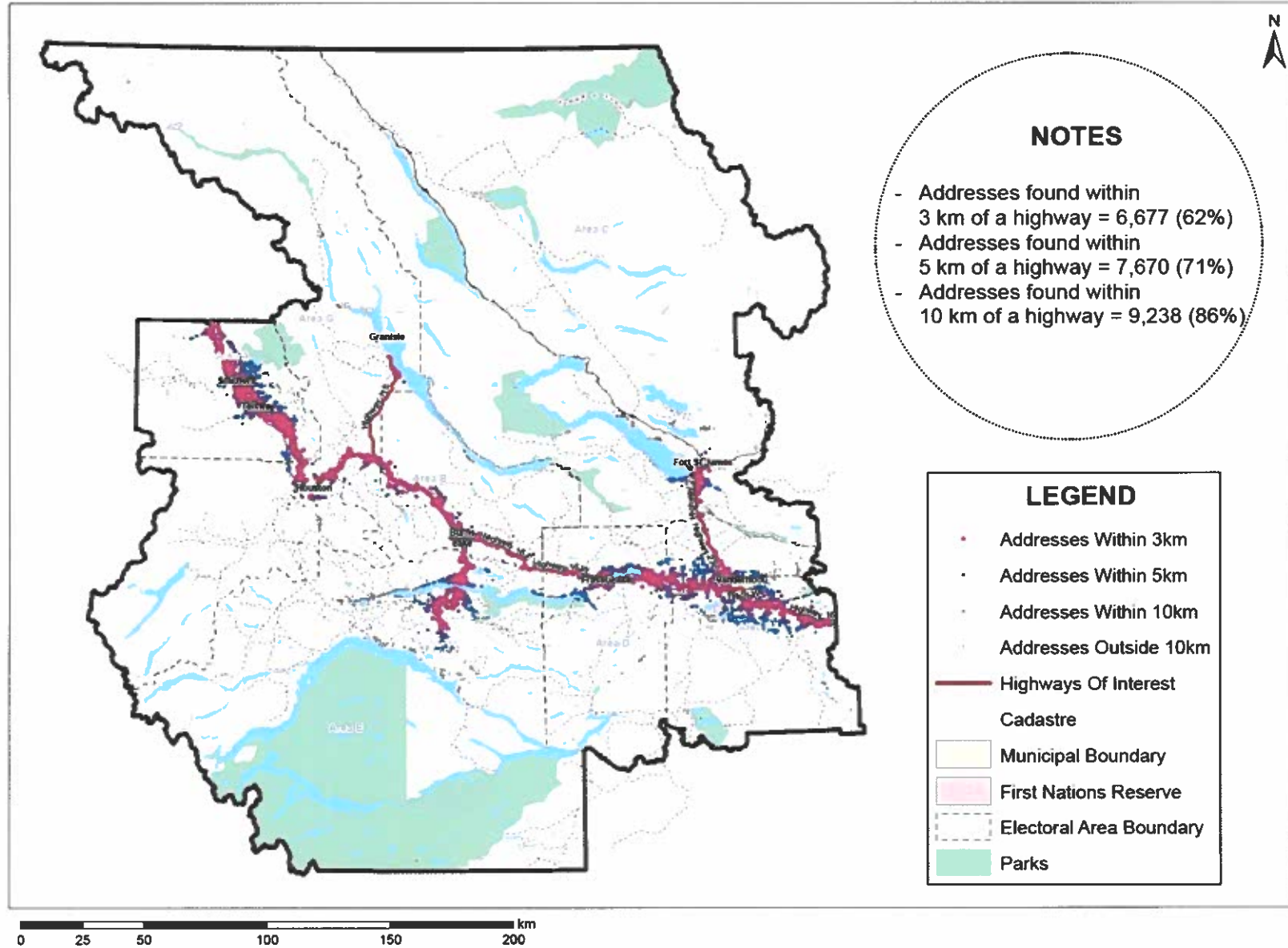
35

November 2013

Using data from the [National Broadband Internet Service Availability map](#), this map highlights where CRTC targets are met, where 5/1 service is available, where service levels are below 5/1 and how many kilometers of backbone (feeder fibre) is required to connect the areas where a majority of RDBN residents live. This data is provided in .kmz format for RDBN planning purposes using Google Earth.



Connectivity Map - dwellings nearby highways within the RDBN



36

Sources of Funding

What funding exists to fill in broadband gaps?

Funding Partner	Purpose	Eligible Expenditures	Details
Canada Infrastructure Program - Rural & Northern Communities (RNC) ²	Improved quality of life in rural areas including broadband connectivity	Increase by 5% the # of households that have access to higher speeds	LG/RD 5K-25K>90% funding, LG <5K 100% funding
CRTC – Closing the Broadband Gap ³	Unserved areas without 50/10/unlimited service	Fixed broadband and cellular	Up to \$750MM over five years, launches in 2019
NDIT Transport Infrastructure ⁴	High-speed backhaul for underserved communities	Hardware, software, materials, engineering/design, wages	50% of eligible costs, can submit multiple projects, need to deliver 50/10/UNL
NDIT Last Mile Infrastructure ⁵	Last mile connectivity in underserved communities	Hardware, software, materials, engineering/design, wages	50% of eligible costs, can submit multiple projects, Need to deliver 50/10/UNL
UBCM (Gas Tax Fund) ⁶	Long-term funding for investments in infrastructure projects	Broadband Connectivity	Next intake TBD

The Investing in Canada Infrastructure program and its' RNC counterpart has an initial intake of Jan 23rd, 2019. It represents an early opportunity (\$95MM for BC) providing initial funding target(s) have been identified/agreed upon. An inability to meet the deadline should not deter from acting upon the remaining broadband strategy deliverables.

First Nations funding sources exist and should be included in the regional funding plan for all areas, once the short-term and medium-term goals have been confirmed by RDBN Directors. In addition to grant funding, Network BC offers an assessment tool called the [Connected Communities](#) framework. It is a framework to plan within the context of digital needs and aspirations of the region. It is recommended the RDBN use this framework to achieve short-term goal #4 identified in the Strategic Action Plan section.

² [Rural and Northern Communities Funding](#)

³ [CRTC – Closing the Broadband Gap Funding](#)

⁴ [NDIT Transport Infrastructure Funding](#)

⁵ [NDIT Last Mile Infrastructure Funding](#)

⁶ [UBCM Gas Tax Funding](#)

Cost Estimates

What are high level construction estimates to build better broadband connectivity throughout the RDBN?

The NWBC Connectivity Handbook contains estimates for aerial and underground construction of fibre optic backbone (feeder fibre) networks, as well as FTTP estimates to connect individual subscribers. To verify the estimates, two fibre construction contractors, one from BC and the other from Alberta were contacted to provide current market estimates to construct 250-500 kilometers of feeder fibre and 2,000-5,000 FTTP installations. The estimates are as follows:

	Aerial	Under ground	FTTP
Connectivity Handbook	\$20,000/km	\$60,000/km	\$3,000/each
BC Contractor	\$35,000/km	\$60,000 to \$75,000/km	\$1,500/each
AB Contractor	\$35,000/km	\$50,000/km	\$3,000/each

Aerial backbone fibre construction is subject to permitting, approval and unknown make-ready costs⁷ associated with using existing telecommunication support structures owned jointly by BC Hydro and TELUS. Although underground construction is also subject to permitting, installing fibre optic cable within the BC Ministry of Transportation Right-Of-Way reduces permission to one entity and does not incur any ongoing support structure costs.

To provide RDBN context using these estimates, the following table shows a high-level estimate of the amount of funding required to construct a backbone (feeder fibre) network and connect between 1,000 and 5,000 dwellings.

	Aerial	Under ground
Backbone Fibre (500 kilometers)	\$17.5MM (500 X \$35K per kilometer)	\$30MM (500 X \$60K per kilometer)
1,000 FTTP Connections	\$1.5MM (1,000 X \$1,500)	\$3MM (1,000 X \$3,000)
5,000 FTTP Connections	\$7.5MM (5,000 X \$1,500)	\$15MM (5,000 X \$3,000)

⁷ Make Ready Costs – are costs paid to support structure owners (i.e. BC Hydro/TELUS) to prepare existing poles to place new 3rd party owned fibre optic cables.

Significant cost differences exist between installing fibre optic cables underground and aerially. The advantages and disadvantages of both methods are as follows:

Aerial construction advantages:

- Can be less expensive (excluding make ready costs) and faster to install (excluding permitting time)
- Can be installed during winter (with increased cold weather costs)
- Easier to maintain during winter as future splicing does not require access to fibre optic splice cases (FOSC's) located underground

Aerial construction disadvantages:

- Expensive permit application development fees and unknown support structure costs
- Potential permit denials from support structure owners
- Subject to service outages from falling trees, vehicle-pole collisions and wildfires

Underground construction advantages:

- Reduced long-term costs - no perpetual maintenance payments to support structure owners (BC Hydro and TELUS) which are continually increasing and subject to retroactive payments. Regional districts are not subject to provincial tax levies on fibre optic assets
- The primary permit holder (BC Ministry of Transportation) does not offer competing telecommunication services and could benefit from provision of highway cam services
- Reduced risk of interruption to service or damage due to forest fires

Underground construction disadvantages:

- Highest cost method of installation
- Subject to service outages from underground civil work performed without advance cable locates
- Higher cost repositioning when highway or bridge structure re-alignments occur

In addition to the feeder fibre construction costs, the estimated amounts do not include the capital and operating costs of network electronics and POP construction to provision Internet service. As part of the medium-term goals (#3), the RDBN should seek partnership with ISP's who may supply network electronics and POP's in exchange for being granted access to additional subscribers which are not cost-effective to serve within their existing business model. Determining POP construction costs will be determined while undertaking Medium Term Goal #4 in the Strategic Action Plan section.

The RDBN will also need a depreciation budget to repair/replace fibre optic infrastructure to deliver service to current unserved areas. Repairs/replacement should be budgeted over a 25-year period and could be included in a partnership agreement with ISP's.

Strategic Action Plan

What should the RDBN do to enable better broadband throughout the regional district?

Based upon the connectivity currently available and the comments from residents, businesses and RDBN Directors, the following short-term tasks and long-term goals are proposed. Completion dates are identified to finish the “Task”, or first step, and “Goals” are described as the end state when the broadband strategy has been implemented.

Goal	Details	Completion Date
Tasks and Goals (Short Term)		
Goal #1 Strategic Prioritization	<p>Task: Identify broadband as an RDBN strategic priority and dedicate resources to further develop the strategy with community engagement. Appoint an Advisory Committee to guide development of the strategy for 2019 and future succession plan</p> <p>Goal: <i>Develop a “regional strategy” that fits within a “connected province” utilizing existing ISP resources where possible and engage regularly with senior levels of government at a strategic level</i></p>	Dec 13 th 2018
Goal #2 Feeder Fibre Scope	<p>Task: Determine where dark fibre is available or can be constructed to serve ~90% of RDBN residents including costs for ~500 kilometers of backbone fibre along major highways</p> <p>Goal: <i>Build/facilitate/support an RDBN backbone fibre network with diverse routes to Vancouver and/or Alberta including points of presence (POP’s) to serve local communities</i></p>	Jan 15 th 2018
Goal #3 Initial Funding Opportunity	<p>Task: Submit an application to the ICIP-RNC Program, if initial funding target(s) have been identified</p> <p>Goal: <i>Develop and submit a grant application template to fulfill the stated Vision & Mission and create an initial success (if selected) or a refined template for future grant and 3P opportunities (if unsuccessful)</i></p>	Jan 23 rd 2019
Goal #4 Resident Engagement	<p>Task: To facilitate resident led broadband workshops in the seven RDBN Areas and all First Nations communities, by utilizing Network BC’s Digital By Design Assessment Tool to identify resident priorities and unique area opportunities</p> <p>Goal: <i>Engage RDBN residents to identify community serving initiatives which technology can enhance. Prioritize emergency preparedness and technology for seniors (i.e. telehealth) & youth (i.e. education)</i></p>	Mar 31 st 2019

Better Broadband for the RDBN

Goal #5	Task: Develop an RDBN Open Access approach for developing a partnership with for-profit telecommunication providers	Apr 30 th 2019
Open Access approach	Goal: <i>Adopt and adhere to financially sustainable open access principles to expand future partnerships</i>	
Tasks and Goals (Medium Term)		
Goal #1	Task: Develop a Municipal Access Agreement (MAA) to share among incorporated and rural areas including tower sites for cellular and fixed wireless service providers	Apr 30 th 2019
Telecommunication Placement Policies	Goal: <i>Rural Public works policies for placing fibre and wireless telecommunications infrastructure throughout the RDBN</i>	
Goal #2	Task: Determine available sources of broadband funding for 2019-2020 and RDBN willingness to allocate available Gas Tax funding towards an RDBN fibre backbone	May 31 st 2019
Backbone Funding	Goal: A 2019-2020 grant funding plan (probability weighted) of all known broadband funding sources including alternative First Nations sources with differing grant intake dates	
Goal #3	Task: Meet with and document area ISP's resources and desire to participate in an enhanced district wide telecommunications network	Jun 30 th 2019
ISP Engagement	Goal: A sustainable partnership agreement with telecommunication service providers to leverage their investments, skills & local service capabilities	
Goal #4	Task: Determine the methods and costs of connecting and maintaining last mile infrastructure to serve 90% of RDBN dwellings	Sep 30 th 2019
Capital and Operating Cost Estimates	Goal: <i>A phased capex/opex budget per RDBN Area matched to known grant funding programs to attain 90% coverage</i>	
Goal #5	Task: Completion of the Connected Communities BC – Digital By Design framework and self-assessment for each First Nations/RDBN Area	Sep 30 th 2019
Final Planning	Goal: <i>A consolidated and phased RDBN wide broadband network plan, led by resident engagement which is shovel ready</i>	

Better Broadband for the RDBN

	Tasks and Goals (Long Term) <i>Timelines Dependent Upon Funding</i>	
Goal #1 Backbone Fibre Construction	Goal: Construct a ~500 kilometer feeder fibre network from Smithers to Vanderhoof, including the endpoints of Granisle, Fort St. James, Ootsa and Cluculz Lakes with diverse paths to major telecommunication hubs in Vancouver and Alberta	
Goal #2 Anchor Tenant Construction	Goal: Connect all RDBN buildings, facilities, municipal offices and community serving services (i.e. firehalls, highway cams, search & rescue operations)	
Goal #3 ISP Construction	Goal: Engage with for-profit and non-profit Internet service providers to deliver 100 Mbps symmetrical service to all fibre connected dwellings/businesses and 50/10 service to areas served using wireless and satellite technology	
Goal #4 Sustainability	Goal: Engage with large industry initiatives (i.e. pipelines, forestry, tourism) to develop future anchor tenant revenue for feeder fibre network sustainability	
Goal #5 Evaluation	Goal: First Nations and Areas A-G resident groups to evaluate goal achievement outlined in the initial Network BC Digital By Design process	

Glossary of terms⁸

Anchor Tenant: One or more key early or large customers on a network, often a business or government entity that provide a base revenue stream. Anchor tenants are important to identify for network sustainability and business stability.

Backhaul or Transport: A network connection that transports data traffic from one Point-of-Presence to another or from a Point-of-Presence to a location that contains the Internet gateway. An example would be a fibre connection that transports data between a small town to another location where it is offloaded to the internet.

Bandwidth: Bandwidth refers to how fast data flows through the path that it travels to your computer; it's usually measured in kilobits, megabits or gigabits per second.

Broadband (or High-speed Internet): A high capacity Internet connection that enables quick and reliable online services.

Cellular: See mobile.

Download: Data traffic travelling from the internet to the end user.

Downstream speed: Refers to the speed at which data flows from the information server to your computer.

Fibre: Refers to the fiber optic medium and the technology associated with the transmission of information as light impulses along a glass, plastic wire or fiber. Fiber can carry much more information than copper wire and is less subject to electromagnetic interference. It can also send data over longer distances than copper wire.

Fixed Wireless: Refers to a type of broadband connection where information is sent between computers through transmission towers by way of high frequency radio signals. This technology typically does not support roaming or mobility of the user connection.

Gigabit: One thousand million bits.

ISP or Internet Service Provider: An organization that offers its customers access to the Internet.

Kbps: Stands for Kilobits per second, or thousands of bits per second. For example, most analog modems transmit at 56 Kbps or 28.8 Kbps.

Last-mile: The final leg in connecting homes, businesses and other institutions to a high-speed network connection.

⁸ NDIT Connectivity Handbook (Network version 2, August 2018)

Last-mile Infrastructure: The components used to connect homes and businesses to the internet service provider's Point-of-Presence. This may include routers, towers, antennae, fibre optical, cable, Digital Subscriber Line (DSL) equipment, cable modems, wireless radios and etc.

Mbps: Stands for Megabits per second, or millions of bits per second. This is a measurement of how much data can be transmitted through a connection.

Mobile or Cellular: Refers to a type of communication network distributed over areas called cells, each served by at least one fixed-location transceiver or "cell site". Distributed cell sites allow a mobile user to remain connected to the network by having their connection handed off from one cell site to another.

Network: A computer network is a data communications system that interconnects computer systems at different sites. A network may be composed of any combination of local area networks (LANs), metropolitan area networks (MANs) or wide area networks (WANs).

Point-of-Presence or PoP: A facility where Internet service providers house servers, routers, switches and other communications equipment. A PoP is where an Internet service provider's last-mile infrastructure connects to an Internet gateway, or extends to another point-of-presence that has an Internet gateway.

Satellite: Refers to a type of network connection where information is sent from and arrives at a computer through satellite dishes.

Appendix A – Area Connectivity Summaries

Electoral Area A – Smithers Rural



	Total Area A	Smithers	Telkwa
Population	11,984	5,401	1,327
% of RDBN Pop.	32%	14%	4%
Dwellings	5,146	2,389	539
Max Download Speed	250	250	250
Min Download Speed	1.5	1.5	1.5

Area A ISP's: Citywest, Cybernet Comm's, Galaxy, TELUS, & Xplornet

Population

Area A has a relatively equal distribution of urban to rural population at 57% urbanization and the majority of the urban population reside in Smithers.

Internet Service

The Internet service in Area A is characterized as being good in the major centres relative to the rest of the RDBN. However, in the areas surrounding the major centres of Telkwa and Smithers, Internet speed does not meet current federal 5/1 standards.

Internet Service Providers

Survey respondents stated TELUS as the most common Internet service provider used in Area A. Citywest is also commonly used for Internet service. As found from survey data, the average price for residential Internet in Area A is \$70.53 per month.

Survey Responses

According to survey responses from Area A, the RDBN should focus on decreasing the price of existing Internet. Respondents would also like to improve high speed fibre optic infrastructure in the area and proliferate Internet to the more rural areas.

Area A Survey Responses:

- "Taxes paying for upgrades in infrastructure"
- "We are on cellular Internet. Would love fibre optic."
- "Highspeed, fibre optic internet services should be available to rural areas that are not directly on the Highway 16 corridor."
- "Stop supporting giant (telecommunication companies). Our previous provider was unable to get grants to service rural areas (but the giants) received millions but never did much"
- "Redundant links would help create a fair marketplace and better rates for consumers"



Electoral Area B – Burns Lake Rural



	Total Area B	Burns Lake
Population	4,028	1,779
% of RDBN Pop.	11%	5%
Dwellings	1,758	748
Max Download Speed	120	120
Min Download Speed	3	3

Area B ISP's: ABC Communications, Galaxy, Mascon, TELUS, & Xplornet

Population

Area B has a high distribution of urban to rural population at 59% urbanization and the

majority of the urban population resides in Burns Lake.

Internet Service

The Internet service in Area B is characterized as being fairly good in the major centres of Burns Lake and the surrounding area. However, in the more rural areas to northwest and southeast of Burns Lake, the Internet is not sufficient to meet current federal 5/1 standards.

Internet Service Providers

Survey responses stated TELUS as the most common Internet service provider used in Area B. Area B is home to the only survey respondent that stated Primus as their Internet service provider. Primus is a significant outlier in the survey as they state they provide 100 Mbps download speed for \$50.00 per month which is a high download speed for a low price compared to other plans in the RDBN. As found from survey data, the average price for residential Internet in Area B is \$82.22 per month.

Survey Responses

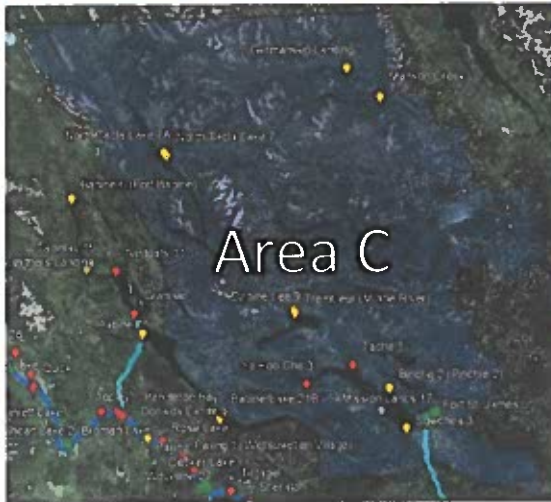
According to survey responses from Area B, the biggest goal that the RDBN should focus on is increasing the availability of Internet in rural areas outside the large centres.

Area B Survey Responses:

- *"I think the Federal Government should be investing in connecting the country better as more and more services are provided on the internet. The internet is an essential service now a days. The RDBN needs to lobby the Federal and Provincial governments to increase connectivity for the rural areas"*
- *"It would be nice if the if the RD could advocate to get Internet into the more rural areas"*
- *"Exactly what the RDBN is doing – having conversations with locals"*
- *"I think this issue is very pressing, and if we do not provide Internet to our rural areas, the local businesses, farmers and residents are not able to be competitive in todays market [we] will not be able to attract/retain new residents to the area."*
- *"It's important that everyone has access to the Internet for connectivity and safety"*



Electoral Area C – Fort St. James Rural



	Total Area C	Fort St. James
Population	4,256	1,598
% of RDBN Pop.	11%	4%
Dwellings	1,955	761
Max Download Speed	120	120
Min Download Speed	5	5

Area C ISP's: ABC Communications, Binchie, Evolve Communications, Galaxy, Mascon, TELUS, Xplornet

Population

Area C has the second highest proportion of urban residents to rural residents in the RDBN at 71% urbanization. The majority of the urban population resides in Fort St. James.

Internet Service

The Internet service in Area C is characterized as being fairly good in the major centre of Fort St. James and the surrounding area. In some of the more rural areas to the northwest of Fort St. James, the Internet is not sufficient enough to meet new CRTC standards of 50/10. Tache 1 and Ye Koo Che 3 also do not meet the current federal 5/1 standards.

Internet Service Providers

Survey responses stated TELUS as the most common Internet service provider used in Electoral Area C. Evolve Communications is another commonly used provider which has higher speeds at lower costs than TELUS according to survey data. As found from survey data, the average price for residential Internet in Area C is \$73.87 per month.

Survey Responses

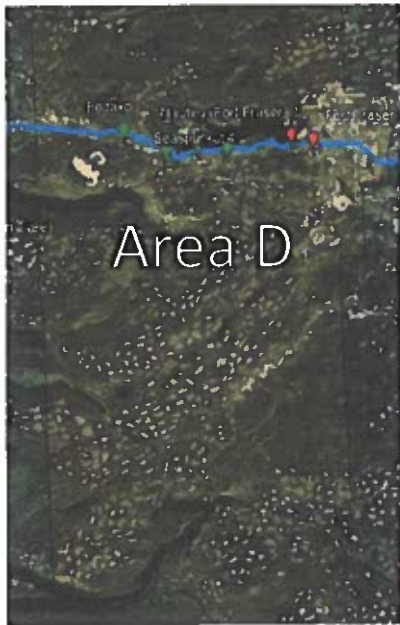
According to survey responses from Area C, the RDBN should focus on providing reliable infrastructure and Internet availability by improving tower availability for fixed wireless/cellular

Area C Survey Responses:

- *“Run better lines for us smaller streets that would allow us to get better Internet. Setup community-based access hubs that we would pay for with taxes”*
- *“Require the service providers to install and maintain appropriately the most current infrastructure rather than trying to patch old and outdated infrastructure.”*
- *“Speak on behalf of the people. Be a voice for the people.”*
- *“Higher taxes if it could help the rural areas that don't have access”*
- *“First Nations Communities in our area do not have internet and that is something that should be looked at. If they do not have internet, then how will you be able to get their input?”*



Electoral Area D – Fraser Lake Rural



	Total Area D	Fraser Lake	Fort Fraser
Population	2,869	988	275
% of RDBN Pop.	8%	3%	1%
Dwellings	1,586	551	158
Max Download Speed	120	120	25
Min Download Speed	3	3	3

Area D ISP's: ABC Communications, Evolve Communications, Galaxy, Mascon, TELUS, & Xplornet

Population

Area D has a slightly greater than equal distribution of urban to rural population at 58% urbanization. The majority of the urban population resides in the major centres of Fraser Lake and Fort Fraser.

Internet Service

The Internet service in Area D is characterized as being fairly good in the major centre of Fraser Lake and in the areas to the West and East of it. Even though it is a significant centre in the RDBN, Fort Fraser has Internet that does not meet the current federal 5/1 standards.

Internet Service Providers

Survey responses in Fraser Lake stated TELUS as the most common Internet service provider used. In Fort Fraser, ABC Communications is more commonly used. Overall, both providers are commonly used in Electoral Area D along with the satellite Internet provider Xplornet. As found from survey data, the average price for residential Internet in Area D is \$83.61 per month.

Survey Responses

According to survey responses from Area D, the RDBN should focus on improving cell tower and fibre optic infrastructure. Respondents would like to see government intervene by regulating, partnering with, and increasing the competition among service providers.

Area D Survey Responses:

- "Fiber optics to the main corridors and satellite outside of it."
- "Cell service in all areas"
- "Canada has the most expensive wireless service in the world. The big wireless providers are gouging the public and no government or private group is standing up to them."
- "Get the fibre optic line through Fort Fraser connected so we can all use it"
- "Make sure we all have the same service even in the remote and rural areas where it's needed most due to distance away from bigger centres."



Electoral Area E – Francois/Ootsa Lake Rural



	Total Area E	Southbank
Population	1,735	110
% of RDBN Pop.	5%	>1%
Dwellings	922	58
Max Download Speed	25	25
Min Download Speed	3	3

Area E ISP's: ABC Communications, Galaxy, & Xplornet

Population

Area E is the least urbanized area in the RDBN with an urbanization percentage of

15%. Most people live in rural locations.

Internet Service

The Internet service in Area E is characterized as extremely poor throughout the entire area. With max download speeds of only 25 Mbps, Area E has the lowest service available in the RDBN. Most areas, except for a few at the west end of Francois Lake, have Internet that is not high enough to meet current federal 5/1 standards. Significant and contiguous last-mile funding is available in Area E.

Internet Service Providers

Survey responses stated ABC Communications as the most common Internet service provider used in Area E. Xplornet is also commonly used which has a higher average cost in comparison to other providers. As found from survey data, the average price for residential Internet in Area E is \$88.67 per month.

Survey Responses

According to survey responses from Area E, the RDBN should focus on providing reliable infrastructure/availability by improving cell towers. Respondents would especially like adequate cell coverage and access to Internet, something that is available to more urban residents.

Area E Survey Responses:

- "Get funding to put up more towers or underground lines"
- "Better internet means Cheslatta Carrier Nation could run more educational programs through the Cheslatta Training Centre. Training provided at the centre includes everything from accounting to equipment and industrial"
- "If a piece of equipment breaks down, someone has to travel to get cell service or Internet access, creating a huge delay in production and creating financial impacts" This affects all industries on Southside – loggers, farmer/agriculture, and marine"
- "Bring community together to build data for connectivity providers to build a case to expand into the community"



Electoral Area F – Vanderhoof Rural



	Total Area F	Vanderhoof
Population	8,435	4,439
% of RDBN Pop.	22%	12%
Dwellings	3,873	1,831
Max Download Speed	120	120
Min Download Speed	3	3

Area F ISP's: ABC, Evolve Communications, Galaxy, Mascon, TELUS, & Xplornet

Population

Area F has a relatively equal distribution of urban to rural population at 57% urbanization. A large majority of the population resides in the Vanderhoof. It is the second largest centre in the RDBN.

Internet Service

The Internet service in Area F is characterized as being fairly good in the major centre of Vanderhoof and the surrounding area. In some of the more rural areas to south of Vanderhoof, the Internet does not meet the original standards of 5/1.

Internet Service Providers

Survey responses stated TELUS as the most common Internet service provider used in Area F. However, there is a significant mix of other providers used such as Evolve, Mascon, Xplornet, and ABC Communications. As found from survey data, the average price for residential Internet in Area F is \$85.82 per month.

Survey Responses

According to survey responses from Area F, the RDBN should focus on providing fast and reliable infrastructure by improving cell towers and fibre optic within the area. Respondents would also like to improve Internet affordability and expand Internet options among providers.

Area F Survey Responses:

- *"Entice service providers to install high-speed hard-wired fibre optic cable."*
- *"Advocate... at the regional and municipal level to ensure that these companies are able to upgrade"*
- *"I want these upgrades put at the top of the priority list for the work that the RDBN is undertaking. This is a daily service and a very vital one in order to keep professional people in this region. We are considering moving away from the area in order to access these services for ourselves and our business."*
- *"Get with it and put in fibre optics like the rest of southern BC. If you want to be progressive, bite the bullet and cover the cost"*



Electoral Area G – Houston Rural



	Total Area G	Houston	Granisle
Population	4,397	2,993	303
% of RDBN Pop.	12%	8%	1%
Dwellings	2,231	1,402	284
Max Download Speed	250	250	25
Min Download Speed	1.5	1.5	1.5

Area G ISP's: Citywest, Cybernet Communications, Galaxy, TELUS, Village of Granisle, & Xplornet

Population

Area G has the highest proportion of urban residents to rural residents in the RDBN at 81% urbanization. The majority of the urban population resides in the major centre of Houston. Houston is the third largest centre in the RDBN.

Internet Service

The Internet service in Area G is extremely good in and around the major centre of Houston. However, in the more rural areas to northeast of Houston, the Internet does not meet the new standards of 50/10 or the current federal 5/1 standard. Granisle is one such example of this.

Internet Service Providers

Survey respondents stated TELUS as the most common Internet service provider used in Area G, except for in the village of Granisle. Among respondents in Granisle, the Village of Granisle is the sole provider used for Internet service. The average price for residential Internet in Area G according to survey data is \$70.27 per month.

Survey Responses

According to survey responses from Area G, the RDBN should focus on decreasing the cost of Internet so people can save more money for the higher cost of living in the area. Residents would also like faster Internet and better access for rural residents and for working remotely.

Area G Survey Responses:

- "Internet is crucial to (Search & Rescue) operations. If there is no Internet connection, it can cause severe delays in a rescue"
- "Lobby for better rural service"
- "Figure out how to have consistent speed internet that can be relied upon"
- "Higher speed fiber optic"
- "Put up more internet or cell phone towers"
- "Citizen engagement"
- "I would like to see Canada on par with other progressive countries around the world"



Better Broadband for the RDBN

Appendix B – RDBN Business and Resident Survey

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
RES	Electoral Area A (Smithers Rural)	Able to take courses and upgrade job	More coverage Stronger connections	No
RES	Electoral Area A (Smithers Rural)	too late for jobs lost. high speed internet was required for job offers 7 years ago	pressure on providers? taxes paying for upgrades in infrastructure	
RES	Electoral Area A (Smithers Rural)	Our telecommunications and internet budget line is over two hundred dollars and we live pretty modestly. It would help if the cost came down. We use the phones for safety along the Lawson, which has intermittent coverage.	Not sure - I would like to keep what we have now. I understand that one of the consequences of living rurally is that the internet access may not be perfect.	
RES	Electoral Area A (Smithers Rural)	Better communication with the world	Encourage the expansion of high speed in the area.... City west just went right by us on the main road but did not run it down glover rd	
RES	Electoral Area A (Smithers Rural)	Could do more courses	Fibre everywhere	Thanks
RES	Smithers	More money to spend on more important things	Cost share to keep costs down	Cheaper Internet needed
RES	Smithers	Would not change.	Can they do anything to change it??	No
RES	Smithers	More options for where I live would be nice	Don't know	No
RES	Smithers	Not sure	Not sure. Make it more competitive	
RES	Telkwa	Everyone should have access to a decent internet package. One option is not adequate.	Bring in other options other than Telus	I am a rural taxpayer and between phone, internet and tv service which is all through TELUS (no other options) I pay over \$250.00 per month.
RES	Telkwa		We are on cellular internet. Would love fibre optic.	
RES	Telkwa	We would have a choice of providers, we could bundle home phone, t.v and internet with one provider instead of having 3 or 4 bills every month. Lower costs.	Highspeed, fibre optic internet services should be available to rural areas that are not directly on the highway 16 corridor.	When I lived in Terrace, we could get t.v, house phone and unlimited internet for \$110 a month in a bundle. Currently we receive 3 bills from telus, separate house phone, internet and cell phone billing and a bill from Shaw for television. Ridiculous.
BUS	Electoral Area A (Smithers Rural)	More packages	Encourage BUSes through tax exemption and/or partnerships for infrastructure	
BUS	Electoral Area A (Smithers Rural)	more options	provide the same opportunities with the same accessibility that are available in areas with high speed internet	
BUS	Electoral Area A (Smithers Rural)	Would be able to work from home	Put more towers in rural areas	No
RES	Burns Lake	consistent service would mean not being without email contact for personal and work reasons.	more infrastructure would hopefully facilitate more infrastructure	
RES	Burns Lake	If there were better options for internet outside of the municipality I would live in the rural area. If we had better internet in town I would have more Telus services like Optik TV.	I think the Federal Government should be investing in connecting the country better as more an more services are provided on the internet. The internet is an essential service now a days. It allows people to live and work at home, pay bills, do your taxes! RDBN needs to lobby the Federal and Provincial governments to increase connectivity for the rural areas of the Province. It should not be up to the individual to pay more because they choose to live in a rural community.	I think this issue is very pressing, and if we do not provide internet to our rural areas, the local BUSes, farmers and residents are not able to be competitive in todays market, and will not be able to attract/retain new residents to the area.
RES	Burns Lake		Does not apply to us, we are happy with current service which costs the same as in the previous city in Alberta we came from	
RES	Burns Lake	Allow speedier uploading of photos therefore spending less time waiting, and quicker delivery of photos		

Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
RES	Burns Lake	It would make it more convenient for things.	I don't know, work with providers to give us the best quality we can get.	No
RES	Burns Lake	We have it pretty good in town.	I'm pretty happy with what I have. Perhaps the rural folks could have improvement.	
RES	Burns Lake	quicker speeds would limit the time online	not sure	
RES	Burns Lake		unsure	
RES	Burns Lake	Would have less frustrated moments and I would use it more often if it worked a bit better	Provide high-speed internet to areas outside of the municipal boundaries. My internet in town works well for the price I pay, when I was living out of town I had to pay very high prices for internet that was extremely unreliable and ran even slower than it does now. There have been no improved options made available for out of town residents since.	
RES	Burns Lake	Would like to take courses online	Work to get fibre optics to RES areas	
RES	Electoral Area B (Burns Lake Rural)	I often end up doing coursework on my work computer before the office opens as it's faster	I'm ok but it would be nice if the RD could advocate to get internet into the more rural areas	
RES	Electoral Area B (Burns Lake Rural)	We pay so much for hydro/natural gas. Costs of living are really challenging and free access to internet would help many	It's important that everyone have access to the internet for connectivity and safety	
RES	Electoral Area B (Burns Lake Rural)	It wouldn't!	Lobby for cheap fast speed internet	
RES	Electoral Area B (Burns Lake Rural)	Assurance of Reliability	Idk	No
RES	Electoral Area B (Burns Lake Rural)	Easier access to online services		
RES	Electoral Area B (Burns Lake Rural)	Spend less on cellular data if my home internet was any good. I just want things to function like they are supposed too.	Convince telus they would make money by supplying rural areas with better internet.	I had faster internet on west palling rd. Then i do 1km up babine rd. Tell me how that makes any sence at all.
RES	Electoral Area B (Burns Lake Rural)	it is my connection to the the outside world.	Make it more acessibale to	
RES	Electoral Area B (Burns Lake Rural)	Better internet would allow me to enroll in more online courses	Better lines for higher speed internet access	Providing consistent internet with unlimited data packages that are affordable and don't cost \$200+/month
RES	Electoral Area B (Burns Lake Rural)	keep informed better on current events (news), connect with family members who are away (facetime)	continue to advocate for service providers to enhance speed and reliability	
RES	Electoral Area B (Burns Lake Rural)	It would give access when the phones are not worked ng.	Provide more access to rural areas.	
RES	Electoral Area B (Burns Lake Rural)	I wouldn't have to go elsewhere to upload photos. Work related items would be complete faster	Anything would be an improvement. The total lack of attention to rural people is appalling.	

Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
BUS	Burns Lake	We would be able to provide our customers faster service if we weren't battling reliability and speed constantly		
BUS	Burns Lake	We would have a different BUS model with more reliable service. We would be able to offer different services and utilize different BUS service providers.	Lobby government to force service providers to service small markets with better/cost effective services.	
BUS	Burns Lake	Services in Southside and Granisle would be improved if Internet access was dependable. Also, doctors, supervisors could work from home better – many people are on call and need to be reachable at any time.	Exactly what the RDBN is doing – having conversations with locals.	Currently there is no backup. There is worry if fibre optic goes down, it would wipe out the entire system. For example, the wild fire came very close to the fibre optic. In the hospital itself, there is spotty cell service.
BUS	Burns Lake	Speed. Cost	Upgrade	
BUS	Electoral Area B (Burns Lake Rural)	Better internet on the southside in general would make many lives more easy	We need another couple of cell towers over here. Cell and internet is not nearly adequet	
RES	Electoral Area C (Fort St. James Rural)	Be able to stream or download courses quicker, and be able to video call my family and not have to wait for the video to unfreeze	Run better lines for us smaller streets to hubs that would allow us to get the better speeds for our internet? Take on the cost and set up community based access high speed access hubs that we would pay for with our taxes?	
RES	Electoral Area C (Fort St. James Rural)	We have always been a tech family and reliable Internet would allow us to have a Smart Home. Right now that isn't an option as our Internet is too unstable.	Not sure what RDBN can do for the Internet, but cell service could be improved. It is the other half of the Internet solution.	
RES	Electoral Area C (Fort St. James Rural)	could study online, research better and become better educated	A tower was placed on Kenner Rd a couple of years ago by Max Air (local provider). The tower was improperly installed, insufficient height and improper location. I believe government funds were used to provide this service which never came to fruition. Please investigate. There is a clear shot of Murray Ridge communications sights. We should have a strong, reliable signal	
RES	Electoral Area C (Fort St. James Rural)	Increased access to streaming services	Increase broadband access so providers can improve data quotas without raising prices	Telus does not provide high speed to our location. We also do not receive a cell phone signal here.
RES	Electoral Area C (Fort St. James Rural)	It was would allow more users in the household	Lobby Telus to invest in improvements to their infrastructure/fibre optics	
RES	Electoral Area C (Fort St. James Rural)	I would be able to do my course work from home while my children are able to watch Netflix (TV shows that they enjoy and will keep them engaged while I work for short periods of time).	Require the service providers to install and maintain appropriately the most current infrastructure rather than trying to patch old and outdated infrastructure.	
RES	Electoral Area C (Fort St. James Rural)	Better internet would allow me to download large files at a faster speed. I do not see it improving my quality of life but make things easier as far internet goes.	Connectivity is pretty good if you can afford it, some can not. What I would like to see is better cell service in our area which is pretty poor once you get out of the municipality.	The price for internet is too costly for some people. By adding to our taxes to supply internet as you do with the TV, you have to insure that it is available to everyone paying on their taxes. I do realize the First Nations Communities in our area do not have internet and that is some thing that should be looked at. If they do not have internet then how will you be able to get their input?

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Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
RES	Fort St. James	Would have more opportunities to stay in touch with family, if the cost were less or if it took less time that Would improve our financial and time management budgets.	Higher taxes if it could help the rural areas that don't have the access to options that being in town gives you. Once out of an area that makes it remote access the companies that can provide access are minimum, and the cost is extraordinary.	
RES	Fort St. James	Living in a small area like this, I need a reliable way to connect with my friends and family living outside of the area.	Increase the number of towers to ensure coverage.	
RES	Fort St. James	Lower cost	Damned if I know	No
BUS	Electoral Area C (Fort St. James Rural)	Having own ISP is meeting the needs of Binche First Nation. Binche needs to be able to expand services and reach more people. There are customers currently waiting for services	Binche First Nation is providing services for their community and are working towards making changes to ensure the community is self-reliant and works with internal resources.	Would like to learn more about Connectivity throughout Highway 16.
BUS	Fort St. James	Faster download would decrease wait times more times for patient cares.	A platform to speak on behalf of the people. Be a voice for the people. Get other RD's on board to improve service.	Can not do job without internet. "Just because we are rural and remote doesn't mean that we should receive substandard service." Would like to work closer with First Nation communities further north but struggle with the poor internet in those communities that is required to dial into the network. Medicine is moving digital. Everything is online and on services. Phones are voice over internet and are affected by outages.
BUS	Fort St. James	It would greatly help patron happiness and satisfaction with our services.	Increase the number of towers to ensure reliable service	
RES	Electoral Area D (Fraser Lake Rural)	It's mainly a convenience but being able to game online or watch a streamed show in high def without buffering would make living here just a bit less frustrating. We came from Ontario with lightning speeds and high data limits. There were times I couldn't use online tax software because the connection kept dropping. I won't take online professional development courses because I don't trust the internet.	Xplornet receives federal subsidies to provide the service if I understand it correctly. Ask the feds to better monitor xplornet and its service. Internet costs should not be carried by the RDBN directly. If financial incentives are needed leverage taxation ie rebates / reductions if in the power of the RDBN. Enlist the support of major employers such as Northern Health, Canfor, West Fraser etc since there are job vacancies unfilled and one reason is poor internet - moving from an urban area to rural illustrates the disparity.	Internet for home / personal/ leisure use may seem small, but when moving from an area of high speeds and data at a reasonable cost to an area with absolutely horrible service options we realised how much we relied on internet. It gets frustrating when my wife and I can't even sit down to watch a show or movie together seamlessly and it is one reason we sometimes consider moving from the area.
RES	Electoral Area D (Fraser Lake Rural)		Upgrade our cell tower service. When they do called upgraded or fixed the ones by Endako and Fraser mountain we lost area coverage!??	
RES	Electoral Area D (Fraser Lake Rural)	I would spend more time browsing. Be less time being irritated.	Have more competition with providers.	
RES	Electoral Area D (Fraser Lake Rural)	Better internet would give the ability to connect and download information, send and receive emails reliably, and do research for educational purposes.	Make sure TELUS and others update their equipment and provide a reliable signal with decent speed at a reasonable cost for rural internet users who do not have access to high speed internet through fibre optic connections.	Why is everyone still paying taxes for TV rebroadcasting when technology has replaced the need for it and only a small number of people use it? There are multiple options for reasonably priced HD television that eliminates the need for rebroadcasting. TELUS technical support has told me that the reason we have poor cell and internet service now is due to the TV Rebroadcasting signal upgrade interferes with the cell signal to the area south of Fraser Mountain.
RES	Electoral Area D (Fraser Lake Rural)	Better informations	Cell Service in all areas	

Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
RES	Electoral Area D (Fraser Lake Rural)	Greatly improve because I have 3 teenagers who all need it for school courses and projects	For us I think we need another more towers because we don't even have cell service and therefore there is only one option for internet and therefore no competition	
RES	Electoral Area D (Fraser Lake Rural)	nothing specific, just less frustration from waiting	probably not much. Its up to the provider	no
RES	Electoral Area D (Fraser Lake Rural)	Streaming would be possible which it isn't now. Video conferencing would be less annoying (No breakups of signal, better audio). Being able to message friends locally who currently do not have internet service or live in the "shadow" of the mountain.	Stop spending money on the analog TV service. If there is a problem with competing service signals interfering with each other, get it sorted out ASAP. Telus had a strong signal before competing signals disrupted it.	Canada has the most expensive wireless service in the world. The big wireless providers are gouging the public and no government or private group is standing up to them.
RES	Electoral Area D (Fraser Lake Rural)	Add to the desirability of living in a rural environment	Bring more vendors into the area. improve cellular service to allow for more speed and reliability	No
RES	Electoral Area D (Fraser Lake Rural)	Cheaper rates		
RES	Electoral Area D (Fraser Lake Rural)	My stress level would be less if I could get my computer updates without incurring extra charges every time. Everything has to go through the Internet now!	Get the fiber optic line through Fort Fraser connected so we all can use it!	Rural communities like Fort Fraser have been left out of the loop for long enough. We haven't ever had cable TV and have been on our own to get Internet however we can. It would be nice to be included with the same opportunities as the larger centers.
RES	Electoral Area D (Fraser Lake Rural)	Cost is a big factor	Cheaper rates	No
RES	Electoral Area D (Fraser Lake Rural)	Things wouldn't take forever and a better valued package with no data limit would be great.	Bring in a provider that doesn't charge overuse data in rural areas where customers have limited options.	We switched to VOIP to get off our landline but it is very quirky with our provider (ABC)
RES	Electoral Area D (Fraser Lake Rural)	Don't know if it would improve quality of life that much	By paying thru taxes	No
RES	Electoral Area D (Fraser Lake Rural)	YES, as I'm retired, I spend a lot of time on a computer and social media.	Fiber optics, to the main corridors, and satellite out side of it.	More providers.
RES	Electoral Area D (Fraser Lake Rural)	Keep current with information		
RES	Fraser Lake	if it was free	make sure we all have the same service even in the remote and rural areas where its needed most due to distance away from bigger centres	
RES	Fraser Lake	Streaming time uninterrupted less frustration	Make it affordable faster n reliable	Take the internet tower from Fraser mountain & put it on nithi mountain as nithi is definitely more higher & more visible
RES	Fraser Lake	My day to day use would be more efficient.	The study will be very beneficial. Determining where and what is needed will create the opportunity to work on those problems and those areas.	
BUS	Electoral Area D (Fraser Lake Rural)	Reduce our costs extremely! Allow us access media without overage charges	Push Telus to activate the current FIOS line in our area! And improve /create cell service!	I am currently collecting signatures for cell service in our area! A few areas offer one bar but for the most part there is none!

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Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
RES	Electoral Area E (Francois/Ootsa Lake Rural)	Internet is required to be a productive member of society. More services are moving online as the sole source of access. These services expect a certain minimum speed (as measured by urban measures) which leaves folks with poorer service and speeds unable to access services.	Lobby the government to force ISPs to provide better/faster service in rural areas. the government provides licenses to the ISPs in the form of right-of-ways, radio spectrum allocation etc. As part of these licenses they should enforce a greater responsibility to provide better service to under served areas.	I would be willing to pay more taxes for better service if it was province wide and included taxes on folks in urban areas.
RES	Electoral Area E (Francois/Ootsa Lake Rural)	I really doubt it would. Faster transfer speeds would allow files to, you know, transfer faster, but that's not such a big thing in the larger scheme of things.	Probably not a lot. There's a lot of infrastructure that could be built to service rural areas, but I don't really think that's a responsibility for government. The CRTC possibly should be forcing telcos to create a basic infrastructure to cover rural areas, but I don't see that as a regional issue.	
RES	Electoral Area E (Francois/Ootsa Lake Rural)	Online courses would be completed in a timely manner	Errect a tower on the Southside	Indignet has 3 towers one in front of each Nation (NTB; CHESLATTA; STN) Internet is free for all members of each Nation
RES	Electoral Area E (Francois/Ootsa Lake Rural)	Connecting with work and other people.	Get funding to put up more towers or underground lines.	
RES	Electoral Area E (Francois/Ootsa Lake Rural)	It's good to be able to communicate with the outside world and keep up to date I do watch news on tv but rely on internet for wifi connection to follow up on stories Had no internet during recent fires due to hardware problem and poor (long time delay between work order filing and actual service call) and had to rely on friends to keep updated on evacuation alerts and fire behaviour	I think improved cell phone networks are more important than improving internet. Internet is available to anyone from a variable selection of providers. Cell phone coverage is very poor in rural areas where it is most important for safety reasons	Train (provide) local service technicians that can deliver affordable help for multiple service providers instead of having to call in people from distant communities that are independent contractors to each service provider
RES	Electoral Area E (Francois/Ootsa Lake Rural)	Make it easier to stay in touch with the world.		
RES	Electoral Area E (Francois/Ootsa Lake Rural)	Well it wouldn't improve now but looking towards the future and moving it makes us want to buy in areas where we can't get internet.	Get Telus to put their internet lines out to Francois and further.	No
RES	Electoral Area E (Francois/Ootsa Lake Rural)	We could do online piano lessons and be more efficient with our BUS	Get better cell phone coverage	
RES	Electoral Area E (Francois/Ootsa Lake Rural)	I don't know	Support provincial legislation regarding essential services.	No
RES	Electoral Area E (Francois/Ootsa Lake Rural)	Haha...my quality of life doesn't depend on the internet.	I'm not sure I have an opinion on this...I'm unsure of the Regional Districts resources. It's my understanding that there's a (substandard) fibre optics cable that runs the entire spread of the Southside that was hung on the poles quite a few years ago. Somebody should look into this...it runs right to Spicer Road is my understanding.	Living on Ootsa Lake, it would be nice to see a focus on getting the services there that we DON'T have...CELL SERVICE!! Our archaic landlines which go 'down' several times a year take back seat to everything else Telus does and there are times (such as now) that we go weeks without having access to a phone, cell or otherwise.
RES	Electoral Area E (Francois/Ootsa Lake Rural)	More connected to the world. Was very helpful during the wildfires in our area.	More choices	While we were evacuated there were many older people who were also evacuated and had no information as compared to those who had internet and the knowledge of its use. Elderly should be given a much better price and there should be education and full set up available with connecting for the older people.

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Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
BUS	Electoral Area E (Francois/Ootsa Lake Rural)	Commerce to community, health services, communications	Bring community together to build data for connectivity providers to build case to expand into the community	With the BC Wildfires, it is critical that we group together to ensure that connectivity remains top of mind to prevent communications issues in the future.
BUS	Electoral Area E (Francois/Ootsa Lake Rural)	Cheslatta Carrier Nation is the largest employer on the Southside; everything from marine services, logging, training/education. Improved connectivity would mean many different things to them and residents of Southside – With new technology, equipment and machinery are all computerized (even boats) and require access to internet - if a piece of equipment breaks down, you need to be able to connect to the internet to use the computer to read the equipment in order to identify and fix the problem. Right now, if a piece of equipment breaks down, someone has to travel to get cell service or internet access, creating a huge delay in production and creating financial impacts. This affects all industries on Southside – loggers, farmer/agriculture, and marine. Better internet means Cheslatta Carrier Nation could run more educational programs through the Cheslatta Training Centre at Danskin, Southside. Training provided at the centre includes everything from accounting to equipment and industrial. Cheslatta Carrier Nation partners with CNC to provide training. It is important to have reliable internet to run this training centre. Right now the centre does have internet but it can be many interruptions.	Would like to see RDBN coordinate the projects to gain better connectivity. Cheslatta Carrier Nation has access to resources that can help with funding, (for example, Alcan Industry) (Mike Robertson also sits on the Nechako-Kitimaat Development Fund Society), and have identified 3 locations on Southside where towers could go. Cheslatta has done some ground work already and would like to see more of the coordination efforts from RDBN.	Cheslatta would like to see Connectivity as part of a component to the recovery from the wildfires. Southside provides many benefits to the community and would like to see the Province reinvest in them. "I would like to see the Province reinvest in the community. The Southside community provides many benefits to the Province and it is time for them to help us out." - Mike Robertson, Cheslatta Carrier Nation Senior Policy Advisor
RES	Electoral Area F (Vanderhoof Rural)			My address does not qualify for the Telus Hub although it will work there. Have been unsuccessful at finding internet as I am unable to see Sinkut Mountain
RES	Electoral Area F (Vanderhoof Rural)	I am a Counsellor and do Skyping. I'd never be able to skype on this speed. Not to mention affordable packages that don't cost more then half of what I could get through Telus or someone else... my son could game once in awhile so he can connect with his friend. Wouldn't have to worry about how many movies and such we have watched etc	Reach out to companies and make options for users available. Speak for the rural communities. It's 2018. We should be able to access way better internet.	We run into issues with private companies taking advantage of people such as myself who live in rural areas. They try and Scam us by charging us for usage we didn't even use. This is the problem with not being able to access proper, reliable, trust worthy internet providers.
RES	Electoral Area F (Vanderhoof Rural)	Hard wired fast, reliable and cost effective service would make leisure time more satisfying	Entice service providers to install high speed hard wired fibre optic cable	While wireless service is available it is both very high cost and unreliable. Signal quality is marginal on some uses.
RES	Electoral Area F (Vanderhoof Rural)	Less time resetting router?	Not sure what options there are	
RES	Electoral Area F (Vanderhoof Rural)	Time saver	Make the service available to every one, we are lucky enough to be able to get it through the cell tower	No
RES	Electoral Area F (Vanderhoof Rural)	Would lessen the time I'm actually on my device	Fibre optics exists along HWY16 but doesn't come into the lake area.	No
RES	Electoral Area F (Vanderhoof Rural)		??	No
RES	Electoral Area F (Vanderhoof Rural)	Greatly!!! I need it for corses and for work. It needs to be reliable.	Increase better reception for rural customers	We need reliable service

Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
RES	Electoral Area F (Vanderhoof Rural)	With two teens in the house we are using the internet more and more. My kids need fast reliable internet to do their school projects. Better streaming for tv entertainment as we don't subscribe to cable or satellite tv	I don't have much knowledge of the topic but if a tower can help get better connections that would be great!	No, thanks!
RES	Electoral Area F (Vanderhoof Rural)	Would actually consider registering in courses. Would have better connectivity to start a BUS	Increase fiberoptic lines throughout the region. Increase cell towers in the area for better data as well	Would be nice to have more than one option for internet service that is also reasonably priced
RES	Electoral Area F (Vanderhoof Rural)	My children are at an educational disadvantage without internet service	Connect rural areas, we have few options and slow speeds with high costs for limited data	Service providers should have options for unlimited high speed. 10 yrs ago I got high speed unlimited with home phone for 80\$/month in Halifax, the same thing here could cost me twice as much or more
RES	Electoral Area F (Vanderhoof Rural)	I am satisfied now but understand many other rural people have problems	Internet should be available to everyone. at a reasonable cost. Explorenet was not very satisfactory	The telus hub has been the first reasonable internet we have been able to get. I believe it operates off cel towers. It would be nice to see cel service available for everybody.
RES	Electoral Area F (Vanderhoof Rural)	Safety	Get rural service	There is a mountain called Bobtail Mountain. If a tower was out there it would service a large area and there is access to it. Out the Blackwater area and Bobtail Lake area there is no service and there have been incidents in that area before so if there could be at least cell service out there it would be good for safety reasons. The federal govt a few years ago had funds to help rural areas get service and to date this area has none.
RES	Electoral Area F (Vanderhoof Rural)	not really	work closely with the local providers	nope
RES	Electoral Area F (Vanderhoof Rural)	It would give me more access to all that is out there as far as learning courses crafts and hobbies communication and access for knowledge given over the Internet	Better towers that could reach farther areas in rural areas.. I live in an area marked dead space what can be done for me?	Right below towers on Sinkut mountain the Mapes school is one mile from Me and has extra towers and still doesn't allow me to access the Internet. Lots of family's here rely on a stick And still have very poor service. I feel the whole area here st Mapes Blackwater Sob Lake area
RES	Electoral Area F (Vanderhoof Rural)	Better connected to the world!	Pressure Telus to update phone line with fibre optic on Kenner RD	Dial up is unacceptable in this day and age.
RES	Electoral Area F (Vanderhoof Rural)	Faster speed would make my work slightly more efficient. Public wifi would allow me to work in town when needed.	It is cell service improvrmts mire than internet. Majority of folks use internet for 'fun' but phone communication is vital.	
RES	Electoral Area F (Vanderhoof Rural)	Cheaper would be better	Cover the dead spots on Hwy 16	No
RES	Vanderhoof	Allow for a home-based BUS and access to online courses and information	At the moment only 1 service provider can access our RES area. Having a choice would be wonderful.	
RES	Vanderhoof	Neither positively or negatively. I use the internet far too much already.	This is a leading question because there is an assumption that RDBN should be doing something. So, nothing.	
RES	Vanderhoof	Increased reliability and reduced monthly expenses would allow my customers to better access my services - which would allow for BUS expansion.	Advocate?	Thanks for looking in to this!

Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
RES	Vanderhoof	If we could get better internet, we would cancel satellite TV and stream instead	There are other options for better internet but they require view of Sinku Mtn. We need another tower to allow access to other service providers.	
RES	Vanderhoof	I would not have to waste so much time waiting for slow speeds, could access important information more easily	Make Telus or other big company high speed internet available throughout the district. We live in town limits and cannot access Telus internet and our Telus cell phone signal is very weak- again- we are in town limits!	Smaller towns should be a priority for increasing access to the global community through internet services that are fairly priced and reliable.
RES	Vanderhoof	my internet is fine	no idea	no
RES	Vanderhoof	Easier way of life	Get better towers or better avail providers	I'm switch from telus to evolve
RES	Vanderhoof		Not much... this is a national issue as internet companies have a monopoly.	
RES	Vanderhoof	Living alone in a small community, I rely on the internet to communicate with family and friends, provide background noise, fun, learning	Work with internet providers to understand the value of investing in the RDBN and remind them of the province's minimum speeds that need to be met	
RES	Vanderhoof	less time spent trying to get things done	improve access options	no
RES	Vanderhoof	it would be very helpful, if I could count on having the internet available when my family wants it	I think that a readily available, low cost, consistent internet is very important to keep up with education and personal BUS	
RES	Vanderhoof	Our student would be able to complete distance learning more consistently - our personal work lives would be enhanced greatly as we are responsible to take online training, host webinars etc. that we are not able to do from home any longer as the service is so shotty. Access with impressive speeds is paramount to be able to deliver the best leadership possible to our teams.	Improve companies access to build towers - advocate for internet companies to invest in our region to put the towers in and provide the services. Been told time and time again from Telus that they are prevented from upgrading to the fiberoptic lines that would increase speeds to my home - want advocacy at the regional and municipal level to ensure that these companies are able to upgrade, understand that there are paying customers here that want the services.	I would be a paying customer - I want these upgrades put at the top of the priority list for the work that the RDBN is undertaking. This is a daily service and a very vital one in order to keep professional people in this region. We are considering moving away from the area in order to access these services for ourselves and our BUS.
RES	Vanderhoof	More reliable service would be less frustrating	Make reliable internet services available from more sources, that would help bring costs down.	
RES	Vanderhoof	I wouldn't want to smash my computer when I'm trying to finish an assignment and send it in. Taking online courses are next to impossible on our current internet. It's also frustrating that only one person at a time can be using the internet. When we lived right downtown Vanderhoof, at least someone could use the Xbox for Netflix and use a laptop at the same time. It's like as soon as you cross the bridge, the speed and strength go down - but we're paying the same amount for what we had in town. I feel especially bad for people living further out of town. And another thing - is CNC in Vanderhoof offers next-to-no courses, so if you want to further your post-secondary you have to do so online - but how can you if your email won't even load? It's ridiculous. (Sorry for the rant, the quality of internet access in Vanderhoof and surrounding areas hits a huge nerve for me.)	Get with it and put in fibre optics like the rest of Southern BC. If you to be progressive, bite the bullet and cover the cost.	
RES	Vanderhoof*	Less time waiting.	Not sure.	No
BUS	Electoral Area F (Vanderhoof Rural)	Having better internet is draw for customers. Doctors often stay at the resort and need to be connected for work purposes.	Look into satellite internet services?	N/A
BUS	Electoral Area F (Vanderhoof Rural)	It would greatly help in uploading training mp4's which I use consistently for my BUS. As well as video conferencing would be much more consistent.	Work with the CRTC to ensure that all internet providers offer the same connectivity to rural areas as cities. Equal opportunities for all.	No
BUS	Electoral Area F (Vanderhoof Rural)	Increased efficiency in communications and data management	support more rural fibre optic. Much of the infrastructure is in place and could be provided to higher density rural pocket communities such as Cluculz Lake	While cellular and satellite service has improved significantly since 2012, more equity with urban coverage could be achieved with more hard wire.
BUS	Vanderhoof	Reduce overage charges with no cap. Equipment could run at top capacity.	No answer.	No other info

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Better Broadband for the RDBN

Survey Type	What area do you live?	How would better internet improve your quality of life?	In your opinion, what can the RDBN do to improve connectivity?	Do you have any additional information that you would like us to know about?
BUS	Vanderhoof	would use it more, trust it more	you can nothing, its not a municipal problem its a provincial/federal problem, until the infrastructure is in place and the crtc quits bowing down to the big corps we will never get decent internet at a decent price	no
BUS	Vanderhoof	Allow for more development programs	Encourage service providers to expand their regions	No
RES	Electoral Area G (Houston Rural)	I would be able to get internet service at home, through my cell phone provider, and not need to travel to town so much. I have heard that internet service in Topley is not very quick and very expensive.	Perhaps put up more internet or cell phone towers	My "internet provider" is Bell Mobility. I access the internet via my Cell phone. Sometimes, I go to 7-11 Convenience Store in Houston and access the internet there.
RES	Electoral Area G (Houston Rural)	My children are homeschooled so online course videos would work when they need to watch them. Often we just have to try again another day.	Another tower if possible, often we are told by Telus too many people are using the same tower. Faster internet would be nice if that is possible.	No
RES	Electoral Area G (Houston Rural)*	It would save me some money if we had cheaper options.	I don't really know.	No.
RES	Granisle	Reliability, less stress through better connectivity	Better equipment???? Priority service for this remote area	A large percentage of times during BUS hours, the service is unreliable, connectivity as well as speed are "dodgy"
RES	Granisle	Being able to work online while on holidays	Not sure how RDBN can improve connectivity	
RES	Granisle	its fine		
RES	Granisle	I guess we wouldn't get cranky when it isn't working	Is fine the way it is.	It good
RES	Granisle	Faster download speed.	Not sure	Nope
RES	Granisle	No complaints		
RES	Granisle			
RES	Granisle	better because while watching netflix a good internet would not stop the show i would be watching	i dont know i am not a service person	not really just that to expensive internet means that someone is putting money in there own pocket. less expensive internet mean more people will get it.
RES	Granisle	get results faster	higher speed fiber optic	
RES	Granisle	Stay connected with family	citizen engagement	Nothing to add - very happy with the current service/cost received in Granisle
RES	Granisle	better entertainment experience, reliability for work		
RES	Houston	Less frustration and better use of time.	Get fiber optics.	Figure out how to have consistent speed internet that can be relied upon.
RES	Houston	Better internet would save me money first and foremost while allowing me to download / upload my various research projects efficiently, and I would not lose connectivity while streaming movies, videos or music while keeping the quality of the video or movies intact which would save me much frustration.	As I am not an internet technician I can not answer this question but I would like to see Canada on par with other progressive countries around the world without driving me into bankruptcy to get decent internet service	I am an average person making average wage and yet I am having trouble keeping up with all my utility bills (I consider internet a utility not a luxury) Everytime I get a raise in pay it seems like my costs for utilities does too so there is no getting ahead or even breaking even. Winters in our area are especially long and expensive by the time winter rolls around I have just caught up for the previous winter which is something people down south do not need to consider.
RES	Houston	Less frustration, less time wasted	Lobby for better rural service	
RES	Houston	We wouldn't have to worry about downtime or being able to send or receive something that is time sensitive. Also, we wouldn't have to ration our usage because of stupid data caps.	Help City West service the two areas of Houston they are currently ignoring.	
BUS	Granisle	It's fine the way it is.		
BUS	Houston	Allow better and easier connectivity to other locations and BUSes.	Encourage service providers to increase speeds by investing in infrastructure and keeping costs as low as possible.	

Appendix C – Connected Communities BC Digital By Design Guide

Connected Communities BC: Digital by Design

'How to' Guide

What is a Connected Community?

A connected community applies a digital mindset to reimagine itself in today's interconnected world. Digitally empowered connected communities purposefully integrate technology into all aspects of community development to improve livability, workability and sustainability, while leverage existing resources in new ways to achieve greater economic, social and environmental outcomes.

What is the Connected Communities BC framework?

The Connected Communities BC framework describes five strong foundational elements that participating communities have identified as key to digital transformation: leadership & support, connectivity, sustainability, digital capability, and community wellbeing. A self-assessment tool, based on the framework, will support communities to establish a digital roadmap to guide their development and advancement. The self-assessment tool is in early development. BC communities are invited to participate in refining the tool as a made-in-BC, for BC approach to digital transformation.

Who benefits from the Connected Communities BC framework and self-assessment tool?

The Connected Communities BC framework is designed to support communities on their digital journeys. The framework is primarily for municipal staff and can also be used by digital champions in the business community, partner agencies and other organizations. Ideally, the framework and self-assessment is a collaborative exercise among local government, business and community organizations to gain a holistic understanding of the digital potential and needs of their community.

How is the framework and self-assessment tool used?

The self-assessment tool enables communities to assess their current state of digital maturity against a model specifically designed using input from BC communities. Communities are invited to undertake an assessment against each dimension (leadership & support, connectivity, sustainability, digital capability, and community wellbeing) using a set of clearly defined sub-dimension, to assess their relative level of digital maturity. This provides a community digital baseline and opens up discussion on strengths, gaps and areas of improvement.

The framework is useful for establishing a desired future state. It is important to recognize that the desired future state may be different for each community.

How can communities participate?

Interested communities can participate in refining the Connected Communities BC framework and self-assessment tool by contacting the Ministry of Citizens' Services, Connected Communities BC initiative:

Colleen McCormick, Director, Connected Communities BC: Colleen.McCormick@gov.bc.ca

Jerri Wilkins, Liaison, Connected Communities BC: Jerri.Wilkins@gov.bc.ca



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Regional District of Bulkley-Nechako Board of Directors November 29, 2018

To: Chair Thiessen and the Board of Directors
From: Nellie Davis, Manager of Regional Economic Development
Date: November 19, 2018
Regarding: 2019 Minerals Roundup Participation

The 2019 AME Roundup Conference will be held on January 28-31, 2019 at the Vancouver Convention Centre

The RDBN rented a booth at the Minerals Roundup Tradeshow in Vancouver from 2009-2016. The RDBN did not participate at Roundup in 2017 or 2018.

Over the years attending Roundup, there was a decrease in interest from municipal partners, attendance to the booth and mining activity in the region. As the RDBN decided to not renew the booth rental for 2017, we were placed on a waiting list for future years and may or may not be able to exhibit. The suggested deadline for booth rental has passed, and the likelihood of securing a booth rental for 2019 is low.

It may be possible to get as much benefit by having Staff attend the conference and tradeshow as an attendee rather than exhibitor. Individual meetings with the mining and exploration companies could still be arranged.

Staff are seeking direction from the Board on participating at the 2019 Minerals Roundup. Would the Board prefer that:

- a) an RDBN Staff member participate in the 2019 Minerals Roundup as an attendee
Approximate costs include:
 - \$700 Registration
 - \$1,500 Staff Travel
 - \$500 Staff Overtime
- b) that RDBN staff do not participate in the 2019 Minerals Roundup

Additionally, should the Board like staff to include *exhibiting* at the 2020 Minerals Roundup in the Work Plan for 2019, staff will require direction prior to the 2019 Budget approval.

Approximate costs are for two staff members and include:

- \$2,625 Booth rental (2 days)
- \$300 AMEBC Membership
- \$500 Booth materials
- \$3,000 Staff Travel
- \$750 Staff Overtime

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RECOMMENDATION:

(All/Directors/Majority)

Direction:

- 1) 2019 attendance at Minerals Roundup.
- 2) 2020 participation as an exhibitor at Minerals Roundup



**Regional District of Bulkley-Nechako
Board of Directors
November 29, 2018**

To: Chair Thiessen and the Board of Directors
 From: Nellie Davis, Regional Economic Development Coordinator
 Date: November 19, 2018
 Regarding: Economic Development for Local Leaders

Regional Economic Development Staff are training in the field through the BC Economic Development Association (BCEDA). In addition to staff training, the BCEDA offers valuable training for local leaders.

As the 2019 Regional Economic Development Work Plan will involve collaboration on setting priorities and developing a new Economic Development Plan for the region, staff feels that Economic Development training (offered in the community by BCEDA) for both Staff and Directors would be highly beneficial.

Staff recommends two, full-day modules:

1 – Economic Development for Local Leaders

To be successful in today's competitive economic development community, leaders need and want to understand the different aspects of economic development.

Since 2011, BCEDA has delivered more than 75 full day Economic Development for Local Leaders workshops to more than 1,500 local leaders in communities throughout North America, making these workshops one of the most delivered in North America.

The workshops, designed for local and regional governments and Indigenous communities, aim to assist communities to expand their capacity, knowledge and skill sets to ensure economic sustainability and future growth. These workshops are fully customizable. However, typical content includes:

- An introduction to the field of economic development and the different structures,
- Strategic Planning,
- Essential tools,
- Business Retention,
- Business Attraction and Investment Readiness,
- Small Business and Entrepreneurship,
- Workforce Development; and more.

You will hear of successful initiatives in each category that have been done globally to show you how risk and imagination is all an important part of economic development.

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2- Making Resilience and Recovery the New Norm

Disasters happen. It does not matter if it is a flood, fire, closure of your major employer or something else that negatively impacts your economy unexpectedly.

These disasters seem to be happening more frequently. Is your community prepared to ensure you have a resilient community if a disaster happens? BCEDA, as a leader in economic recovery in Canada, is now delivering workshops Resilience and Recovery workshops. We offer a full day condensed but comprehensive session that will get you well on your way to developing a plan.

Staff recommends training be planned for 2019. Training can be made available to local leaders and staff from all member municipalities. The costs to offer the workshops are:

Economic Development for Local Leaders Workshop	\$2,500
Resilience and Recovery Workshop	\$2,500
Travel and Accommodation for BCEDA presenters	\$1,500
Total	\$6,500

RECOMMENDATION:	(All/Directors/Majority)
Direction.	



Regional District of Bulkley-Nechako Memo

TO: Chair Thiessen and Board of Directors

FROM: Cheryl Anderson, Manager of Administrative Services

DATE: November 19, 2018

SUBJECT: Local Government Leadership Academy – 2019 Elected Officials Seminar
- January 30-February 1, 2019
- Prince George, B.C.

Members of the Fort Fraser Local Community Commission have expressed an interest in attending the Local Government Leadership Academy's 2019 Elected Officials Seminar on January 30 to February 1, 2019 in Prince George, B.C. There is money available in the budget for the Commissioners to attend.

At this time, formal authorization is being requested for attendance at the seminar for those Fort Fraser Local Community Commissioners wishing to attend.

RECOMMENDATION

(ALL/DIRECTORS/MAJORITY)

"That the Board of the Regional District of Bulkley-Nechako authorize attendance of Fort Fraser Local Community Commissioners at the LGLA 2019 Elected Officials Seminar from January 30 to February 1, 2019 in Prince George, B.C."



REGIONAL DISTRICT OF BULKLEY-NECHAKO

MEMORANDUM

TO: Chair Thiessen and Board of Directors

**FROM: Wendy Wainwright
Executive Assistant**

DATE: November 20, 2018

SUBJECT: Grant in Aid Applications

The following grant in aid applications have been received:

- Fort St. James Secondary School – Electoral Area “C”
 - Senior Girls Volleyball team (\$1,000)
- B.C. Emergency Health Services Fraser Lake – Electoral Area “D”
 - Emergency Services Appreciation Banquet (\$500)
- Nechako View Seniors Home Society – Electoral Area “F”
 - Support for construction of Mardel Subdivision – Seniors Housing Project (\$10,000)

RECOMMENDATION

(all/directors/majority)

1. That the Fort St. James Secondary School Senior Girls Volleyball Team be given \$1,000 grant in aid monies from Electoral Area “C” (Fort St. James Rural) for costs associated with attending Provincials in Nanaimo, B.C.
2. That BC Emergency Health Services – Fraser Lake be given \$500 from Electoral Area “D” (Fraser Lake Rural) for costs associated with an Emergency Services Appreciation Banquet.
3. That the Nechako View Seniors Home Society be given \$10,000 grant in aid monies from Electoral Area “F” (Vanderhoof Rural) to support construction of Mardel Subdivision – Seniors Housing Project.

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Cheryl Anderson

From: Regional District of Bulkley-Nechako <inquiries@rdbn.bc.ca>
Sent: November 18, 2018 9:04 PM
To: Cheryl Anderson
Subject: New submission from "Grant in Aid Application!"
Attachments: 5bf2444cf3261-Grant Budget 2018.docx



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

APPLICATION SUBMITTED BY:

FSJSS Volleyball Team

Mailing Address:
Box 1524 Fort St. James, V0J 1P0

Email: isabelwillick@gmail.com
Contact Person: 2509961501

APPLICATION SUMMARY

Project or purpose for which you require assistance:

Trying to minimize the cost for the Sr. Girls Volleyball team to attend Provincials in Nanaimo, BC

Amount Requested: 1000.00

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.

No

(signature of authorized signatory) (title)

Signature of Electoral Area Director
Amount Approved: _____
Date: _____

APPLICATION PROFILE

Is your organization voluntary and non-profit?: Yes

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?

Providing a safe, structured and competitive environment for the girls in our community to play volleyball.

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

Fort St. James District, Regional District, Nak'azdli, Tl'azt'en & Yekooche

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

N/A

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

We have 12 Athletes, 2 Coaches. I've been coaching for 28 years.

PROJECT PROPOSAL PROFILE

RDBN Assistance Requested:

special event

Other Assistance Requested:

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:

Senior Girls Volleyball Championships in Nanaimo, BC

Describe how this proposal will benefit the community:

It will expose the Athletes to a higher standard of competition. Thus building their life skills as they will experience structured success and failure. This will be the first time in 12 years that we have qualified a team for provincials. This will foster a sense of pride in our school and in our Athletes. Travelling outside of our district boundaries will give our future female leaders the confidence to explore different communities.

FUNDING AND FINANCIAL INFORMATION

files Submitted:

5bf2444cf3261-Grant Budget 2018.docx

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

Yes

If not, please comment.:

Name of Grant or Funding Agency1:

District of Fort St. James

Amount Applied for 1:

\$1000.00

Status of Grant Application1:

Pending

Name of Grant or Funding Agency2:

Nak'azdli

Amount Applied for2:

1000.00

Status of Grant Application2:

Pending

Name of Grant or Funding Agency3:

FSJSS PAC

Amount Applied for3:

\$1000.00

Status of Grant Application3:

Pending

Name of Grant or Funding Agency4:

Amount Applied for4:

Status of Grant Application4:

Have you received assistance before from us.

No

Year, Amount and Purpose for assistance

Year, Amount and Purpose for assistance

Does your organization:

Offer direct financial assistance to individuals or families?:

Duplicate services that fall within the mandate of either:

a senior government or a local service agency?:

Provide an opportunity for individuals to make direct contributions?:

OR, is your organization: Part of a provincial or national fund raising

Yes

campaign?:

Total cost of project/proposal	\$9178.16
Grants/funding from other sources	Projected \$1000 District FSJ Projected \$1000 Nak'azdli Band Projected \$1000 PAC FSJSS
Funding contributed by applicant through funding raising activities or other sources of revenue; -	\$100 x 12 athletes = \$1,200 Movie night= Unknown Businesses in town= \$ Unknown
Total expenses for the fiscal year, including any monies and/or benefits paid to members or officers.	<p>Attended 6 Tournaments</p> <p>Individual Athlete cost: Hotel: 6x\$26 = \$156.00 Food: \$50x6 = <u>\$300.00</u> Total: \$456.00</p> <p>Tournament entry fees: 6x \$250 = \$1500.00 Coach & Bus Driver Hotel: 6x \$104 = \$624.00 6x \$104 = <u>\$624.00</u> Total \$2748.00</p> <p>Provincials Hotel: \$3024.16 Food: \$1764.00 Banquette: \$325.00 Transportation: \$3000.00 Entry Fee: \$450.00 T-shirt Cost: \$540.00 Prizes: <u>\$ 75.00</u> Total: \$9178.16</p>
Total Cost for fiscal year	Total: \$12,382.16

Cheryl Anderson

From: Regional District of Bulkley-Nechako <inquiries@rdbn.bc.ca>
Sent: October 11, 2018 12:12 PM
To: Cheryl Anderson
Subject: New submission from "Grant in Aid Application"



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

APPLICATION SUBMITTED BY:

BCEHS Fraser Lake

Mailing Address:
Box 596

Email:
Contact Person:

cgharder@telus.net
2506991234

APPLICATION SUMMARY

Project or purpose for which you require assistance:
Emergency Services Appreciation Banquet

Amount Requested: 1500

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.

Yes

(signature of authorized signatory) (title) _____
Signature of Electoral Area Director

Amount Approved: _____
Date: _____

APPLICATION PROFILE

Is your organization voluntary and non-profit?: No

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?

Fraser Lake paramedics, medical clinic staff, RCMP, Volunteer Firefighters, as well as the Fort Fraser Volunteer Firefighters provide all the emergency services to our communities

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

The area we serve is from Willowvale Road to the East and Priestly Hill to the West. It is not unusual to go beyond our own boundaries if needed.

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

Fraser Lake paramedics, medical clinic staff, and RCMP are all paid staff, of whom many also do volunteer work. Both the Fire Depts are all volunteer with the exception of the Fraser Lake Fire Chief.

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

Between all the services we have approx 60 members. The services have also been in operation for at least 30 years.

PROJECT PROPOSAL PROFILE

RDBN Assistance Requested:

special event

Other Assistance Requested:

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 of your request here. Attach additional information if required:

We would like to have an appreciation Dinner for all of the Emergency Services and their spouses. These are jobs that usually see people at their worst and at their worst times. They tend to take it home to their families and it affects most areas of their lives. We want to help them celebrate who they are, with people who have been there and understand.

Describe how this proposal will benefit the community:

A healthy Emergency Services benefits the community by helping them be able to cope in a healthy way so they can be at their best to be there in times of emergency. It also helps to draw others to the different services. We are at a crisis level with some of our services with personel.

FUNDING AND FINANCIAL INFORMATION

files Submitted:

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

No

If not, please comment.:

We are limited on places to apply for funding as we are not a non-profit organization.

Name of Grant or Funding Agency1:

Amount Applied for 1:

Status of Grant Application1:

Name of Grant or Funding Agency2:

Amount Applied for2:

Status of Grant Application2:

Name of Grant or Funding Agency3:

Amount Applied for3:

Status of Grant Application3:

Name of Grant or Funding Agency4:

Amount Applied for4:

Status of Grant Application4:

Have you received assistance before from us.

No

Year, Amount and Purpose for assistance

Year, Amount and Purpose for assistance

Does your organization:

Offer direct financial assistance to individuals or families?:

Duplicate services that fall within the mandate of either:

a senior government or a local service agency?:

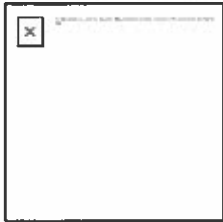
Provide an opportunity for individuals to make direct contributions?: **Yes**

OR, is your organization: Part of a provincial or national fund raising **Yes**

campaign?:

Cheryl Anderson

From: Regional District of Bulkley-Nechako <inquiries@rdbn.bc.ca>
Sent: November 13, 2018 11:41 AM
To: Cheryl Anderson
Subject: New submission from "Grant in Aid Application"
Attachments: 5beb28c1954e0-Updated Budget nov.18.docx



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

APPLICATION SUBMITTED BY:

Nechako View Seniors Home Society

Mailing Address:
241 Northside Road, Vanderhoof, BC V0J 3A0

Email:

cas@hwy16.com
Dave Flegal, President 250-567-2297; Bob Barclay, Director 250-567-2725

Contact Person:

APPLICATION SUMMARY

Project or purpose for which you require assistance:

Support for construction of Mardel Subdivision

Amount Requested:

\$10,000.00

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.

Yes

(signature of authorized signatory) (title)

Signature of Electoral Area Director

Amount Approved: _____
Date: _____

APPLICATION PROFILE

Is your organization voluntary and non-profit?:

Yes

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?

Seniors housing. This project will facilitate the creation of new affordable senior housing units and will be centrally located in downtown Vanderhoof. No other providers of independent living for seniors.

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

Primarily Vanderhoof, however, not restricted to Vanderhoof residents. Serves the greater Vanderhoof area and surrounding towns.

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.:

Organization began in 1959; incorporated in 1999.

PROJECT PROPOSAL PROFILE

RDBN Assistance Requested:

capital project and/or equipment

Other Assistance Requested:

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:

Contribution to building costs of new seniors housing complex in Vanderhoof.

Describe how this proposal will benefit the community:

Seniors in our communities often fall into the gap between rural, remote living, and assisted living. This development will provide independent living for seniors enabling them to remain in their home town. Currently there are waitlists for such housing in Vanderhoof.

FUNDING AND FINANCIAL INFORMATION

files Submitted:

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

Yes

If not, please comment.:

Name of Grant or Funding Agency1:

Amount Applied for 1:

Status of Grant Application1:

*Nechako Kitamaat
Development Fund
\$40,000
Approved*

Name of Grant or Funding Agency2:

Amount Applied for2:

Status of Grant Application2:

*Nechako Kitamaat
Development Fund
\$40,000
Pending*

Name of Grant or Funding Agency3:

Amount Applied for3:

Status of Grant Application3:

*Canada Mortgage & Housing
\$15,000
Approved*

Name of Grant or Funding Agency4:

Amount Applied for4:

Status of Grant Application4:

*Four Rivers Co-op
\$10,000
Approved*

Have you received assistance before from us.

Year, Amount and Purpose for assistance

Year, Amount and Purpose for assistance

No

Does your organization:

Offer direct financial assistance to individuals or families?:

Duplicate services that fall within the mandate of either:

a senior government or a local service agency?:

Provide an opportunity for individuals to make direct contributions?:

OR, is your organization: Part of a provincial or national fund raising
campaign?:

November 14, 2018

Nechako View Senior Citizens Home Society Phase 1 & 2 Budget

2824 Burrard Ave

Land purchase –	107,000.00	Complete
Lot clearing –	15,000.00	Complete
Blueprints c/w site elevations –	21,114.00	Complete
Site office –	4,000.00	
First aid lab & material –	4,000.00	
Communications –	1,000.00	
Telephone –	1,500.00	
Printing –	600.00	
Office supplies –	500.00	
Photographs –	300.00	
Construction insurance –	10,000.00	
Temp electrical –	2,000.00	
Temp washroom –	1,000.00	
Temp heat –	1,200.00	
Temp hoarding –	1,500.00	
Site layout –	1,000.00	
Setup & temp fencing –	2,500.00	
Site vehicle –	1,500.00	
Site cleanup –	1,500.00	
Site transport –	1,500.00	

Tool purchase –	1,200.00
Def clean –	2,000.00
Final clean –	1,500.00
Rentals –	1,000.00
Travel –	1,000.00
Freight/cartage –	6,000.00
Safety officer –	1,000.00
Warranty period –	2,000.00
Garbage/tipping fees –	5,000.00
Building permit \$6.00/\$1000.00 –	5,000.00
Curb gutter & sidewalk –	14,700.00
Permanent chain link 5ft fencing –	14,700.00

Subtotal –	233,814.00
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Water sewer & sewer drains for 14 units –	141,636.00
DOV connection fee –	12,000.00
Hydro connection permanent –	4,713.00
Utility room base & meters –	25,000.00
Excavation for phase 1 & 2 –	12,000.00
Concrete ph1 & 2-	30,400.00
Materials ph1 & 2 –	322,000.00

Labour ph1 & 2 –	280,000.00
Plumbing ph1& 2 –	58,000.00
Electrical ph1 & 2 –	54,600.00
Backfill c/w compaction ph1 & 2 –	9,300.00
Sidewalk ph1 & 2 –	10,000.00
Landscaping –	9,000.00
Construction fee –	15,000.00
Site supervisor –	30,000.00
Geotech fee –	2,000.00
Contingency –	30,000.00

Subtotal – 1,045,649.00

Parking lot & driveway preparation – 4,000.00

Subtotal – 4,000.00

Project total phase 1 & 2 before tax – 1,051,649.00

GST – 52,590.00

PST – 73,605.00

Total c/w tax – 1,177,844.00

Mardel Phase 1 & 2 Funding Money

CMHC –	15,000.00	Confirmed
NKDF –	40,000.00	Confirmed
Four Rivers Co-op –	10,000.00	Confirmed
Northern Real Estate –	1,600.00	Confirmed
Nechako View Senior Citizens Home Society –	107,000.00	Confirmed
Timber & Stumps from lot –	5,000.00	Confirmed
Estate donation –	200,000.00	Confirmed
	<hr/>	
Total –	378,600.00	Confirmed

Applications for funding yet to be processed

NKDF phase 1 -	40,000.00
NKDF phase 2 –	40,000.00
District of Vanderhoof –	174,991.00
Regional District –	17,000.00
B C Housing –	20,000.00
CMHC –	50,000.00
Others –	20,000.00
	<hr/>
Total –	361,991.00

Mardel Division Costs and Projected Donations

Phase 1 & 2

Project cost –	1,177,844.00
Current Donations –	378,600.00
Projected Donations –	361,991.00
	<hr/>
Total –	437,258.00

Mardel Projected Income per month upon Phase 1 & 2 completion

4 Single bedroom units c/w study –	4x850.00 = 3400.00
2 Single bedroom units –	2x750.00 = 1500.00
	<hr/>
	4,900.00

Bills to be paid at new location

Insurance –	160.00
Water –	300.00
Sewer –	350.00
Telephone & Internet –	30.00
Garbage removal –	90.00
Snow removal –	130.00
Maintenance –	500.00
Taxes –	500.00
Hydro –	125.00
	<hr/>
Total –	2185.00
	<hr/>



Regional District of Bulkley-Nechako Board of Directors November 29, 2018

To: Chair Thiessen and the Board of Directors
 From: Nellie Davis, Regional Economic Development Coordinator
 Date: November 19, 2018
 Regarding: Investing in Canada Infrastructure Program – Rural and Northern Communities
 RDBN Connectivity Project

Following the recommendations of the Connectivity Study, RDBN Staff are considering an application to the Investing in Canada Infrastructure Program – Rural and Northern Communities Stream (ICIP RNC) for funding for a Connectivity in the RDBN project. The ICIP RNC Stream is a \$95M Federal/Provincial cost sharing program that offers up to a 90% contribution for Local Government Applications (up to 50% Federal and up to 40% Provincial). Improved Broadband Connectivity is a core outcome of the RNC program.

An RDBN Board resolution will be required in order to submit the application, and to enter into a contract with the Federal and Provincial governments, should the funding be approved. If required, the resolutions will be requested at the December 13 Board meeting.

Staff requests that, should the Board wish to pursue an application to the RNC Stream of the ICIP Program, that project scope and budget for the program be determined prior to the December 13th Board meeting.

Funding Organization	Amount
Regional District of Bulkley Nechako	10%
Province of BC	40%
Government of Canada	50%
Total	100%

Recommendation:	(All/Directors/Majority)
------------------------	---------------------------------

1) That the Regional District of Bulkley-Nechako Board of Directors direct staff to allocate staff time to preparing an application for grant funding for Connectivity in the RDBN through the ICIP – Rural and Northern Communities Program,

And, should the RDBN Board of Directors approve recommendation 1:

2) That the RDBN Board of Directors commit to providing direction for project scope and budget prior to December 13, 2018.



Regional District of Bulkley-Nechako Memo Board Agenda – November 29, 2018

To: Chair and Board of Directors
From: John Illes, Chief Financial Officer
Date: November 16, 2018
Re: Regional District Grant in Aid

Currently each electoral area has a grant in aid account each year. The funds for this account are collected (taxed) from the property owners within that electoral area.

This memo proposes to create an additional grant in aid program for the entire Regional District. This grant in aid program managed by the full Board and the funds would be available to organizations or events that are beneficial to the entire Regional District area. Some examples would be the sponsoring of events like Minerals North, NCLGA and other local government events if they were to happen within the Regional District. Similarly, this program could sponsor events like the Business Forum providing the host community with starting capital (currently a grant is provided for this forum, but it is taxed for under the Economic Development program).

As uptake for this type of grant in aid is unknown, the proposal is to set the annual grant budget relatively low at an amount at ½ cent per \$1000 of assessments (\$1.25 per household valued at \$250,000) and this would create an annual budget of just over \$28,500.

I would be pleased to answer any questions.

Recommendation:

(All/Directors/Majority)

“That the Board of the Regional District of Bulkley-Nechako receive the Chief Financial Officer’s memo dated November 16,2018 titled ‘Regional District Grant in Aid’” and that

“The Board direct staff to include a Regional District Grant in Aid program in the 2019 budget at a tax rate of ½ cent per \$1000 of assessments.”



Regional District of Bulkley-Nechako Memo Board Agenda – November 29, 2018

To: Chair and Board of Directors
From: John Illes, Chief Financial Officer
Date: November 16, 2018
Re: Bulkley Valley Pool Advisory Committee

Bylaw 1828 forms an advisory committee to review the operations and make recommendations on capital improvements for the pool. The advisory committee is to be made up of two individuals from the Town of Smithers, one from the Village of Telkwa, one from the Bulkley Valley Aquatic Centre Management Society and the Electoral Area 'A' director from the Regional District.

The Town of Smithers, Village of Telkwa and the Bulkley Valley Aquatic Centre Management Society have made recommendations for their representatives.

Village of Telkwa: Matthew Monkman with an alternate Leroy Dekens

Town of Smithers: Greg Brown, Taylor Bachrach with alternates Casda Thomas and Lorne Benson.

The Aquatic Society: Roger Ristsema

The Regional District Electoral Area 'A' Director: Mark Fisher

I would be pleased to answer any questions.

Recommendation: (All/Directors/Majority)

"That the Board of the Regional District of Bulkley-Nechako receive the Chief Financial Officer's memo dated November 16, 2018 titled 'Bulkley Valley Pool Advisory Committee'" and that

"The Board approve the appointment of Matthew Monkman, Greg Brown, Taylor Bachrach, Roger Ristsema and Mark Fisher to the Advisory Committee for the Bulkley Valley Regional Pool." and further that

"The Board approve the appointment of Leroy Dekens, Casda Thomas, and Lorne Benson as alternative Advisory Committee members"



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
2019
APPOINTMENTS**

**Chairperson: Gerry Thiessen
Vice-Chairperson: Mark Parker**

EXECUTIVE COMMITTEE

**Chair Taylor Bachrach
Vice-Chairperson Mark Parker**

**Directors Mark Fisher
 Michael Riis-Christianson
 Shane Brienen
 Tom Greenaway
 Gerry Thiessen (ex-officio)**

AGRICULTURE COMMITTEE

Chair Mark Parker

FORESTRY COMMITTEE (Committee of the Whole)

Chair Brad Layton

WASTE MANAGEMENT COMMITTEE (Committee of the Whole)

Chair Mark Fisher

RURAL DIRECTORS COMMITTEE

Chair Rob Newell

TRANSIT COMMITTEE

Chair Tom Greenaway

NORTHERN BC TOURISM ASSOCIATION

Rob Newell

YELLOWHEAD HIGHWAY ASSOCIATION

Jerry Petersen
Alternate Sarrah Storey

MUNICIPAL FINANCE AUTHORITY

Gerry Thiessen
Mark Parker

FEDERATION OF CANADIAN MUNICIPALITIES

(FCM Conference – June 1 – 4; Ottawa, Ontario)
Chair plus one Director

MUNICIPAL INSURANCE ASSOCIATION

Michael Riis-Christianson
Tom Greenaway

FRASER BASIN COUNCIL

Tom Greenaway

NECHAKO WATERSHED ROUNDTABLE

Tom Greenaway

PRINCE GEORGE TREATY ADVISORY COMMITTEE

Tom Greenaway

BULKLEY VALLEY REGIONAL POOL

Brad Layton (or designate from Council)
Taylor Bachrach (or designate from Council)
Mark Fisher

NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION

(presently Shane Brien) - Nomination by the RDBN Board

PARCEL TAX ROLL REVIEW PANEL (5)

Clint Lambert
Tom Greenaway
Jerry Petersen
Mark Parker
Mark Fisher
Gerry Thiessen (ex-officio member)

NORTHERN DEVELOPMENT INITIATIVE

Prince George RAC- Mark Parker
Jerry Petersen, Alternate

Northwest RAC – Mark Fisher
Rob Newell, Alternate

NORTHWEST BC RESOURCE BENEFITS ALLIANCE

Shane Brien
Alternate Mark Fisher



REGIONAL DISTRICT OF BULKLEY-NECHAKO

MEMORANDUM

TO: Chairperson Thiessen and Board of Directors

**FROM: Wendy Wainwright
Executive Assistant**

DATE: November 21, 2018

SUBJECT: *The Regional News* – Fall/Winter 2018

Attached is a draft copy of the RDBN's electronic version of *The Regional News* – Fall/Winter 2018 Edition.

At this time, we would ask that you provide instructions to staff as to any changes or additions you would like to see included in the draft and proceed to ratify the same.

Recommendation: (All/Directors/Majority)

“That the Regional Board ratify the Fall/Winter 2018 edition of “*The Regional News*”.”

The Regional News

2018 Meeting Dates:

Board Meeting:

- December 13th

Committee Meeting:

- December 13th

Questions & Comments:

37 3rd Avenue
Burns Lake, B.C.

Mail: P.O. Box 820
Burns Lake, B.C.
VOJ 1E0

Phone:
250-692-3195

Toll Free:
1-800-320-3339

Fax: 250-692-3305

Email: inquiries@rdbn.bc.ca

Websites:
www.rdbn.bc.ca

opportunities.rdbn.bc.ca

www.visitbulkleynechako.com

NEWLY ELECTED RDBN BOARD OF DIRECTORS



From left to right: Dolores Funk, Mark Parker, Gerry Thiessen, Brad Layton, Michael Riis-Christianson, Clint Lambert, Mark Fisher, Judge Doulis, RCMP Corporal Willcocks, Taylor Bachrach, Shane Brienen, Sarrah Storey, Tom Greenaway, Linda McGuire, Jerry Petersen and Beverley Playfair. Missing: Rob Newell.

The Regional District of Bulkley-Nechako Office will be closed Tuesday, December 25th to Monday, December 31st, 2018 and Tuesday, January 1st, 2019

New Hospital for Fort St. James

It's the news people in the Fort St. James area have been waiting for

The provincial government announced the Stuart Lake Hospital replacement project has been given the green light, with government approval of the concept plan.

Discussions regarding the replacement have been ongoing for the past decade. In 2015, Northern Health submitted a concept plan to the Ministry of Health. Northern Health then

(Cont'd on Page 2)

"A WORLD OF OPPORTUNITIES
WITHIN OUR REGION"

2018 FORT FRASER LOCAL COMMISSION



(left) Director Mark Parker, Electoral Area "D" (Fraser Lake Rural) and the "2018 Fort Fraser Local Commissioners" (from Left to right) Steve Cochran, Colleen DeLong, Linda Cochran and Don Webster

GAS TAX FUNDS



Director Petersen, Electoral Area "F" (Vanderhoof Rural) has contributed up to \$100,000 in Area 'F' Gas Tax Funds for this Vanderhoof Recreation Field project.

New Hospital for Fort St. James

(cont'd from page 1)

submitted a revised concept plan to the government last summer, which was approved October, 2018. The project now moves to the business plan phase.



The current hospital opened in 1972 and according to the

Province, is outdated in terms of space, functionality and technology. The hospital has 12 beds and offers emergency, acute and complex care, residential care, lab and X-ray services and mental health and addictions counselling.

The business plan phase finalizes the scope and budget of the project and is expected to take 12-18 months.

Once the business plan is approved, the project will proceed to the procurement and construction phase.



During a Winter Storm

During winter storm and blizzard conditions, the following tips will help keep your family safe:



- Stay Indoors if possible.
- Select a location where heat can best be conserved, such as the side of the house that receives the most sunlight and is away from cold winds.
- Avoid heat loss by closing off unneeded rooms and stuffing towels or rags in cracks underneath doors to conserve heat.
- Cover the windows at night.
- Keep your water running at a trickle to prevent your pipes from freezing.
- Keep kitchen and bathroom cabinet doors open to allow warmer air to circulate around plumbing.
- Wear layers of loose-fitting, light weight and warm clothing.
- Eat and drink to prevent dehydration.
- If caught in a blizzard, seek shelter and wait out the storm.
- Avoid overexertion when shoveling snow.



How can the agricultural sector Adapt to climate change?

variable weather and changing shoulder seasons · insect, weed and pest pressure
extreme weather events · drier conditions and drought · wildfires and flooding

Workshop

Agricultural producers are invited to join us in Part 2 of a workshop series to develop the **Bulkley-Nechako and Fraser Fort George Regional Adaptation Strategies:**

- * develop an action strategy for addressing climate impacts
- * share your knowledge and experience
- * build on the results of workshop #1 (held in November)

Up to \$300,000 in seed funding will support collaborative local agricultural adaptation projects following completion of the Strategies

photo by Flickr member: jasperdo

Choose one workshop

Sign-in begins at 9:00am (pre registration required).
Morning coffee, baked goods and lunch provided.

**Regional District FFG
Prince George**
Tuesday, February 5, 2019
9:30am - 2:30pm

**Round Lake Hall
Telkwa**
Thursday, February 7, 2019
9:30am - 2:30pm

PLEASE RSVP or contact us with any questions: Samantha@BCAgricultureAction.ca or call (778) 676-7657



RDBN Emergency Preparedness Livestock Emergency Planning

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**2019 Workshops
January – March
Throughout the RDBN!**



**2.5 Hour Workshop for
Large and Small Farms**

Goals:

- Firesmart Your Farm**
- Plan for Emergency Shelter – In Place or Relocation**
- How to be PREPARED!**



Testimonial from 2018 Attendee:

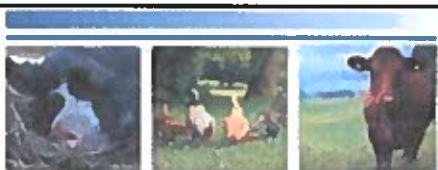
I found the Emergency Planning for Small Farms workshop extremely helpful in preparing for the wildfire season. After taking the workshop we fireproofed around our property, completed an emergency plan, and when we decided to evacuate, we were ready and out the door with animals in 15 minutes. The information Debbie shared was very useful to me in supporting local farmers and producers needing to relocate animals and prepare to evacuate. This workshop is well worth a couple of hours of your time - information you will use over and over again!

**How to get a workshop to your
community?**

**Contact Debbie Evans, P. Ag.
RDBN Agriculture Coordinator**

250-692-3195

debbie.evans@rdbn.bc.ca



**Emergency
Commercial Livestock
Relocation Guide**

Solid Waste Management Plan

The RDBN, together with the Regional Solid Waste Advisory Committee and our team of consultants, has completed the review and update on the Solid Waste



Management Plan (SWMP). The plan includes strategies for managing and reducing

waste in our region over the next 10 years, such as a "Love Food, Hate Waste" style campaign that has been done already in other parts of the country. Another strategy would be to expand access to recycling for residents. We would also like to see more organics diverted from the waste stream. Education and promotion of ways to divert waste are a high priority as well. Currently, the average resident generates about 600 kg of waste per year. Ideally, we'd like to bring that down to about 500 kg per year, closer to the 472 kg/year target that the province has set. The SWMP was approved by the board of directors on September 6, 2018 and is supported by our member municipalities and local first nations as well. We are now waiting on

approval from the Ministry of Environment and Climate Change Strategy. The Environmental Services Department will be moving forward with year one plans through the budget process for 2019. If you would be interested in seeing the plan, it can be found on our website

http://www.rdbn.bc.ca/images/pdf/EnvServices/RDBN_SWMP_Update_IFU2_002.pdf.



WASTE WATCHERS

Recycling Centres

The recycling depots at the Vanderhoof Transfer Station and the Smithers/Telkwa Transfer Station have been in operation through the summer and into the fall. Phase 2 at both sites has begun construction, providing an office for staff and a pole shed to store materials under. Along with installing lighting that will be much needed during the darker winter months.

Both depots continue to accept all materials in Recycle BC's

residential packaging and printed paper recycling program, including non-deposit glass bottles and jars, plastic bags and plastic foam packaging, along with curbside recycling materials such as newsprint, cardboard, metal containers, plastic containers, spiral wound cans and paper packaging that held liquid when sold, such as coffee cups and soup cartons.



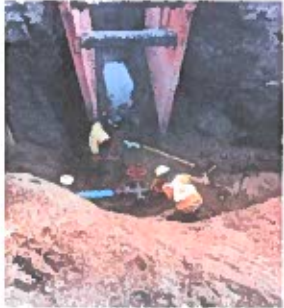
RECYCLEBC™



Recycle BC is a non-profit organization responsible for residential packaging and printed paper recycling throughout British Columbia. Recycle BC ensures packaging and printed paper is collected from households and recycling depots, sorted and recycled responsibly. The Recycle BC program is funded by over 1,200 businesses, like retailers, manufacturers and restaurants, that supply packaging and printed paper to BC residents, to shift recycling costs away from homeowners. Please see our website for a link to Recycle BC and their list of accepted materials. <http://www.rdbn.bc.ca/environmentalservices>



Installation of Cross at 5th Ave & Royal Street



6th Ave at Corporation Street

Fort Fraser's Community Water Project

It was a busy construction season for Fort Fraser this year. Construction began on the

community water distribution project at the end of May and will be done by the end of November. Final restoration and clean up work will be finished in early summer of 2019. Without the support of the Clean Water/Wastewater Fund, this project would not have been possible.

<p>Clean, reliable drinking water</p> <p>Fort Fraser Infrastructure Improvements</p> <p>\$3.73M</p> <p>Spring 2018 - Spring 2019</p>	<p>Eau potable propre et fiable</p> <p>Amélioration d'infrastructures à Fort Fraser</p> <p>3,73 M\$</p> <p>Printemps 2018 - Printemps 2019</p>
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Canada BRITISH COLUMBIA

Clearview Landfill

Leachate mitigation project was completed at Clearview Landfill, located between Vanderhoof and Fort St. James on Highway 27. You may ask, "What is leachate?" Leachate is the liquid that drains or 'leaches' from a landfill. It varies widely in composition depending on the age of the landfill and the type of waste that it contains. It usually contains both dissolved and suspended material. The mitigation project included a clay cap, covering with a layer of top soil and seeding to control erosion for subcells 1 & 2 of phase 1. In the past, with contracted services, the landfill was not managed to prevent breakouts. The



Regional District has been operating the landfill since late 2016 and has been working together with landfill consultants to establish a mitigation plan.



New Haul Trucks



and wood waste hauling. These two Western Stars were purchased through PG Truck and will be serviced by Nadina Truck in Houston. They are out on the highway, servicing the western portion of our region, which includes the Smithers/Telkwa, Granisle, Burns Lake



The Environmental Services Department was pleased to purchase new haul trucks for our western garbage

Transfer Stations and the Knockholt Landfill.

Fort St. James Recycling Systems Review



Nak'azdli Bottle Depot

The Regional District of Bulkley-Nechako engaged Carey McIver and Associates Ltd. in the summer/fall of 2018, to assist in the

review and provide restructuring options for recycling services in and around Fort St. James. Currently, the Nak'azdli Development Corporation is

responsible for the curbside pick up of recyclables and the recycling depot on Necoslie Road. The bottle depot is privately owned and the District of Fort St. James deals with Institutional, Commercial and Industrial (I.C.I.)



Integris Building.

mixed paper and cardboard at the Integris Building. With this study, all parties are working towards an operation plan that can improve the amount of recycling that is collected and streamline the process.



Fort St. James Bottle Depot

Fort Fraser Water System groundbreaking (Left to right) The Fort Fraser Commissioners, Don Webster, Steve Cochran, Linda Cochran Colleen DeLong, MLA John Rustad's Constituency Assistant, Nadine Frenkel and Electoral Area "D" Director, (Fraser Lake Rural) Mark Parker.



162 Smithers To Smithers		
Monday, Wednesday, Friday		
Burns Lake: Government at Gilgan	6:46 am	—
Wet'suwet'en: Tom Dr at Hwy 16	7:00	—
Burns Lake: Government at Gilgan	7:14	—
Burns Lake: 3rd Ave at Kerr	7:24	—
Burns Lake: Centre St at 10th Ave	7:30	—
Decker Lake: Trading Post	7:38	—
Broman/Duncan: Hwy 16 at Duncan Lk Rd	7:58	—
Topley: Rest Area	8:10	—
Houston: Leisure Facility	8:33 Ar	—
Houston: Leisure Facility	8:48 Lv	1:00 pm
Telkwa: Post Office	9:33	1:45
Smithers: 8th Ave at Columbia Dr	9:49	—
Smithers: Roi Theatre	9:53 am	2:00 pm

162 Burns Lake To Burns Lake		
Monday, Wednesday, Friday		
Smithers: Roi Theatre	11:30 am	3:00 pm
Smithers: 8th Ave at Columbia Dr	—	3:04
Telkwa: Post Office	11:45	3:20
Houston: Leisure Facility	12:30 pm	4:05 Ar
Houston: Leisure Facility	—	4:15 Lv
Topley: Rest Area	—	4:38
Broman/Duncan: Hwy 16 at Duncan Lk Rd	—	4:50
Wet'suwet'en: Tom Drive at Hwy 16	—	5:07
Decker Lake: Trading Post	—	5:12
Burns Lake: Government at Gilgan	—	5:20 Ar
Burns Lake: Government at Gilgan	—	5:25 Lv
Burns Lake: 3rd Ave at Kerr	—	5:35
Burns Lake: Centre St at 10th Ave	—	5:41
Decker Lake: Trading Post	—	5:49
Wet'suwet'en: Tom Dr at Hwy 16	—	5:54
Burns Lake: Government at Gilgan	—	6:08 pm



(Transit schedules cont'd on Page 9)

Newsletter

Suggestions or Comments?

If you have comments about service in general or suggestions for improvements, contact:



Deneve Vanderwolf,
Regional Transit Coordinator
Toll Free 1-800-320-3339 or
deneve.vanderwolf@rdbn.bc.ca

If you wish to be included in the distribution list to receive the "Regional News" please send an email to:

inquiries@rdbn.bc.ca and ask to be added to the email or mail list. You can read past issues [here](#).

SAVE THE DATE

2019 REGIONAL BUSINESS FORUM
OCTOBER 23 & 24, 2019
VANDERHOOF, BC



Hosted by:
District of Vanderhoof
Regional District of Bulkley-Nechako



#VISITBULKLEYNECHAKO

GoPro Giveaway Contest



Who? Who?
Who will win the final
GoPro Hero 5?

Find contest information at
visitbulkleynechako.ca

Does Your Non-Profit Organization Need Assistance?

The Regional District of Bulkley-Nechako provides **free** grant writing assistance to non-profit organizations located within the region. Non-profit organizations are required to fill out a "Request for Assistance" form to access the service. The form is located on the RDBN website - www.rdbn.bc.ca

Once approved of, the RDBN will:

- Identify funding source(s)
- Write funding proposal(s)
- Submit the proposal to the non-profit group to review and approve
- Submit the proposal to the funding organization

For more information contact the Economic Development Department of the Regional District of Bulkley-Nechako.

([here](#))

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161 Prince George/To Prince George	
Tuesday, Thursday, Saturday	
Wet'suwet'en: Tom Dr at Hwy 16	7:00 am
Decker Lake: Trading Post	7:05
Burns Lake: Government at Gilgan	7:13
Burns Lake: 3rd Ave at Kerr	7:23
Burns Lake: Centre St at 10th Ave	7:29
Burns Lake: Government at Gilgan	7:33
Tintagel: Rest Area Hwy 16 at Tintagel	7:44
Endako: Endako Pub	8:14
Stellaquo: Slenyah Store	8:21
Fraser Lake: Fraser Lake Mall	8:27 Ar
Fraser Lake: Fraser Lake Mall	8:37 Lv
Nautley: Nadleh Whu't'en Store	8:54
Fort Fraser: Community Hall	9:01
Vanderhoof: Co-Op	9:31 Ar
Vanderhoof: Co-Op	9:41 Lv
Hospital Rd at Health Care Ave	9:46
Vanderhoof: Co-Op	9:50
Beaverly: Petro Canada	10:48
Prince George: Westgate Mall	10:58
Prince George: Pine Centre	11:06
Prince George: Edmonton at 13th Ave (Hospital)	11:15
Prince George: Downtown 7th at Dominion	11:22 am

161 Burns Lake To Burns Lake	
Tuesday, Thursday, Saturday	
Prince George: Downtown 7th at Dominion	3:00 pm
Prince George: Edmonton at 13th Ave (Hospital)	3:04
Prince George: Pine Centre	3:16
Prince George: Westgate Mall	3:26
Beaverly: Petro Canada	3:36
Beaverly: Petro Canada	3:41
Vanderhoof: Co-Op	4:39 Ar
Vanderhoof: Co-Op	4:49 Lv
Hospital Rd at Health Care Ave	4:54
Vanderhoof: Co-Op	4:58
Fort Fraser: Community Hall	5:28
Nautley: Nadleh Whu't'en Store	5:35
Fraser Lake: Fraser Lake Mall	5:52 Ar
Fraser Lake: Fraser Lake Mall	6:02 Lv
Stellaquo: Slenyah Store	6:08
Endako: Endako Pub	6:15
Tintagel: Rest Area Hwy 16 at Tintagel	6:45
Burns Lake: Government at Gilgan	6:56
Burns Lake: 3rd Ave at Kerr	7:06
Burns Lake: Centre St at 10th Ave	7:12
Decker Lake: Trading Post	7:20
Wet'suwet'en: Tom Dr at Hwy 16	7:25 pm

Riding The Bus:

Arrive at the bus stop a few minutes early; seats are for customers, hold your bag on your lap or on the floor where it will not obstruct aisles or other customers. Please allow others to make use of the seats; have correct fare; take a seat as soon as possible; hold on while the bus is in motion; keep head, hands and arms inside bus at all times; assist your chil-

dren on and off the bus; never allow your children to stand or kneel on the seat while riding the bus; be considerate of others e.g. loud music, offensive language; remind your driver if you have to get your bike off the bike rack; never enter the street in front of or directly behind a stopped bus. Make sure traffic can see you; take your garbage with you when you leave. Rural residents requir-

ing information in regard to flagging the bus please contact the Regional District at 1-800-320-3339 or 250-692-3195.



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Notice is hereby given that the following persons have been duly elected and appointed as directors and commissioners for the **Regional District of Bulkley-Nechako**.

Directors, elected to the regional board for a four-year term:

- Electoral Area "A" (Smithers Rural), Mark Fisher
- Electoral Area "B" (Burns Lake Rural), Michael Riis-Christianson (acclaimed)
- Electoral Area "C" (Fort St. James Rural), Tom Greenaway (acclaimed)
- Electoral Area "D" (Fraser Lake Rural), Mark Parker (acclaimed)
- Electoral Area "E" (Francois/Ootsa Lake Rural), Clint Lambert (acclaimed)
- Electoral Area "F" (Vanderhoof Rural), Jerry Petersen (acclaimed)
- Electoral Area "G" (Houston Rural), Rob Newell (acclaimed)

Directors, appointed to the regional board for a one-year term:

- Town of Smithers, Taylor Bachrach
- District of Houston, Shane Brien
- Village of Burns Lake, Dolores Funk
- Village of Fraser Lake, Sarrah Storey
- District of Fort St. James, Bev Playfair
- Village of Telkwa, Brad Layton
- Village of Granisle, Linda McGuire
- District of Vanderhoof, Gerry Thiessen

Commissioners, elected to the Fort Fraser Local Community Commission for a four-year term:

- Linda Cochran (acclaimed)
- Steve Cochran (acclaimed)
- Colleen DeLong (acclaimed)
- Donald Webster (acclaimed)

Dated at Burns Lake, B.C., this 16th day of November, 2018



Cheryl Anderson
Chief Election Officer

Winter Driving Survival Kit

- ⇒ Having essential supplies in your vehicle can provide some comfort and safety in the event you become stranded on the highway. Items to include in a winter driving kit are:
- ⇒ Ice scraper / snowbrush
- ⇒ shovel;
- ⇒ sand or traction aid;
- ⇒ tow rope or chain;
- ⇒ booster cables;
- ⇒ road flares or warning lights;
- ⇒ gas line antifreeze;
- ⇒ flashlight and batteries;
- ⇒ first aid kit;
- ⇒ fire extinguisher;
- ⇒ small tool kit;
- ⇒ extra clothing and footwear;
- ⇒ blankets;
- ⇒ non-perishable energy foods and bottled water;
- ⇒ candle and a small tin can;
- ⇒ matches or lighter.

Did you know? A candle and small tin can help with lighting, as well as generate heat while waiting for help.

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REGIONAL DISTRICT OF BULKLEY-NECHAKO
Lakes District Arts and Culture Service Establishment Bylaw No. 1831, 2018

On October 20, 2018 assent voting was held in Electoral Areas “B” (Burns Lake Rural) and “E” (Francois/Ootsa Lake Rural) on the following question:

“Are you in favour of the “Lakes District Arts and Culture Service Establishment Bylaw No. 1831, 2018” which would establish a service within the boundaries of Electoral Areas “B” and “E” and the Village of Burns Lake to provide financial support for the Burns Lake and District Public Library, the Burns Lake and Area Museum and other arts and culture organizations in the Lakes District; and would authorize a maximum annual taxation of 55 cents per \$1,000 of net taxable value of land and improvements?”

The primary purposes of the new bylaw were to consolidate and replace the two existing bylaws for the Burns Lake Museum and the Burns Lake Library into one new bylaw and to allow other arts and culture organizations in the Lakes District to benefit from funding.

The referendum passed and the Regional District of Bulkley-Nechako Board of Directors adopted the bylaw at its November 15, 2018 Board meeting. The official results of the referendum were as follows:

Electoral Area “B” (Burns Lake Rural)

	Yes	No
Advance Voting Opportunity: October 10, 2018 Regional District of Bulkley-Nechako	24	3
General Voting: October 20, 2018 Rose Lake Hall	14	4
General Voting: October 20, 2018 Lakeside Multiplex	37	29
TOTAL NUMBER OF VALID VOTES CAST	75	36

Electoral Area “E” (Francois/Ootsa Lake Rural)

	Yes	No
Southside Firehall/Grassy Plains School October 10, 2018 and October 20, 2018 (combined)	48	41
Lakeside Multiplex October 10, 2018 and October 20, 2018 (combined)	25	4
Trout Creek Hall: October 20, 2018	20	10
Francois Lake School: October 20, 2018	59	19
TOTAL NUMBER OF VALID VOTES CAST	152	74

The Regional District of Bulkley-Nechako (RDBN) plays a notable role in the response to disasters and emergencies in the region. The following is an overview of the RDBN's activities in response to both flooding and wildfires in 2018.

2018 Freshet

The Provincial River Forecast Centre issued multiple High Stream Advisories, Flood Watches and Flood Warnings throughout the RDBN in 2018 due to the abnormally large snowpack. Many areas within the RDBN experienced flooding, and the RDBN distributed over 13,000 sandbags and 500 square yards of sand to residents to protect their primary dwellings.



2018 Wildfire Season

Response

The RDBN responded to 15 separate interface wildfires between late July and mid-September. These fires resulted in a total of 64 Evacuation Alerts and /or Evacuation Orders. A total of 1550 known dwellings were put under Evacuation Order. Over 1200 residents registered at the Emergency Support Services Reception Centres established in Smithers, Burns Lake, and Fraser Lake. Emergency Support Service volunteers provided over 2000 volunteer hours working in Reception Centres to offer services to evacuees from their own and neighboring communities.



Over 1800 cows, 1200 sheep or goats, and 140 horses were relocated with assistance from the RDBN with financial and organizational support from the

Ministry of Agriculture and the Ministry of Forest, Lands, Natural Resource Operations and Rural Development.

Over 53 structures were lost due to wildfires, including 8 dwellings.

Recovery

A number of areas in the RDBN were under Evacuation Order for extended periods. Residents on the Southside of Francois Lake suffered increased loss given the length of the Evacuation order and extended power outages. Also, the vast majority of structural loss and other direct impact on residents was on the Southside.



The RDBN's focus has been on procuring funding from the Province, and other sources, as well as coordinating efforts to assist with the provision of firewood, food, property clean-up and repair. The RDBN established a Recovery Centre on the Southside in September to facilitate resident's access to support services, and recovery resources. Also, a Recovery Committee has been established to advise on recovery efforts. The RDBN continues to work with the Province, the community, and non-profit groups on recovery efforts.

A Big Thank You to Volunteer and Community Organizations

The RDBN would like to thank, and bring recognition to, the volunteer organizations engaged in the recovery efforts. These volunteer organizations include Mennonite Disaster Services, Christian Disaster Relief, Team Rubicon, Ootsa Lake Bible Camp, Lakes District Family Enhancement Society, Northside Community Men's Breakfast Club, and the Southside Relief team. Over 70 volunteers have traveled to areas impacted by wildfire to provide over 1222 hours of assistance and machinery time in October. The Chinook Community Forest, with the support of a number of logging contractors, provided approximately 300 cords of firewood to residents of the region.



BCWS Claims

Residents who suffered property damage from wildfire and/or wildfire suppression activity are directed to send an e-mail to BCWSClaims2018@gov.bc.ca to initiate the claims process. Residents must submit a letter to the above e-mail address, or regular mail documenting the damage to their property. The BC Wildfire Service is working with residents who have damaged septic systems or other critical property repair needing to be fast tracked.

The BC Wildfire service has claims assessors available to the Southside communities to begin their evaluation process. They intend to perform a site assessment at each property for which they have received a claim and plan to stay in the area until the weather is prohibitive, and return next spring if required.

Agriculture Recovery

Just over 1.4 million dollars was approved to livestock relocation, restoration of the fairgrounds, range rider program and the emergency hay program.

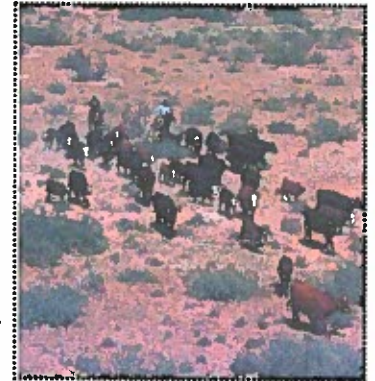
Residents who have farm status may be eligible for Agriculture Support through the Ministry of Agriculture.

Residents can contact the Ministry of Agriculture Business Risk Management Branch at 1-888-332-3352.

Emergency Support Services (ESS)

The RDBN continues to work with municipalities in the RDBN to implement a Regional ESS Strategy. This strategy aims to increase volunteer capacity in the region through collaboration with municipalities and the establishment of joint RDBN and municipal ESS teams. It is expected that this strategy will be implemented in early 2019.

If you would like to know more about ESS, and learn how you can become a volunteer, call the Protective Services Department at 250-692-3195 or email Rebecca.rodriquez@rdbn.bc.ca.



- Regional District of Bulkley-Nechako Board of Directors Municipalities**
- Town of Smithers**
- Mayor Taylor Bachrach
- Village of Telkwa**
- Mayor Brad Layton
- District of Houston**
- Mayor Shane Brienen
- Village of Granisle**
- Mayor Linda McGuire
- Village of Burns Lake**
- Mayor Dolores Funk
- Village of Fraser Lake**
- Mayor Sarrah Storey
- District of Fort St. James**
- Mayor Bev Playfair
- District of Vanderhoof**
- Mayor Gerry Thiessen
- Electoral Areas**
- A - Smithers Rural**
- Director Mark Fisher
- B - Burns Lake Rural**
- Director Michael Riis-Christianson
- C - Fort St. James Rural**
- Director Tom Greenaway
- D - Fraser Lake Rural**
- Director Mark Parker
- E - Francois/Ootsa Lake Rural**
- Director Clint Lambert
- F - Vanderhoof Rural**
- Director Jerry Petersen
- G - Houston Rural**
- Director Rob Newell

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Local Departments Assist with Wildfires

Numerous fire departments assisted with this year's wildfire response. This response included two rural fire departments: the Southside volunteer fire department responded to the Verdun fire, and the Topley volunteer fire department



assisted with the Gilmore Lake fire. Both of these rural fire departments, as well as the municipal fire departments, put in many long days. Our communities should be proud of the efforts they put forth.



We all know how important it is to have working smoke/carbon monoxide alarms, fire escape plans, and a designated meeting place. But did you know that closing doors in your home can help ensure your safety in case of a fire. Because of synthetic materials, and modern furniture construction, fires spread faster than ever before. You and your family may have only minutes to get to safety, and closed doors can provide you with extra time. Some of the benefits of a closed door are;

- Temperature reduction - a closed door can mean greatly reduced temperatures between rooms.
- Carbon monoxide, smoke and toxic gas levels can be reduced.

Fire spread is slowed by reducing the available oxygen.

As you can see in the picture below, the door on the right was closed during the fire, and minimal damage occurred.



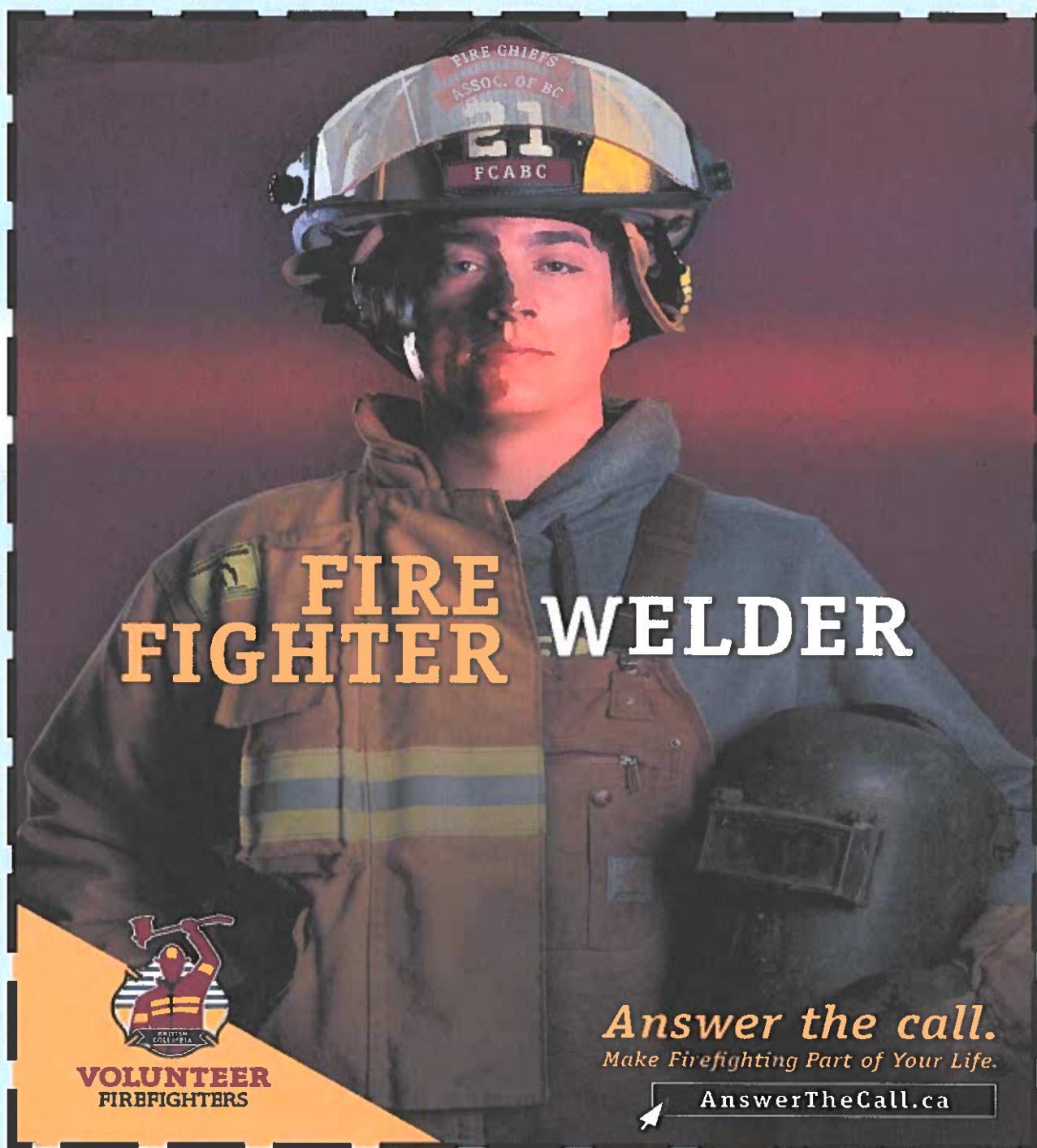
WHAT IF 108

No one answered the call?

What if you called to report a fire or medical emergency, and no one answered the call?

Did you know that over 80% of the country's fire service is volunteer based?
Are you looking to give back to your community?

Join a local department today for an experience of a lifetime!



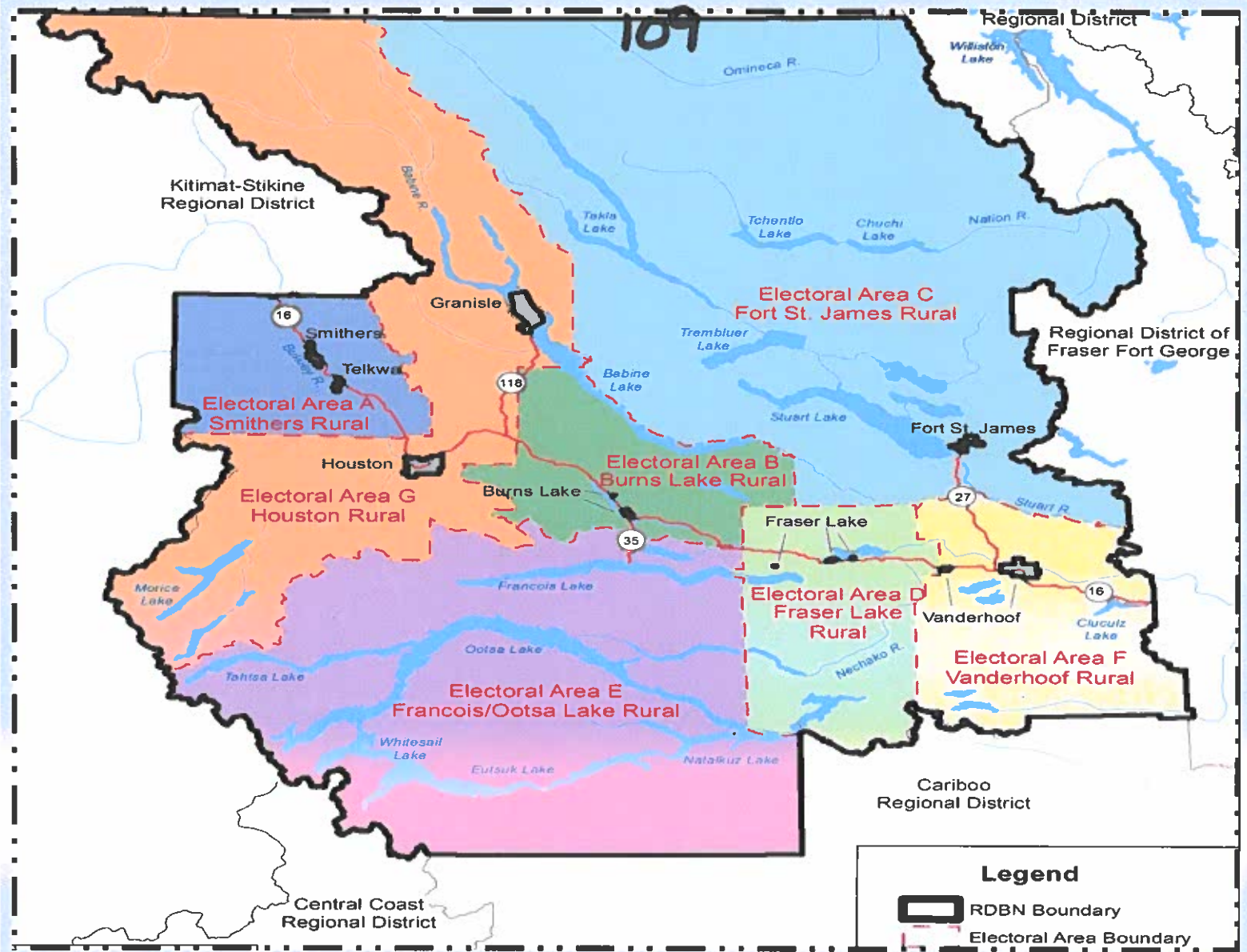
FIRE FIGHTER WELDER



**VOLUNTEER
FIREFIGHTERS**

*Answer the call.
Make Firefighting Part of Your Life.*

AnswerTheCall.ca



Municipalities

Town of Smithers

Village of Telkwa

District of Houston

Village of Granisle

Village of Burns Lake

Village of Fraser Lake

District of Fort St. James

District of Vanderhoof

Electoral Areas

Electoral Area "A" Smithers Rural

Electoral Area "B" Burns Lake Rural

Electoral Area "C" Fort St. James Rural

Electoral Area "D" Fraser Lake Rural

Electoral Area "E" Francois/Ootsa Lake Rural

Electoral Area "F" Vanderhoof Rural

Electoral Area "G" Houston Rural



**Regional District of Bulkley-Nechako
Rural Directors Committee Memorandum
November 29, 2018**

To: Chair and Rural Directors
From: Kristi Rensby, Finance/Administration Coordinator
Date: November 12, 2018
Regarding: Electoral Area Allocations of Federal Gas Tax Funds – Third Quarter 2018

The Electoral Area Allocations of the Federal Gas Tax Funds have been updated for the third quarter of 2018 as per the enclosed spreadsheet.

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

RECOMMENDATION:	(All/Directors/Majority)
That the Rural Directors Committee receive the Finance/Administration Coordinator's November 12 th memorandum titled "Electoral Area Allocations of Federal Gas Tax Funds – Third Quarter 2018".	

Updated as of: September 30, 2018

Federal Gas Tax Community Works Fund

Year: 2018

Electoral Area	Population	Opening Balance 2018	Interest Earnings	Funds Spent	Funds Committed	Funding Received	YTD Funds Available
A	5,256	1,622,915.66	24,032.21	111,305.36	915,112.35	149,312.04	769,842.20
B	1,938	290,300.15	4,404.87	27,770.68	195,000.00	55,054.55	126,988.89
C	1,415	318,266.18	4,753.76	31,664.68	35,187.25	40,197.21	296,365.22
D	1,472	646,127.65	9,501.91	25,896.20	388,210.34	41,816.46	283,339.48
E	1,593	261,776.64	3,955.63	125,000.00	115,000.00	45,253.82	70,986.09
F	3,665	458,154.96	7,016.29	35,350.00	350,860.50	104,115.04	183,075.79
G	903	180,071.94	2,700.52	19,003.00	-	25,652.35	189,421.81
	16,242	3,777,613.18	56,365.18	375,989.92	1,999,370.44	461,401.48	1,920,019.48



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MEMORANDUM

To: Regional District Board

From: Jennifer MacIntyre, Planner I

Date: November 15, 2018

Re: Coastal GasLink Burns Lake Area Proposed Work Camp Location

PURPOSE

This report is to inform the Board of the chosen location for the Coastal GasLink Construction Work Camp for the Burns Lake area.

DISCUSSION

TransCanada requires a construction work camp within the Lakes District to support the construction of the proposed Coastal GasLink Pipeline. Originally, the work camp was proposed to be located at 14147 Highway 35 adjacent to Tchesinkut Lake, 14 kilometres south of the Village of Burns Lake.

Regional District Staff worked with TransCanada on hosting 2 public meetings regarding the proposed work camp locations. There was notable public objection to the 14147 Hwy. 35 location; therefore, TransCanada hosted a 2nd meeting, on July 25, 2018, where residents were able to vote on their preferred work camp location.

As stated in the attached letter from Kiel Giddens, CGL Public Affairs Manager, the results from the public engagement exercises directed TransCanada to choose a site located within Electoral Area 'E' of the RDBN on Crown Lands on 7 Mile FSR, legally described as "Southeast 1/4 of District Lot 2449, Range 5, Coast District."

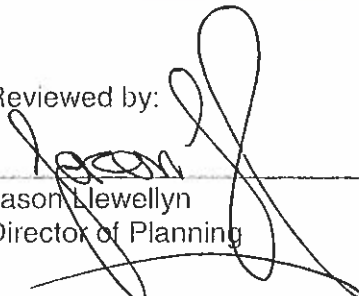
This application area is not zoned, and is not located within the Building Inspection Area. Therefore, a Temporary Use Permit or a Building Permit is not required prior to construction.

Recommendation:

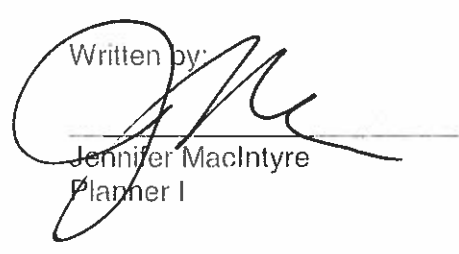
Receipt.

Electoral Area Planning – All Directors/ Majority

Reviewed by:


Jason Jewell
Director of Planning

Written by:


Jennifer MacIntyre
Planner I

November 15, 2018

Melany de Weerd
 Chief Administrative Officer
 Regional District of Bulkley-Nechako
 37 3rd Ave. PO Box 820
 Burns Lake, BC
 V0J 1E0

TransCanada Corporation
 201 – 760 Kinsmen Place
 Prince George, BC
 V2M 0A8

Tel: 1-855-633-2011
 Fax: (403) 920-2443
 Email:
coastalgaslink@transcanada.com
 Web: www.coastalgaslink.com

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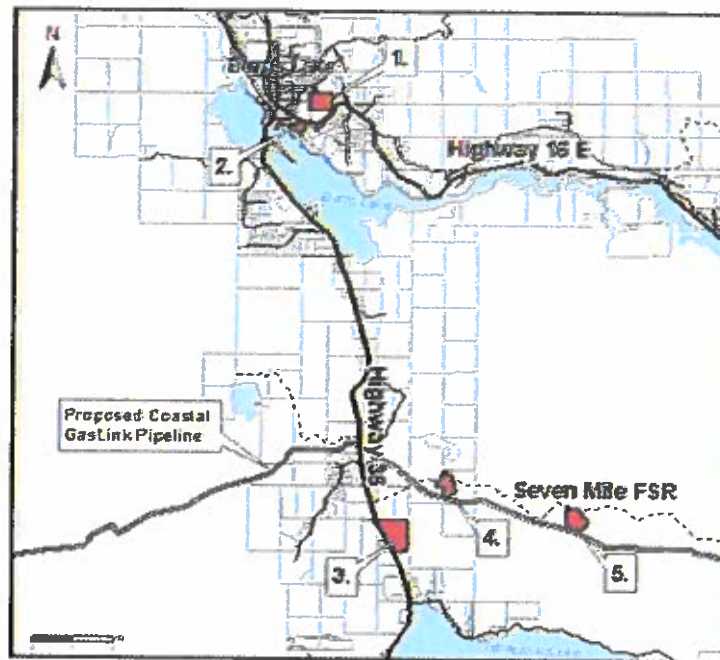
Re: Coastal GasLink Burns Lake Area Camp

Dear Melany,

As you are aware, the Coastal GasLink Pipeline Project announced on October 2, 2018 that we will be proceeding to construction. As part of this process, we are finalizing plans and have started permit applications for select camps. We would like to inform the Regional District of Bulkley Nechako (RDBN) that Coastal GasLink intends to apply to the BC Oil & Gas Commission for the site located within Electoral Area 'E' of the RDBN on Crown Lands on Seven Mile FSR, legally described as "Southeast 1/4 of District Lot 2449, Range 5, Coast District." For planning purposes, this site will be described as the "7 Mile Rd. Multi-use Site".

Coastal GasLink held an open house in Burns Lake in partnership with RDBN in May 2018. This led to a decision to adjust plans for a construction camp near Tchesinkut Lake in favour of a new site that incorporates community feedback. Based on public feedback and suggestions, more than a dozen sites were considered. An internal review was conducted to analyze this list of alternatives and remove those which would not satisfy Project and stakeholder requirements. Coastal GasLink has always tried to balance the needs of the project with those of our stakeholders and the environment. This resulted in five sites that were shortlisted and presented at a public meeting in Burns Lake on July 25, 2018.

- **Proposed Site 1** located within the Village of Burns Lake, legally described as "*District Lot 5345, Range 5, Coast District, Except the most southerly 15 chains and Excluding Plan 4623.*"
- **Proposed Site 2** located within the Village of Burns Lake beside Save On Foods, legally described as "*Part of District Lot 2502, Range 5, Coast District, Plan 2040*" and "*Lot C, District Lot 5344, Range 5, Coast District, Plan 3040.*"
- **Proposed Site 3** located within Electoral Area 'E' of the RDBN on Highway 35, legally described as "*Northeast 1/4 of District Lot 5691, Range 5, Coast District, Except Plans 7605, 8946, and 7008.*"
- **Proposed Site 4** located within Electoral Area 'E' of the RDBN on Crown Lands on Seven Mile FSR, legally described as "*Southeast 1/4 of District Lot 2449, Range 5, Coast District.*"
- **Proposed Site 5** located within Electoral Area 'B' of the RDBN on un-surveyed Crown lands on Seven Mile FSR.



Nearly forty local area residents attended the public meeting to learn more about the five proposed camp locations and participate in the selection process. After providing a detailed presentation on the project, and the camp locations, attendees participated in an engagement exercise to show their preferences on a map. Coastal GasLink also received 23 comment forms from the public at the meeting, that provided written input and feedback. The Crown sites on 7 Mile Road were clearly preferred by most open house attendees and met the requirements of Coastal GasLink's pipeline contractor for this section (Pacific Atlantic Pipeline Construction). The 7 Mile Rd. Multi-use Site will be required for pioneering phase occupancy in January of 2020 and be in use until April 2021. The peak construction phase will last from October 2020 – March 2021.

On behalf of the Coastal GasLink Pipeline Project, thank you to RDBN and the Village of Burns Lake for participating in and supporting our selection process. If the Board or staff have any comments or questions on this site, or the selection process, please do not hesitate to contact me.

Sincerely,



Kiel Giddens
 Public Affairs Manager, British Columbia
 Coastal GasLink Pipeline Project



Regional District of Bulkley Nechako
Planning Department Board Report
Application No. 1207 – Subdivision within the ALR
November 19, 2018

APPLICATION

Name of Owner: Scott and Erin Rowsell
Electoral Area: A
Subject Property: Lot 1, Section 17, Township 4, Range 5, Cost District, Plan 8754
O.C.P. Designation: Agricultural (AG)
Zoning: Small Holdings (H1) pursuant to Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
Existing Land Use: Residential and agriculture
Location: The subject property is located at 1921 Lubbers Road, approximately 2 kilometers east of the Town of Smithers.

Proposal summary:

The purpose of this application is to subdivide the 5.31 ha. subject property to create a 2.0 ha. property (Proposed Lot 1) and a 3.3 ha. property (Proposed Lot 2).

Proposed Subdivision Plan



AGRICULTURAL CAPABILITY
(Based on Canada Land Inventory mapping)

100% of the Subject Property is:

60% Class 3 land limited by adverse climate
40 % Class 4 land limited by soil moisture deficiency

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.

PREVIOUS APPLICATIONS

No. 117 Fractional NE 1/4, Section 17, Township 4, Range 5, Coast District.

Application to subdivide the 19.18 ha. property into 8 lots of ±5.0 acres (1976).

Staff recommendation:	Denial
Regional Board recommendation:	Approval of 7 lots
A.L.C. Decision:	Refused application of 8 lots as submitted.

SURROUNDING APPLICATIONS

No. 799 Lot 2, Section 17, Township 4, Range 5 Coast District, Plan 8754

Application to subdivide the 2.2 ha. subject property into one lot of 0.8 ha. and one lot of 1.4 ha. (1991).

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

No. 281 Block 1, Plan 1671, NW 1/4, Section 17, Township 4, Range 5, Coast District

Application to subdivide 1.4 acres from Block 1, Plan 1671, NW 1/4, Section 17, Township 4, Range 5, Coast District and consolidate approximately 0.5 acres of this lot with Block 6 and approximately 0.9 acres with Block 5 (1979).

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

No. 430 Block 1 & 2 of Plan 9513, NW 1/4 Section 17, Township 4, Range 5, Coast District

Application to establish a 19 pad mobile home park (1981).

Staff recommendation:	Denial
Regional Board recommendation:	Denial

A.L.C. Decision:

Approved

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

Application for subdivision of property to provide access to subject properties by creating a road along the north boundary of Block 4 (1981).

Staff recommendation:

Approval

Regional Board recommendation:

Approval

A.L.C. Decision:

Approved

No. 678 Lot 2, Plan 11401, Section 17, Township 4, Range 5, Coast District
Application to build a church on land described (1987).

Staff recommendation:

Approval

Regional Board recommendation:

Approval

A.L.C. Decision:

Approved

No. 76 Block 1, Plan 5806, Northeast 1/4, Section 17, Township 4, Range 5,
Application to subdivide the subject property to create a 4.45 ha parcel (1987).

Staff recommendation:

Approval

Regional Board recommendation:

Denial

A.L.C. Decision:

Denied

No. 328 SE ¼, Section 17, Township 4, Range 5 Coast District except Plans 1299, 6996 and 7016

Application to subdivide a ±2 ha parcel of the subject property to be used for a veterinary clinic (1980).

Staff recommendation:

Approval

Regional Board recommendation:

Approval

A.L.C. Decision:

Approved

No. 739 NE ¼, Section 8, Township 4, Range 5 Coast District, NE 1/4 OF SEC 5
TP 4 R5C EXC PLS 8393 & PRP14394

Application to subdivide a ±2.1 ha parcel (1989).

Staff recommendation:

Approval

Regional Board recommendation:

Approval

A.L.C. Decision:

Approved

No. 1082 NE ¼, Section 8, Township 4, Range 5 Coast District, NE 1/4 OF SEC 5
TP 4 R5C EXC PLS 8393 & PRP14394

Application to subdivide a ±2.1 ha parcel (1989).

Staff recommendation:

Approval

Regional Board recommendation:

Approval

A.L.C. Decision:

Approved

No. 760 Lot A, Plan 10304, Section 20, Township 4, Range 5 Coast District

Application to subdivide five parcels: one of 1.7 ha, two of 2.0 ha, one of 4.75 ha, one of 8.25 ha, plus a remainder, from the original 60 hectares (1990).

Staff recommendation:

Denial

Regional Board recommendation:

Denial

A.L.C. Decision:

Denied

No. 1000 Lot A, Plan 10304, Section 20, Township 4, Range 5 Coast District, except Plan PRP41884.

The purpose of this application is to subdivide the subject property into two parcels where it is divided by Highway 16, creating one parcel of ± 46 ha (± 114 acres) and one of ± 14 ha (± 34.78 acres) (2005).

Staff recommendation:

Approval

Regional Board recommendation:

Approval

A.L.C. Decision:

Approval subject to consolidation with adjoining lot.

REFERRAL COMMENTS

RDBN Agriculture Coordinator:

Approval Not Recommended Due to Reasons Outlined Below

- Agree with the recommendation from the RDBN Planning Department. The Agriculture opportunity of a 5-ha parcel could support small-scale agriculture and keeping the property as one parcel supports agriculture.

Ministry of Agriculture:

Thank you for the opportunity to comment on this proposed ALR subdivision proposal.

From an agriculture perspective, I don't find a compelling justification that would clearly benefit agriculture endeavors (both current and future use) as a result of subdividing the parent parcel as proposed.

There has been significant parcel fragmentation over several decades in this general area, but the subject parcel has a few unique attributes favorable to agriculture endeavors: close proximity to Smithers, favorable soil capability, proximity to water (table), unique and rare parcel size but still viable for a wide range of activities. I am happy to see horse boarding and agriculture-related activity on the subject parcel.

The applicant clearly states they would like to create and sell proposed Lot 1. Our Ministry is very familiar with the challenges of introducing/increasing residential use within the ALR, particularly where these residential "clusters" are surrounded by active large farm parcels / farm operations (in this case immediately adjacent west and north). Generally speaking, the larger the parcel size, the larger agriculture-related options and

activities can successfully take place on that parcel, currently and into the future.

Advisory Planning Committee:

Resolution: Recommend approval

Comments: subdivision will not change, effect, impact current land use. Neighbourhood includes 5-acre parcels. Small parcels close to town needed.

LAND USE POLICY

OCP and Agricultural Plan

The current OCP designation for the property is Agriculture (AG). This designation is intended to preserve these lands for the purposes of farming and other related activities.

Section 3.1.2(6) of the OCP states that:

Non-farm use of agricultural land shall be avoided. Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.

- 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 a proposed development is adjacent to an existing agricultural use.*
- e) The application is in the best interest of the local community.*
- f) The proposed development considers and addresses potential impacts and potential improvements to recreational features and the environment, including wildlife habitat.*
- g) And, traffic management issues will be considered and addressed appropriately.*

A guiding policy under RDBN's Agricultural Plan is to maintain appropriately large parcel sizes and to keep smaller parcel residential development away from farming areas. This policy helps preserve the integrity of agricultural lands and minimizes conflict between agriculture and non-agriculture uses. 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

The Subject Property is zoned Small Holdings (H1) under the Regional District of Bulkley-Nechako Zoning Bylaw no 700, 1993. The minimum parcel size is 2.0 ha. Both proposed parcels meet the minimum parcel size for the H1 Zone at subdivision.

DISCUSSION

Surrounding Land Use

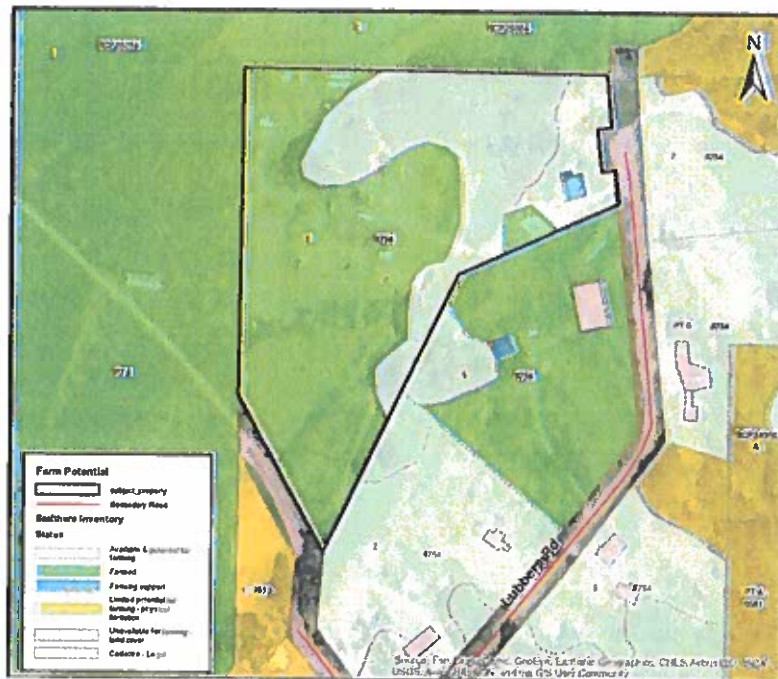
Surrounding the property there is a mixture of uses and property sizes. To the north and west of the property there are large farmed properties. To the south and east of the property there are smaller residential acreages.

Subject property details

In the summer of 2013, RDBN staff did an Agricultural Land Use Inventory (ALUI), which includes the subject property.

According to the ALUI 48% of the property is cultivated for forage and pasture, and 31% of the subject property is classified as available having potential for farming. The remaining areas are built objects used for farming or residential purposes.

ALUI Map



Subdivision Concerns

Parcel size is a consideration when determining the agricultural potential of a land parcel. Larger parcels usually allow farmers greater flexibility to expand or change their type of operation as the economy and markets change. Although this parcel is considered small already there are some types of agriculture that can be successful on small parcels such as market gardens, greenhouse operations, nurseries, etc.

The ALC stated that this lot (Lot 1) should not become 2 parcels as proposed in the previous application made in 1977, as this property has very good soils (Class 3). In addition, the RDBN Planning Commission also recommended that the parcel not be subdivided as the current size could support a market garden.

It is unlikely that both the proposed lots can be self-sustaining as independently farmed parcels due to their proposed sizes. Therefore, agriculture on the subject property may

be compromised if subdivided into smaller acreage.

Of all private owned ALR parcels in Electoral Area A, 6% (106 parcels) are between the size of 4 ha and 8 ha. This is the smallest group of parcel size class found in the area. 43% of private owned ALR parcels are less than the proposed size.

Secondly, it is expected that if subdivided, proposed Lot 2 would require new residential infrastructure and investment, thus taking away from the arable lands. Therefore, the Planning Department opinion is that the agricultural interests are best served by keeping the land as one property.

Recommendation:

That Agricultural Land Reserve Subdivision Application No. 1207 (Rowell) be recommended to the Agricultural Land Commission for denial.

Development Services – All/Directors/Majority

Reviewed by:



Jason Lewellyn
Director of Planning

Written by:

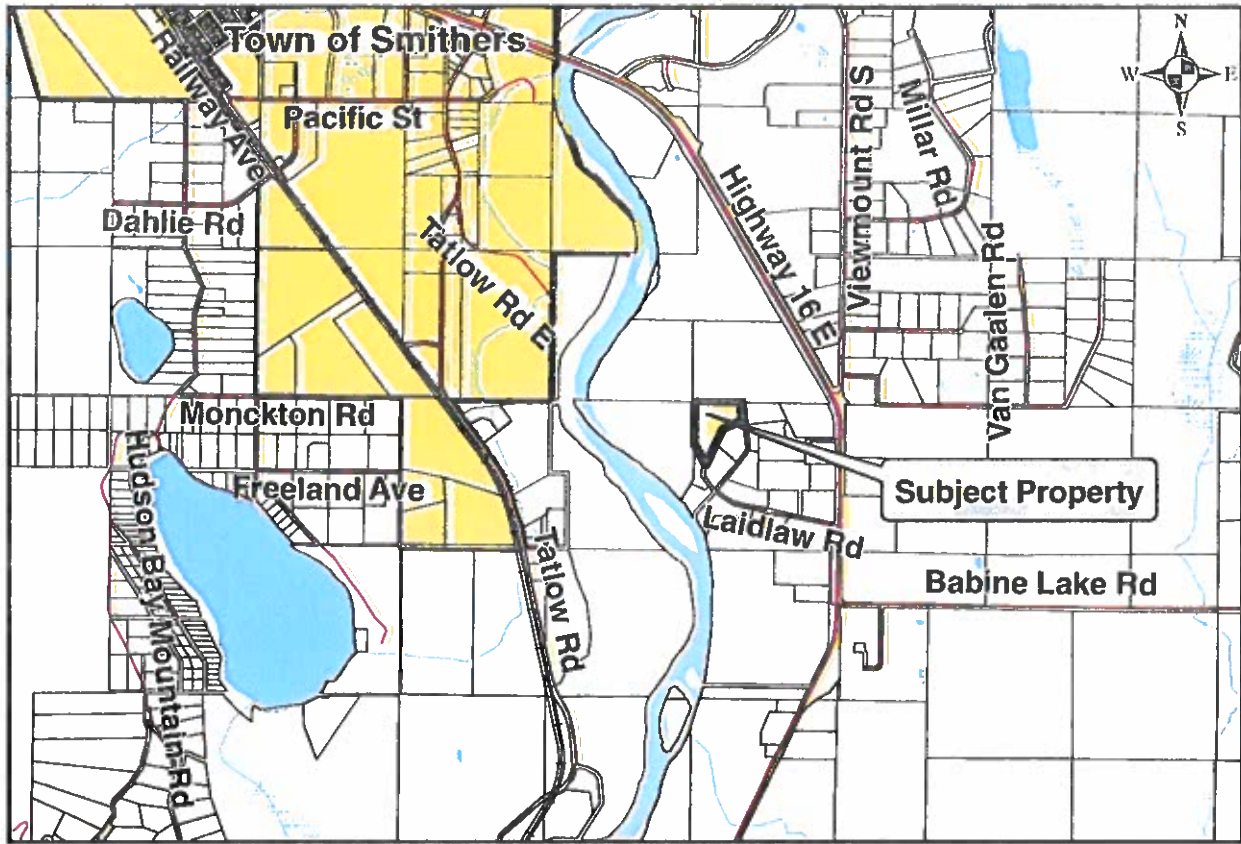


Jennifer MacIntyre
Planner I

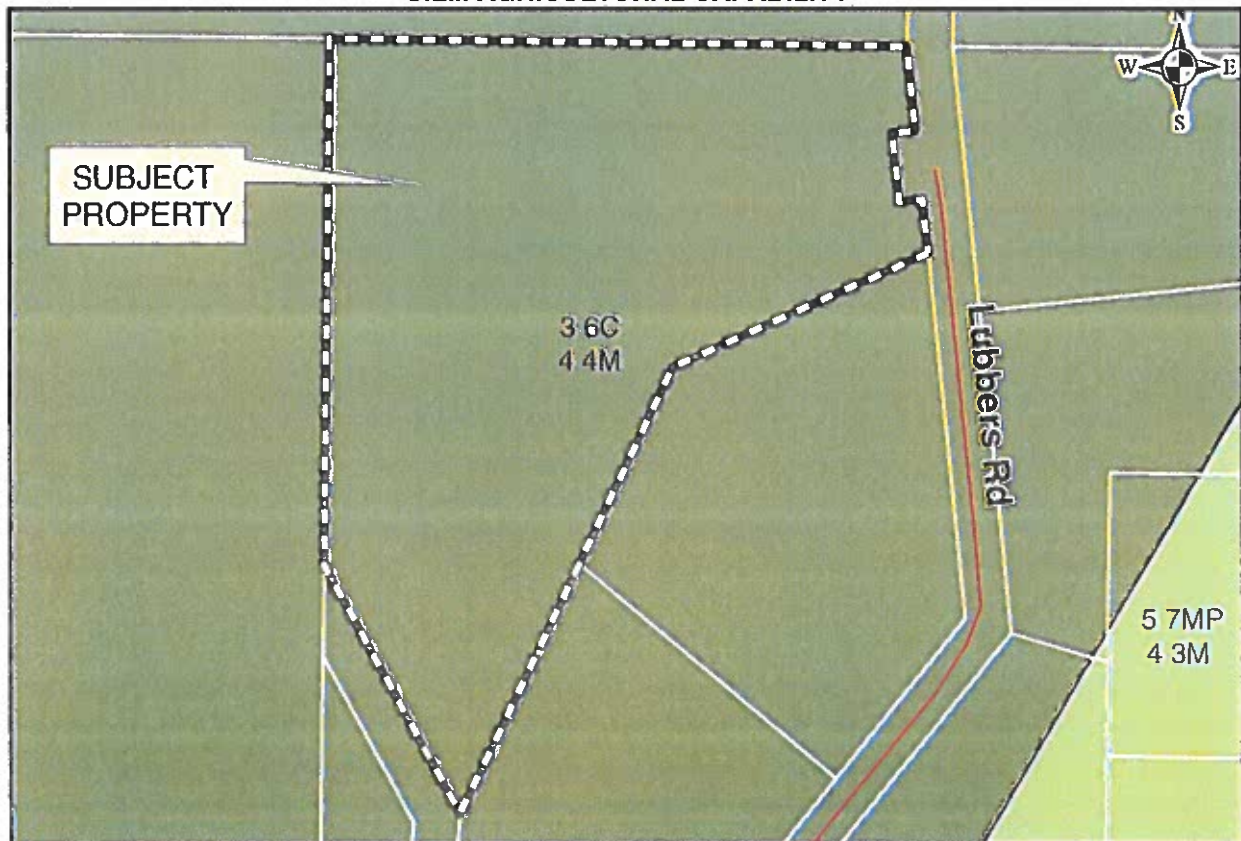
Specific Location



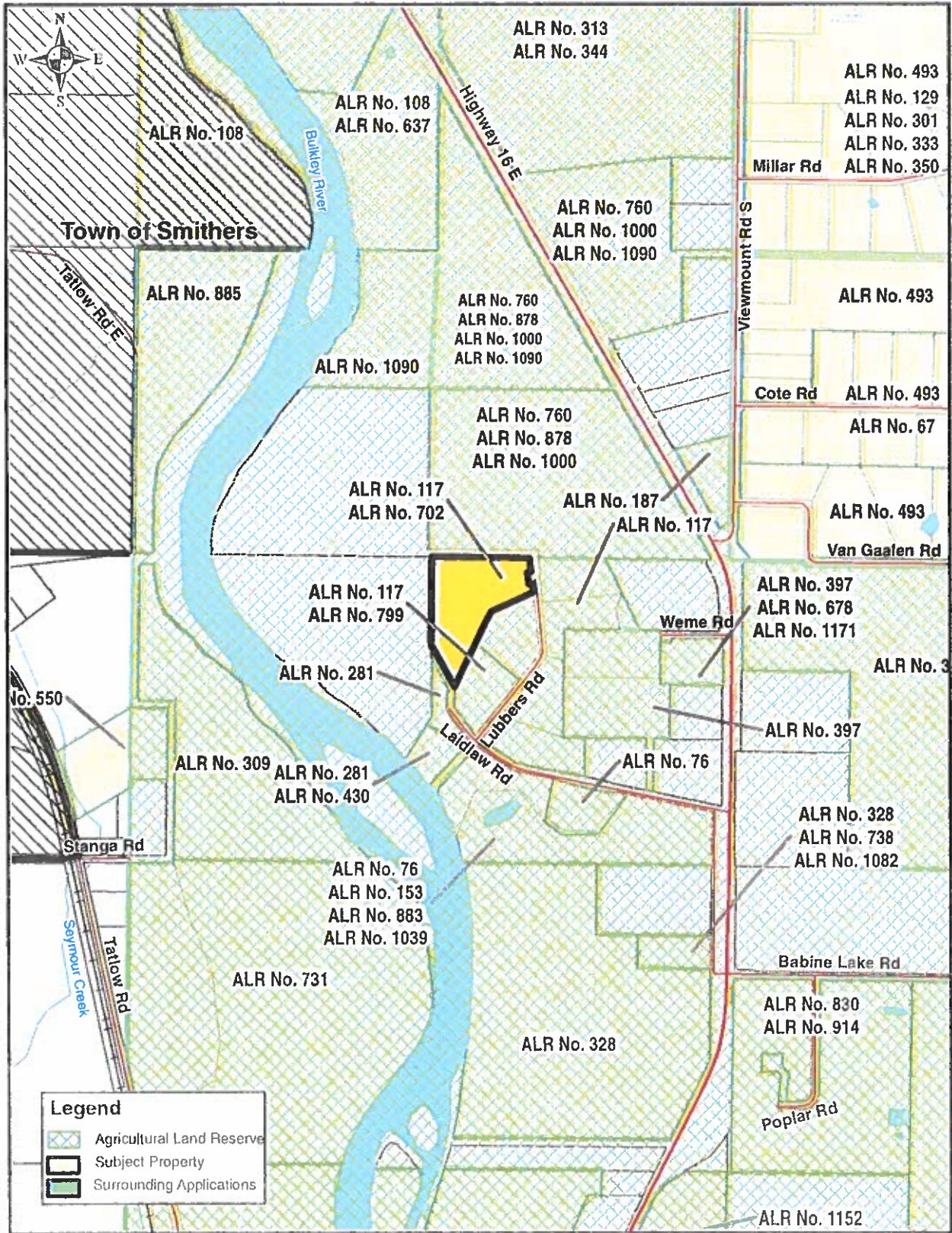
GENERAL LOCATION



C.L.I. AGRICULTURAL CAPABILITY



Surrounding Applications, ALR Status & Surrounding Development





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 57920

Application Status: Under LG Review

Applicant: Scott Rowsell , Erin Rowsell

Local Government: Bulkley-Nechako Regional District

Local Government Date of Receipt: 09/13/2018

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: This subdivision will divide the lot into two Small Holdings lots that will each be less than 4ha. Each of the new lots will support the current agriculture use with room for expansion or diversification to new agriculture uses while significantly increasing the combined value of the property.

The lot division will follow the southern edge of the driveway to the most westerly edge of the graveled parking. It will then turn north and follow the western edge of the graveled parking then the cleared power line right of way to the North edge of the current property line. Lot 1 will include the house, the detached carport, the detached shop, two large horse paddocks, and the primary water well. Lot 2 will include five large horse paddocks, the hay barn, the round pen, the outdoor arena, the area developed for training Eventing horses and riders and the secondary water well that supplies the paddocks.

The subdivision will create two lots that fit within the permitted Small Holdings parcel areas and permitted uses of the Regional District of Bulkley Nechako.

The overall value of the two proposed lots will be approximately \$100,000.00 to \$160,000.00 greater than the value of the single original lot.

Mailing Address:

1921 Lubbers road

Smithers, BC

V0J 2N0

Canada

Primary Phone: (250) 847-1214

Email: scott.rowsell@ptfr.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-683-862

Legal Description: L 1 SEC 17 TP 4 R5C PL 8754

Parcel Area: 5.3 ha

Civic Address: 1921 Lubbers Road Smithers BC Canada V0J2N0

Date of Purchase: 01/08/2008

Farm Classification: No

Owners

1. **Name:** Scott Rowsell

Address:

1921 Lubbers road

Applicant: Scott Rowsell , Erin Rowsell

Smithers, BC
 V0J 2N0
 Canada
 Phone: (250) 847-1214
 Email: scott.rowsell@ptfr.ca

2. Name: Erin Rowsell

Address:
 1921 Lubbers Road
 Smithers, BC
 V0J 2N0
 Canada
 Phone: (250) 847-1254
 Email: erinrowsell@pro-techforest.ca

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Currently have 7 large equine paddocks with shelters for four up to 14 boarded horses. This area occupies 1.8 acres of land. Horse/rider training area including a round pen, an outdoor riding arena, and an area developed for training Eventing Horses and riders. This occupies roughly 3.5 acres of land. No crops or hay is grown on the land.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Dedicated water well for the horse paddocks with waterlines and power for frost free waterers was developed in 2009.

7 paddocks fenced and cross fenced with post and rail materials from 2008 through 2015. Each paddock has a horse shelter for protection from weather. 5 of the paddocks have weatherproof water supplies. Round pen and 22x60m outdoor riding arena were developed in 2014. 20'x40' hay storage pole barn was developed in 2010.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

House, 380 square meter detached shop with parking around it, 165 square meter detached carport, several other small storage outbuildings.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
 Specify Activity: grazing for cattle

East

Land Use Type: Residential
 Specify Activity: Small holdings

South

Land Use Type: Residential
 Specify Activity: Small holdings

West

Land Use Type: Agricultural/Farm
Specify Activity: hay crops

Proposal

1. Enter the total number of lots proposed for your property.

3.3 ha

2 ha

2. What is the purpose of the proposal?

This subdivision will divide the lot into two Small Holdings lots that will each be less than 4ha. Each of the new lots will support the current agriculture use with room for expansion or diversification to new agriculture uses while significantly increasing the combined value of the property.

The lot division will follow the southern edge of the driveway to the most westerly edge of the graveled parking. It will then turn north and follow the western edge of the graveled parking then the cleared power line right of way to the North edge of the current property line. Lot 1 will include the house, the detached carport, the detached shop, two large horse paddocks, and the primary water well. Lot 2 will include five large horse paddocks, the hay barn, the round pen, the outdoor arena, the area developed for training Eventing horses and riders and the secondary water well that supplies the paddocks.

The subdivision will create two lots that fit within the permitted Small Holdings parcel areas and permitted uses of the Regional District of Bulkley Nechako.

The overall value of the two proposed lots will be approximately \$100,000.00 to \$160,000.00 greater than the value of the single original lot.

3. Why do you believe this parcel is suitable for subdivision?

The lot is within an area designated as Small holdings with neighboring lots all close to 2ha. This lot is 5.3ha in size, and can easily be subdivided into two lots that still fit within the Regional District of Bulkley Nechako Zoning Bylaws, and will continue to support the current agriculture use. The current lot configuration allows for two lots that will still support the current agriculture use without additional development. Lot 1 will have two large horse paddocks that will easily support four horses. Lot 2 will have five large paddocks that will support 10 horses as well as the facilities to train horses.

The chosen lot configuration separates the parcel into two lots that each will support the current agriculture use, but could increase the total accumulated amount of agriculture use. Subdividing the land will allow us to sell Lot 1 affordable to someone interested in a functioning horse boarding/training facility and will allow us to invest in lot 2 to further develop is for equestrian training and boarding.

Both parcels will have direct access to existing road systems and hydro power.

4. Does the proposal support agriculture in the short or long term? Please explain.

The proposal does not change the current agriculture use of the property.

The current Regional District of Bulkley Nechako Zoning Bylaws allow two single family dwellings on a lot larger than 4ha. Each of the smaller lots will be less than 4ha and will only be allowed one single family dwelling. This results in the same density of dwellings before and after the subdivision.

Each proposed lot will be able to support the current agriculture use with no additional development. Lot 1 will have two large horse paddocks that are able to support four horses. Lot 2 will have five large horse paddocks that will be able to support up to ten horses as well as the round pen, arena, and horse Eventing areas for training.

Both new lots will have room to expand the horse operations if desired. The sale of Lot 1 will allow us to further develop Lot 2 for additional equestrian uses.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

6. Describe any economic values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The appraised value of the current lot is \$670,000.00. The appraised value of proposed lot 1 with the house, detached carport, detached shop and two large horse paddocks is \$630,000.00. The average value of something similar to proposed lot 2 currently ranges between \$130,000.00 and \$200,000.00 so the combined value of the two separate lots is somewhere between \$750,000.00 and \$830,000.00. This is a positive economic value increase of \$100,000.00 to \$160,000.00 after the subdivision.

7. Describe any cultural values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

There are no known cultural values that will be impacted by this subdivision.

8. Describe any social values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

There is a general lack of small properties that support agriculture uses in the Bulkley Valley. This subdivision will create an additional Small Holdings lot that will support the continued use as equine boarding and training, as well as many other permitted agriculture uses listed in the Regional District of Bulkley Nechako bylaws.

9. Describe any regional and community planning objectives you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The proposed subdivision fits within the regional District of Bulkley-Nechako guidelines for parcel areas and uses of land. All adjacent Small Holdings zoned properties to the East and South are very close to the minimum permitted 2ha size, so these proposed subdivided lots fit within local plans.

Applicant Attachments

- Site Photo - pictures
- Proposal Sketch - 57920
- Certificate of Title - 004-683-862

ALC Attachments

None.

Decisions

None.

1921 Lubbers Road

Proposed subdivision Sketch Map

Legend

RED LINE = Proposed Subdivision

YELLOW LINE = Current Lot Boundary

Black line = Proposed Lot 2 driveway



129

Google Earth

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100 m



Regional District of Bulkley Nechako
 Planning Department Board Report
Application No. 1208 – Subdivision within the ALR
 November 19, 2018

APPLICATION

Name of Owner:	Thomas Buri
Electoral Area:	A
Subject Properties:	District Lot 1195, West ½, Range 5, Coast District, Except Parcel A (see J10999) and Except Plan 6801, BCP24965, BCP32740, and EPP1500 is 16.3 ha in size. Lot B, Sections 4, and 5, Township 2A, Range 5, Coast District, Plan EPP3487 is 22.89 ha in size.
O.C.P. Designation:	Agricultural (AG)
Zoning:	Agricultural (Ag1) pursuant to Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
Existing Land Use:	Residential and agriculture
Location:	The subject property is located at 6440 Old Babine Lake Road, approximately 4 kilometers northeast of the Town of Smithers.

PROPOSAL SUMMARY

The purpose of this application is to subdivide the two subject properties (combined are 39.19 ha. in size). The applicants submitted two proposed subdivision options that are described below.

Option 1

would create three properties; Proposed Lot A with an area of 10.27 ha, Proposed Lot B with an area of 14.58 ha, and Proposed Lot C with an area of 14.17 ha.



Option 2

would create three properties; Proposed Lot A with an area of 10.49 ha., Proposed Lot B with an area of 24.30 ha., and Proposed Lot C with an area of 4.46 ha.

**AGRICULTURAL CAPABILITY**

(Based on Canada Land Inventory mapping)

73% of the Subject Properties are:

- 50% Class 4 land limited by stoniness and topography
- 30% Class 3 land limited by cumulative and minor adverse conditions
- 20% Class 6 land limited by topography

27% of the Subject Properties are:

- 100% Class 6 land limited by topography and shallow soil over bedrock and or bedrock outcroppings

- 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 important in its natural state as razing land. These lands cannot be cultivated due to soil and or climate limitations.

PREVIOUS APPLICATIONS

No. 279 Fractional SW 1/4, Section 4, Township 2A, Range 5, Coast District
Application to subdivide the 16.73 ha property (1979).

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

No. 440 Frac. SW 1/4 of Section 4, Township 2A, Range 5, Coast District.

Application to subdivide the 16.73 ha property into two parcels, one parcel of 2 ha and one parcel of 12.7 ha. (1981).

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

No. 478 Frac. SW 1/4 of Section 4, Township 2A, Range 5, Coast District.

Application to subdivide 16.73 ha. property into one parcel of 5.26 ha. and one parcel of 11.46 ha. (1982).

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

No. 541 Frac. SW 1/4 of Section 4, Township 2A, Range 5, Coast District.

Application to exclude the 16.96 ha. property for the purpose of subdividing the property into two parcels; one of 5.261 ha and one of 11.699 ha. (1983).

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

No. 1153 The West 1/2 of District Lot 1195, Range 5, Coast District, Except Parcel A (SeeJ10999), Plans 6801, BCP24965, BCP32740 and EPP1500 and Lot B, Sections 4 and 5, Township 2A, Range 5, Coast District, Plan EPP3487.

Application to subdivide the two properties into three parcels (2013).

Staff recommendation:	Approval
Regional Board recommendation:	Approval
A.L.C. Decision:	Refused as proposed.

**The Commission stated in the Decision that they would be willing to consider the creation of three parcels; one parcel comprised of the arable land west of the ridge, and two parcels east of the ridge which do not bisect any cultivated areas.*

SURROUNDING APPLICATIONS

No. 740 NW 1/4 Section 4, Township 2A, Range 5, Land District 14 (64.7 ha); and, Part West ½, District Lot 1195, Range 5, Coast District

Application to subdivide the NW ¼ property into two parcels of 32.35 ha and to subdivide the W 1/2 of District Lot 1195, except plan 6801 into two lots of 23.05 ha. This request was made in order to give each of the applicant's children a lot (1989).

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

No. 1117 Lot 1, Sections 4 and 5, Township 2A, Range 5, Coast District, Plan BCP15942

To allow the subdivision of the property into two parcels (2011).

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

No. 425 E 1/2 District Lot 1195, Range 5, Coast District

Application to subdivide one parcel of 16 ha. from the 64 ha. property (1981).

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

No. 536 Lot B, Plan 6208, Section 5, Township 2A, Range 5, Coast District

Application to exclude 13.22 ha from the purpose of subdividing six lots of ±2 ha. (1983).

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

No. 1104 NE ¼ of Section 5, Township 2A, Range 5, Coast District, Except Plans 6605, 12742 and PRP13673

Application to subdivide the property into two parcels (2010).

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

**Approval subject to the applicant registering a covenant on the remainder to prevent residential development. Subdivision must be in substantial compliance with the plan submitted except for the NW corner which is to be adjusted to omit the 0.2 ha lower farmed area. Reconsidered in Nov-2012 and covenant condition removed.*

No. 296 Block C, Plan 6225, Section 5, Township 2A, Range 5, Coast District except Plan 7109

Application to subdivide 5 acre parcel from the property (1979).

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

REFERRAL COMMENTS

RDBN Agriculture Coordinator

Approval Not Recommended Due to Reasons Outlined Below.

- In consideration of RDBN Zoning Bylaw no. 700, 1993, the proposed three lots in both Proposed Subdivision Layout Option 1 and Option 2 do not meet the minimum parcel size.
- In reference to guiding policy of RDBN Agriculture Plan, the proposed subdivision does not maintain large parcels in agriculture lands.

Ministry of Agriculture

From an agriculture perspective, the two parent parcels that comprise this subdivision proposal are essentially on the door-step of larger active agriculture endeavors to the north and east specifically. Notwithstanding comments on ALC file #53502 that the applicant has made reference to in this application, in a general sense, this subdivision proposal, if approved will create additional residential use density in a rural agriculture area. From the application information submitted I did not see compelling justification for subdivision ie. clear benefit with respect to continued agriculture endeavors. Our Ministry is very familiar with the challenges of introducing/increasing residential use within the ALR, particularly where these residential "clusters" are surrounded by active large farm parcels / farm operations. Generally speaking the larger the parcel size, the larger agriculture-related options and activities can successfully take place on that parcel, currently and into the future.

From my observations regularly passing by the subject properties, I believe the primary field crop production is from the cultivated land bordering McCabe and Old Babine Road, but I have never been on-site above the ridge and observed that cultivated land in production. That said, severing the productive cultivated land from the farm homesite seems like it would contribute to an overall reduction of agriculture management options than if left in current form; the complicating factor here is that the lower field referenced above is actually comprised of two distinct lots. My concern with any additional residential use proposed is demonstrated by the example immediately to the NW of the subject parcels with the relatively new residential footprint which essentially condemns use of highly productive agriculture land. I see this as a potential result of the 3-Lot proposal, where 2 new residential footprints are constructed on what is currently productive agriculture land above and below the current homesite.

I'm afraid I don't have any suggestions with respect to a potential lot line adjustment because I am unclear of what the applicants' intentions are. In the provided application information, it is stated that the additional lots are "for family member to build primary residents (sic)" but this is pretty vague. I'd feel more comfortable commenting on a proposal if specific areas were identified for prospective residential use (and how many) on land that was less productive for agriculture field crops / soil based activities based on a 2-Lot configuration.

Advisory Planning Commission

Resolution: Recommend deny.

Comments: If approved, do not amend zoning from Ag1. Concern proposed Lot A currently a productive hay field become residential (house anywhere on field, field no longer productive). Although proposed lot A may be better in that the hay field would be on one parcel and not two.

LAND USE POLICY

OCP and Agricultural Plan

The current OCP designation for the property is Agriculture (AG). This designation is intended to preserve these lands for the purposes of farming and other related activities.

Section 3.1.2(6) of the OCP states that:

Non-farm use of agricultural land shall be avoided. Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.

- 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 a proposed development is adjacent to an existing agricultural use.*
- e) The application is in the best interest of the local community.*
- f) The proposed development considers and addresses potential impacts and potential improvements to recreational features and the environment, including wildlife habitat.*
- g) And, traffic management issues will be considered and addressed appropriately.*

A guiding policy under RDBN's Agricultural Plan is to maintain appropriately large parcel sizes and to keep smaller parcel residential development away from farming areas. This policy helps preserve the integrity of agricultural lands and minimizes conflict between agriculture and non-agriculture uses. 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

The Subject Property is zoned Agricultural (Ag1) under the Regional District of Bulkley-Nechako Zoning Bylaw no 700, 1993. The minimum parcel size is 16 ha. Both proposed subdivision options do not comply with zoning minimum parcel size.

DISCUSSION

Surrounding Land Use

Surrounding the property there is a mixture of uses and property sizes. To the north of the property, the land has limited potential for farming due to physical limitations and residential use. Directly west of the property is actively farmed. To the south of the property there are smaller residential properties. To the east and west of the property there are large farmed properties.

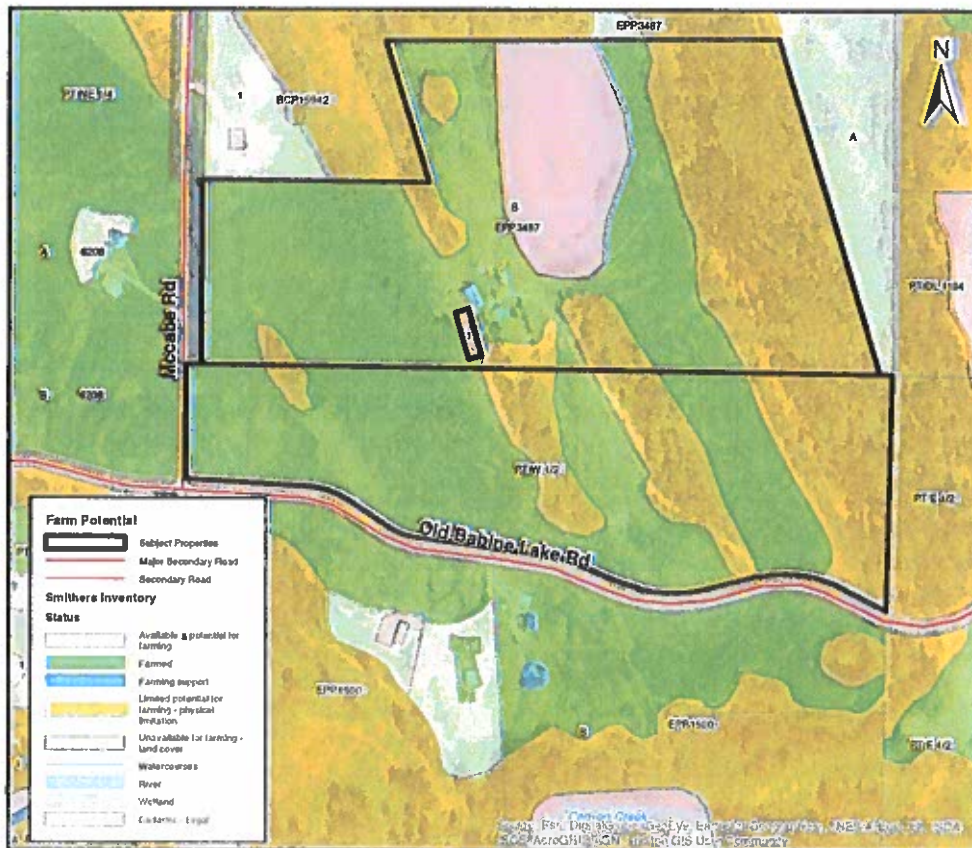
There is a small Crown Parcel that is not considered a part of this proposal. The parcel was used for a tower location in the 1980s and is no longer located on the parcel.

Subject property details

In the summer of 2013, RDBN staff did an Agricultural Land Use Inventory (ALUI), which includes the subject property.

The subject property has farm class status. According to the ALUI, 57% of the properties are cultivated for forage and pasture, and 42% of the subject properties are classified as having potential for farming. Nine percent is unavailable for farming due to wetlands, whereas 33% is considered having limited potential for farming due to physical limitations (mainly topography). The remaining areas are structures used for farming or residential purposes.

ALUI Map



Subdivision Concerns

According to the CLI mapping, the soils in the area of Proposed Lot A and C have fewer growing limitations than Proposed Lot B; therefore, the division of the better soils onto one parcel could compromise the agricultural potential and opportunities for the subject properties.

It is expected that if subdivided, proposed Lots A and C would require new residential infrastructure and investment, thus taking away from the arable lands. Subdivision may negatively impact agriculture as it would allow smaller residential parcels within a farming community.

The Planning Department does not support Option 1 or Option 2 that would create an additional lot in the farming area that is undersized for the Agricultural zone. However, staff would support a boundary adjustment that would change the interior lot line that currently runs east-west to run north-south that would not intersect any existing fields.

Since the property is zoned Agricultural and Designated Agriculture under the Area's Official Community Plan the Regional District Board has the following options as per Section 25 (3) of the *ALC Act*.

The Regional District Board may:

1. Provide a local government resolution not authorizing the application to the ALC;
2. Forward the application to the ALC with a recommendation that the application not be supported; or,
3. Forward the application to the ALC with a recommendation that the application be supported.

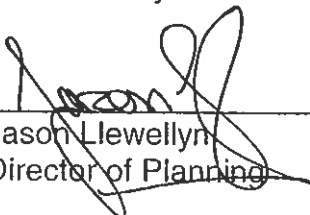
Given the unanimous recommendations to deny the application the Planning Department recommends that the Board not authorize the application to be submitted to the ALC.

Recommendation

That the Regional District Board not authorize the submission of Agricultural Land Reserve Subdivision Application No. 1208 (Buri) to the Agricultural Land Commission.

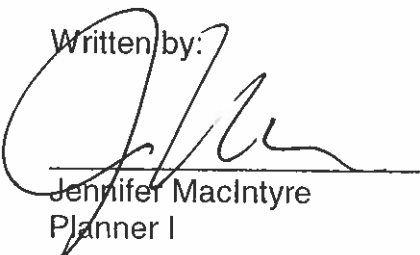
Development Services – All/Directors/Majority

Reviewed by:



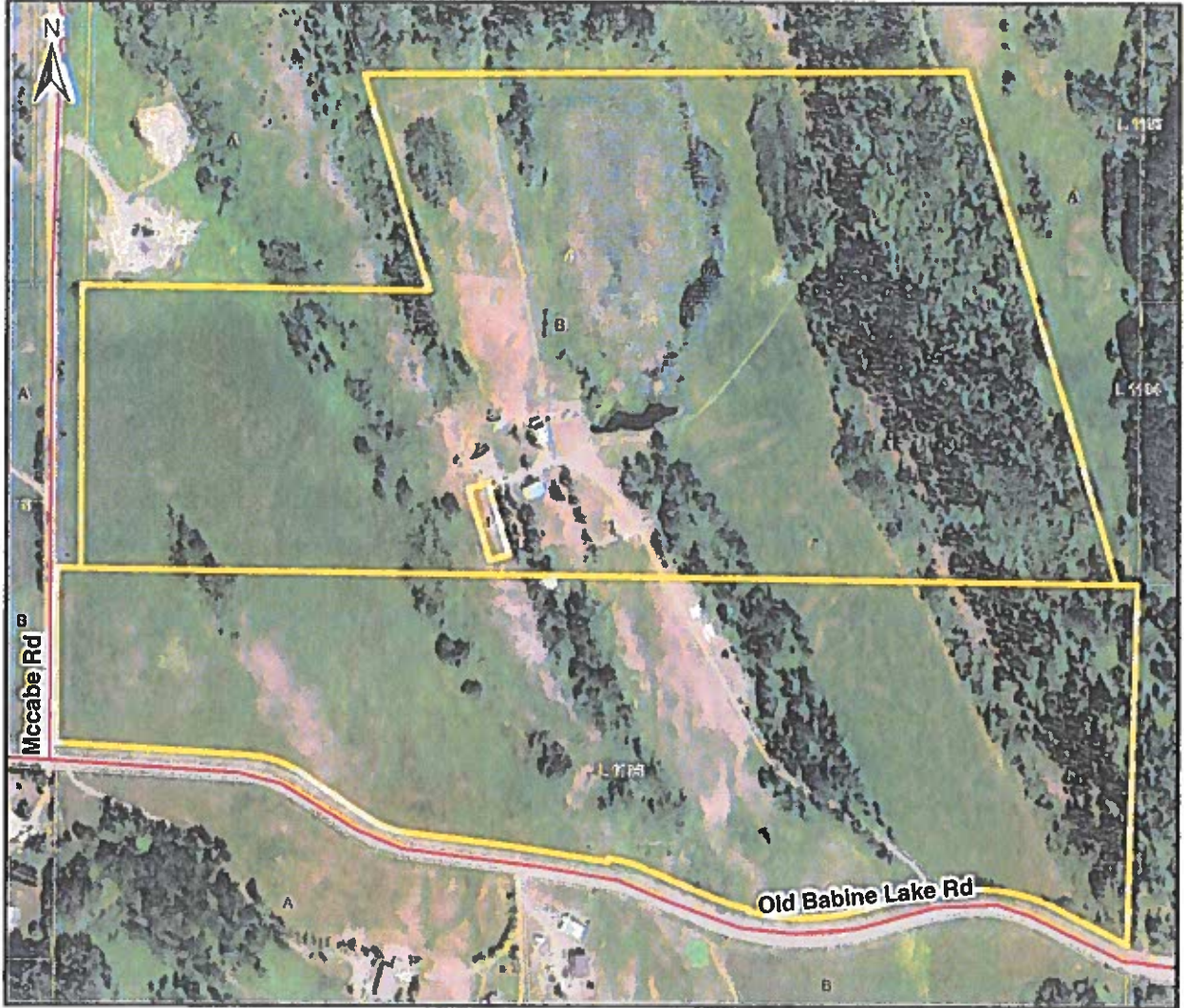
Jason Llewellyn
Director of Planning

Written by:

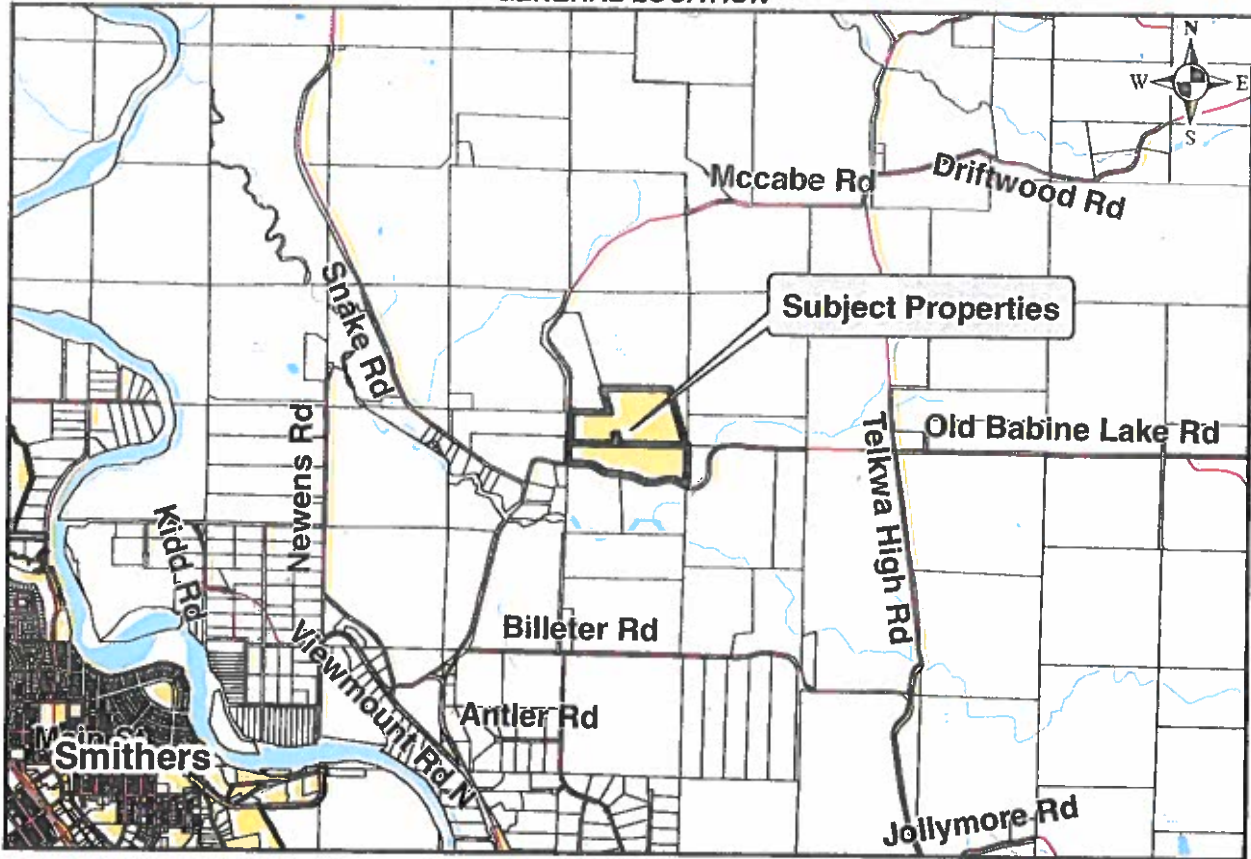


Jennifer MacIntyre
Planner I

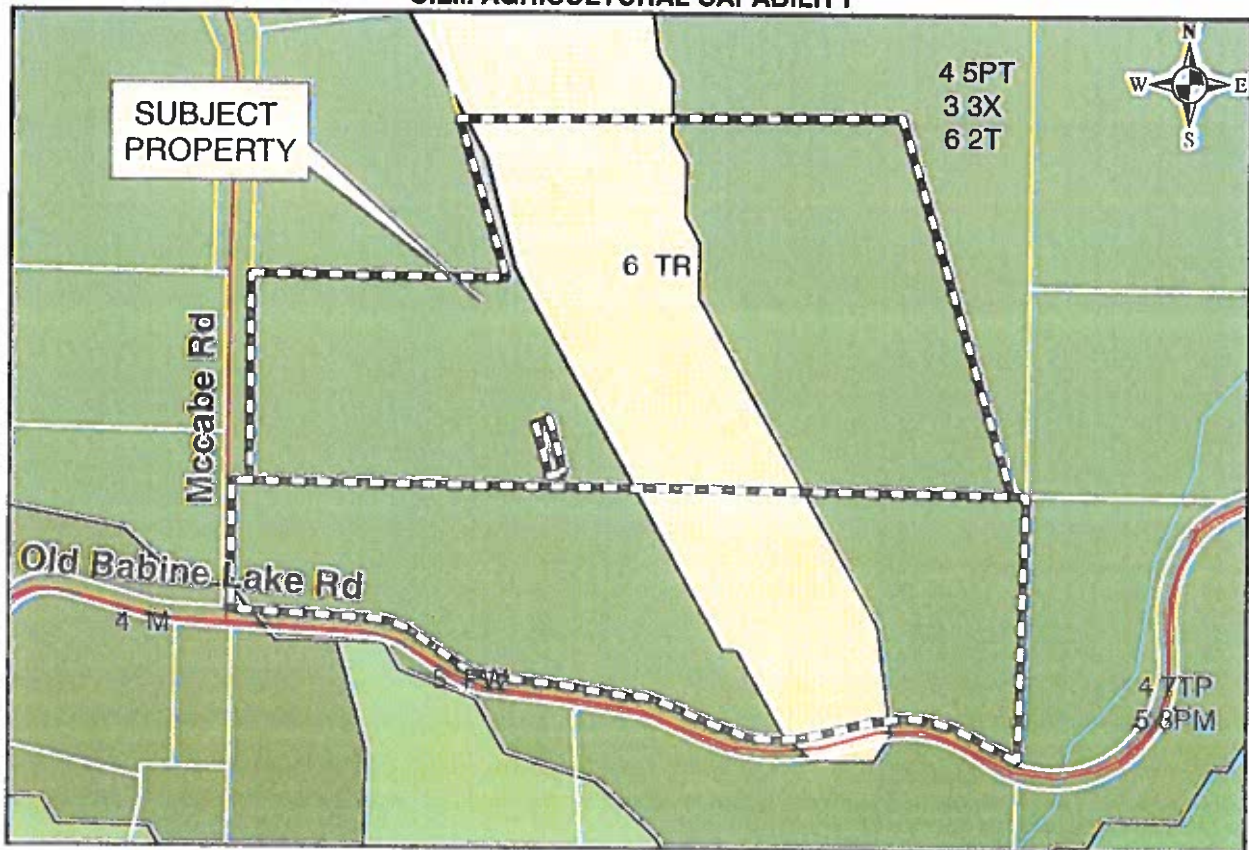
Specific Location



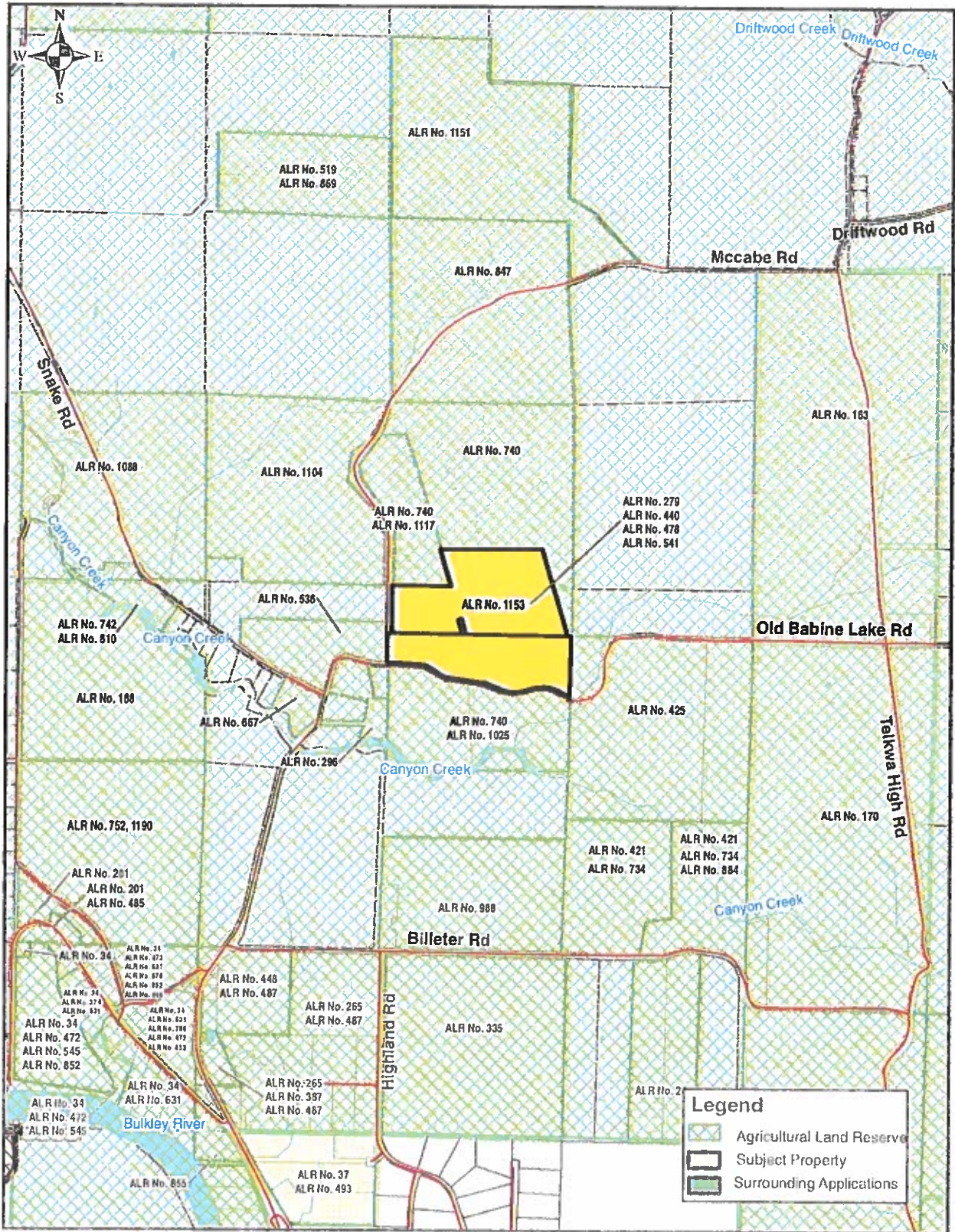
GENERAL LOCATION



C.L.I. AGRICULTURAL CAPABILITY



Surrounding Applications, ALR Status & Surrounding Development





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 58049

Application Status: Under LG Review

Applicant: Thomas Buri

Local Government: Bulkley-Nechako Regional District

Local Government Date of Receipt: 09/30/2018

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: To subdivide the 39.1 ha of two parcels to create 3 parcels. In reference to ALC file #53502, this division was proposed by the Commission as an alternative to preserve cultivated land. These lots are for family member to build primary residents. The new lots boundaries follow natural land features, with one parcel comprised of arable land west of the ridge and two parcels east of the ridge whose boundary line follows a natural water way and does not bisect any cultivated areas.

Mailing Address:

6440 Old Babine Lake Road

Smithers, BC

V0J 2N0

Canada

Primary Phone: (250) 847-0785

Email: tomburi@gmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 015-104-362

Legal Description: District Lot 1195, West 1/2, Range 5 Coast District, EXCEPT Parcel A (see J10999) and Except Plan 6801, BCP24965, BCP32740 and EPP1500

Parcel Area: 16 ha

Civic Address: 4.5 km north east of Smithers on Old Babine Lake Road, near the junction with McCabe Road

Date of Purchase: 07/28/2009

Farm Classification: Yes

Owners

1. **Name:** Thomas Buri

Address:

6440 Old Babine Lake Road

Smithers, BC

V0J 2N0

Canada

Phone: (250) 847-0785

Email: tomburi@gmail.com

2. **Ownership Type:** Fee Simple

Parcel Identifier: 027-979-610

Applicant: Thomas Buri

142

Legal Description: Lot B Sections 4 and 5 Township 2A Range 5 Coast District Plan EPP3497

Parcel Area: 23 ha

Civic Address: 4660 Old Babine Lake Rd

Date of Purchase: 03/02/1987

Farm Classification: Yes

Owners

1. **Name:** Thomas Buri

Address:

6440 Old Babine Lake Road

Smithers, BC

V0J 2N0

Canada

Phone: (250) 847-0785

Email: tomburi@gmail.com

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

In the past, Parcel No. 1 and No. 2 have been used for grazing horses, sheep, and chickens, in recent years only the pasture of horses and hay crop. The hay is shared with the farmer who does all work.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Owner has Parcels No. 1 and No. 2 for hay fields since they have been purchased with small improvements such as fencing and filling in holes.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Parcel No. 2 is a residential use. There are no other uses on Parcel No. 1 and 2.

Adjacent Land Uses

North

Land Use Type: Unused

Specify Activity: bare land

East

Land Use Type: Agricultural/Farm

Specify Activity: large commercial farm

South

Land Use Type: Agricultural/Farm

Specify Activity: Hay Field and residence

West

Land Use Type: Agricultural/Farm

Specify Activity: Hay Field and residence

Applicant: Thomas Buri

Proposal**1. Enter the total number of lots proposed for your property.**

10 ha

15 ha

14 ha

2. What is the purpose of the proposal?

To subdivide the 39.1 ha of two parcels to create 3 parcels. In reference to ALC file #53502, this division was proposed by the Commission as an alternative to preserve cultivated land. These lots are for family member to build primary residents. The new lots boundaries follow natural land features, with one parcel comprised of arable land west of the ridge and two parcels east of the ridge whose boundary line follows a natural water way and does not bisect any cultivated areas.

3. Why do you believe this parcel is suitable for subdivision?

A similar proposal for a subdivision was made by the Owner in 2014 in Application #53502. That proposal also called for 3 parcels but 2 of them are carved from the hayfield that is bounded by McCabe Road and Old Babine Lake Road. It was decided by the Commission that a subdivision would reduce the types of agriculture that could occur on a parcel that small.

That said, however, the Commission said it would consider the three parcels if only one of them comprise the arable land west of the ridge, and create the other 2 parcels east of the ridge if they do not bisect any cultivated areas.

4. Does the proposal support agriculture in the short or long term? Please explain.

The Owner has supported agriculture from the time he bought the first parcel in 1987 and has maintained a share-coping arrangement since then.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

6. Describe any economic values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The Owner places a high value on the preservation of agricultural land and he has encouraged his family members to have those same values.

7. Describe any cultural values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The Owner believes that the cultural values embedded in the practice of agricultural activities are of great importance.

8. Describe any social values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The Owner considers the social values to be just as important as the cultural values.

9. Describe any regional and community planning objectives you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The Owner has observed the way in which the agricultural community came together as a group during the recent fires. The economic, cultural and social values are of great importance.

Applicant Attachments

- Site Photo - Existing Lot - PID01151104362
- Site Photo - Existing Lot - PID0279796118
- Site Photo - Proposed Lots - Option2 - 3Parcels - 1b
- Site Photo - Existing Lots Context Map1
- Site Photo - Existing Lots Context Map2
- Site Photo - Existing Lots Context Map3
- Other correspondence or file information - Existing Lots Context - AIR
- Proposal Sketch - 58049
- Site Photo - Proposed Lots - Option2 - 3Parcels - 1c
- Site Photo - Proposed Lots - Option2 - 3Parcels - 1d
- Site Photo - Proposed Lots - Option3 - 3Parcels - 1a
- Site Photo - Proposed Lots - Option3 - 3Parcels - 1a
- Site Photo - Proposed Lots - Option3 - 3Parcels - 1e
- Site Photo - Proposed Lots - Option3 - 3Parcels - 1d
- Certificate of Title - 015-104-362
- Certificate of Title - 027-979-610

ALC Attachments

None.

Decisions

None.

I want to...
+
-



145

Imagery
0 30 60m



1415



Regional District of Bulkley Nechako
 Planning Department Board Report
Application No. 1209 – Subdivision within the ALR
 November 19, 2018

APPLICATION

Name of Owner: Woodmere Nursery Ltd.
Name of Agent: Jeremy Penninga
Electoral Area: A
Subject Properties: Lot A, Section 24, Township 5, Range 5, Coast District, Plan 11415.
O.C.P. Designation: Agricultural (AG)
Zoning: Agricultural (Ag1) pursuant to Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993
Existing Land Use: Intensive Agriculture
Location: The subject property is located at 13399, 13389, and 13379 Highway 16, approximately 1 kilometer southeast of the Village of Telkwa.

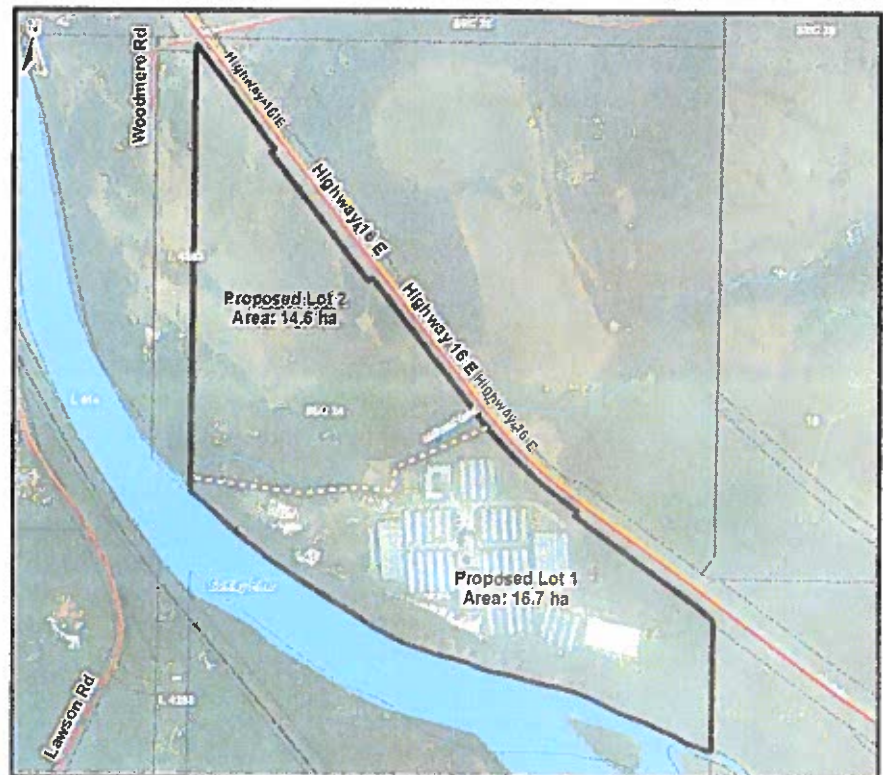
Proposal summary:

The purpose of this application is to subdivide the 32 ha. subject property into two properties.

Proposed Lot 1 contains the Woodmere Tree Nursery and would be 16.7 ha. in area.

Proposed Lot 2 contains the Maple Leaf Green World (MGW) medical cannabis production facility and would be 14.6 ha. in area. This facility is under construction and has not been issued a production license by the Minister of Health.

The operators of the MGW facility wish to subdivide and purchase the land on which the facility is built.



AGRICULTURAL CAPABILITY

(Based on Canada Land Inventory mapping)

80% of the Subject Property is:

100% Class 3 land limited by cumulative and minor adverse conditions

11% of the Subject Property is:

70% Class 3 land limited by climate

30 % Class 4 limited by cumulative and minor adverse conditions

9% of the Subject Property is:

100% Class 3 land limited by undesirable soil structure

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.

PREVIOUS APPLICATIONS

No. 573 Fractional East ½ of Section 24, Township 5, Range 5, Coast District lying north of the Bulkley River, except Plan 4838.

Application to subdivide ± 70.16 ha into two parcels as divided by Highway 16 (1984).

Staff recommendation:

Approval

Regional Board recommendation:

Approval

A.L.C. Decision:

Approved

SURROUNDING APPLICATIONS

No. 348 District Lot 4263, Range 5, Coast District.

Application to subdivide 18.8 acres of the subject property along the river for the purpose of creating two lots (1980).

Staff recommendation:

Denial

Regional Board recommendation:

Approval

A.L.C. Decision:

Denied

No. 419 District Lot 4263, Range 5, Coast District.

Application to exclude 7.6 ha. from the ALR (1981).

Staff recommendation:

Denial

Regional Board recommendation:

Denial

A.L.C. Decision:

Denied

No. 591 NW 1/4, Section 19, Township 6, Range 5, Coast District.

Application to exclude property (1984).

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

No. 1135 Part of District Lot 738 Lying West of the Bulkley River, Range 5, Coast District, except Plans 1233 & 1165.

The purpose of this application is to subdivide a 4.2 ha. parcel from the 128 ha. parent property under the ALC's Homesite Severance Policy (2007).

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

No. 164 SE 1/4, Section 25 and SW 1/4, Section 25, Township 5, Range 5, Coast District.

Application to subdivide two ±2 ha. lots off of land (1977).

Staff recommendation:	Approval for 1
Regional Board recommendation:	Approval for 1
A.L.C. Decision:	Denied

No. 453 Parcel A, SW 1/4, Section 25, Township 5, Range 5, Coast District.

Application to subdivide a 2 ha. parcel off the 27 ha. parent parcel (1981).

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

No. 753 Lot 1, Plan 4162, Section 25, Township 05, Range 5, Coast District.

Application to subdivide the property into one lot of 1.2 ha. (containing the homesite) and one lot of 3.4 ha. (containing the manufactured home park) (1980).

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

No. 913 Lot 1, Plan 4162, Section 25, Township 05, Range 5, Coast District.

Application to subdivide the residence from the remainder of the manufactured home park. This would create one lot of ±2 ha. which would contain one residence and one lot of ±2.61 ha. which would contain the manufactured home park (1998).

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

REFERRAL COMMENTS

RDBN Agriculture Coordinator

Approval Recommended for Reasons Outlined Below

The proposed subdivision still supports an indoor agriculture commodity. I agree with

the comments made by the RDBN Planning Department.

Ministry of Agriculture

Thank you for the opportunity to provide comments on this proposed subdivision.

I am familiar with Woodmere Nursery's greenhouse operation and consider their production of tree seedlings for reforestation a valuable component of our intensive horticulture agriculture profile in the RDBN.

Given the substantial capital investment ~\$10M from Maple Leaf Green World at their Telkwa facility, it is logical that they would need to own the land where the marijuana production facility (MPF) is being constructed. It is my belief that the co-location of these two distinct (concrete indoor and greenhouse) production methods of intensive horticulture are complementary to one another and is a prime example of efficient agriculture land use as well as regionally-significant agriculture product diversification. There may be opportunities for example to share a skilled labour pool between the facilities on an "as-needed" basis per crop rotations.

I recommend the excess cultivated land surrounding the MPF be leased or somehow utilized for the further benefit of agriculture ie. some kind of forage crop or orchard activity if possible depending on security restrictions; secondary goals being noxious weed control and fire (fuel) hazard mitigation.

Advisory Planning Commission

Resolution: Recommend Approval

Comments: Do not Rezone, remain Ag1.

LAND USE POLICY

OCP and Agricultural Plan

The current OCP designation for the property is Agriculture (AG). This designation is intended to preserve these lands for the purposes of farming and other related activities.

Section 3.1.2(6) of the OCP states that:

Non-farm use of agricultural land shall be avoided. Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.

- 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 a proposed development is adjacent to an existing agricultural use.*
- e) *The application is in the best interest of the local community.*
- f) *The proposed development considers and addresses potential impacts and potential improvements to recreational features and the environment, including wildlife habitat.*

- g) And, traffic management issues will be considered and addressed appropriately.

Zoning

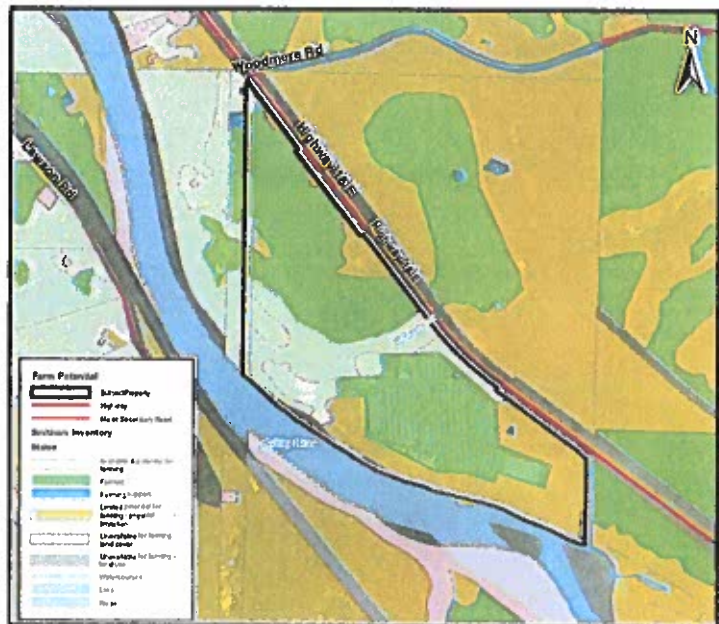
The Subject Property is zoned Agricultural (Ag1) under the Regional District of Bulkley-Nechako Zoning Bylaw No 700, 1993. The minimum parcel size permitted by subdivision is 16 ha.. Proposed Lot 2 is 14.6 ha. and does not meet the minimum parcel size for the Ag1 Zone at subdivision. Therefore, this application does not comply with the zoning bylaw and the property owner may be required to apply to rezone the subject property or apply for a development variance permit to vary the minimum parcel size to allow the subdivision if subdivision approval is granted from the ALC.

The Ag1 zone permits the use of lands, buildings or structures for "horticulture, nursery, greenhouse," as well as "intensive agriculture". The intensive agriculture use includes "cannabis production". Therefore, the RDBN issued a building permit to Woodmere Nursery (the property owner) on April 2018, for an 'agriculture building' with a concrete foundation.

LAND USE

The area surrounding the subject property is a mixture of uses and property sizes. To the north the land use is agriculture. To the south is the Bulkley River. To the east and west there are smaller properties used for a mixture of residential and agriculture uses.

According to the 2013 Agricultural Land Use Inventory (ALUI) 35% of the property was used for a nursery and cold storage facility, 21% was farmed as forage pasture, and 20% was available with potential for farming. The remaining area has limited potential due to riparian and topography limitations. The subject property currently qualifies for farm class status (mixed). The 27,190 ft² medical cannabis production facility is located on the hay field north of McDowell Creek.



Changes to the ALR Regulation regarding Cannabis

On July 13, 2018, the following subsection was added to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (ALR Regulation) regarding cannabis production in the ALR:

- (2.5) *The lawful production of cannabis is designated as farm use for the purposes of the Act if produced outdoors in a field or inside a structure*
- that has a base consisting entirely of soil, or*
 - that was, before the date on which this section came into force*

- i) constructed for the purpose of growing crops inside it, including but not limited to the lawful production of cannabis, or*
- ii) under construction for the purpose referred to in subparagraph (i), if that construction*
 - (A) was being carried out in accordance with all applicable authorizations and enactments, and*
 - (B) continues without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and that has not been altered since that date to increase the size of its base or to change the material used as its base.*

The Province has decided to treat the growing of cannabis indoors differently from other crops grown indoors by requiring a base consisting entirely of soil. The MGW structure has a concrete foundation. However, as the MGW facility was under construction before July 12, 2018 we anticipate that the ALC would consider cannabis production in the building to be a farm use pursuant to the ALR regulations. The applicant has been advised that this should be confirmed directly with the ALC.

It is noted that any potential future phases of the development must conform to the new ALR regulations. Alternatively, applications for non-farm use can also be made if MGW wishes to expand their operations.

DISCUSSION

Impacts Associated with Cannabis Production

The RDBN's regulations and policies relating to agriculture do not discourage locating agricultural uses that occur indoors, on ALR lands. Therefore, the Planning Department considers a cannabis production facility to be a legitimate agricultural use similar to the Woodmere Nursery greenhouses or other indoor production facility. It is not clear why the ALR has chosen to treat facilities growing cannabis differently from other types indoor agriculture operations. For example, the buildings used for growing seedlings at the Woodmere Nursery have a similar impact to the agricultural use of the land as the MGW facility.

In staff's opinion the indoor growing of plants and trees is an important component of the local agriculture industry, and such facilities should be supported. Discrimination against a specific plant on the basis of its end use or other factor not related to agriculture is not appropriate in staff's opinion.

Impacts Associated with the Proposed Subdivision

Given that the existing parcel is used primarily for the growing of agricultural products in structures the Planning Department does not foresee how the proposed subdivision could have a negative impact on the agricultural use of the subject property or on adjacent agricultural lands. The proposed subdivision can be expected to benefit the cannabis production operation by allowing the company operating the facility to also own the land. Given the current use of the lands it is not reasonable to expect that the subdivision will facilitate the long term non-farm use of either proposed parcels.

Board Options

Since the property is zoned Agricultural and designated Agriculture under the Area's Official Community Plan the Regional District Board has the following options as per Section 25 (3) of the *ALC Act*.

The Regional District Board may:

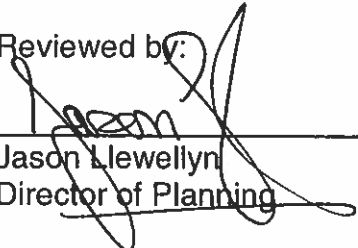
1. Provide a local government resolution not authorizing the application to the ALC;
2. Forward the application to the ALC with a recommendation that the application not be supported; or,
3. Forward the application to the ALC with a recommendation that the application be supported.

Recommendation:

That Agricultural Land Reserve Subdivision Application No. 1209 (Woodmere Nursery) be recommended to the Agricultural Land Commission for approval.

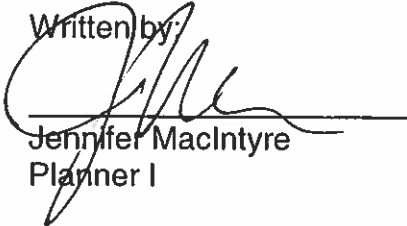
Development Services – All/Directors/Majority

Reviewed by:



Jason Llewellyn
Director of Planning

Written by:



Jennifer MacIntyre
Planner I

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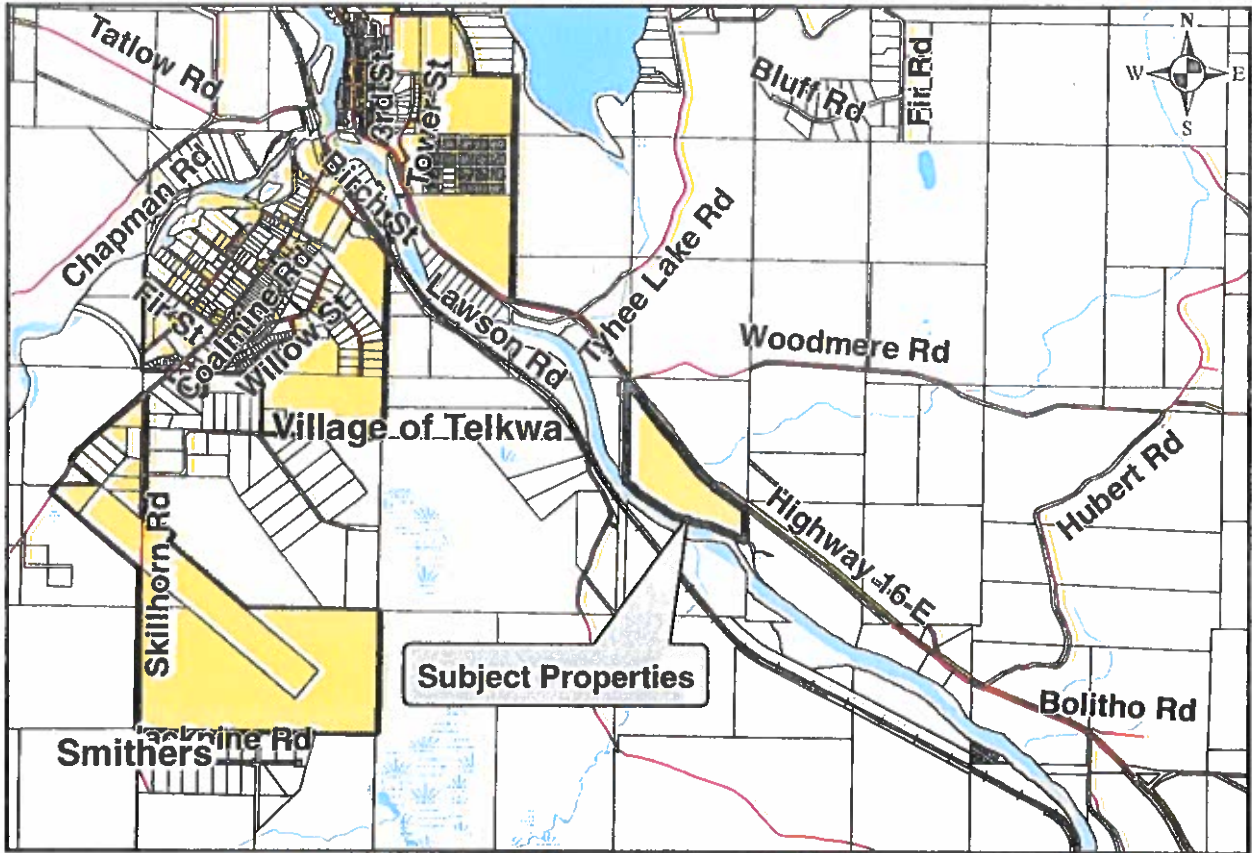
ALR Application #1209
Electoral Area "A"

Woodmere Nursery Ltd.
(Jeremy Penninga)

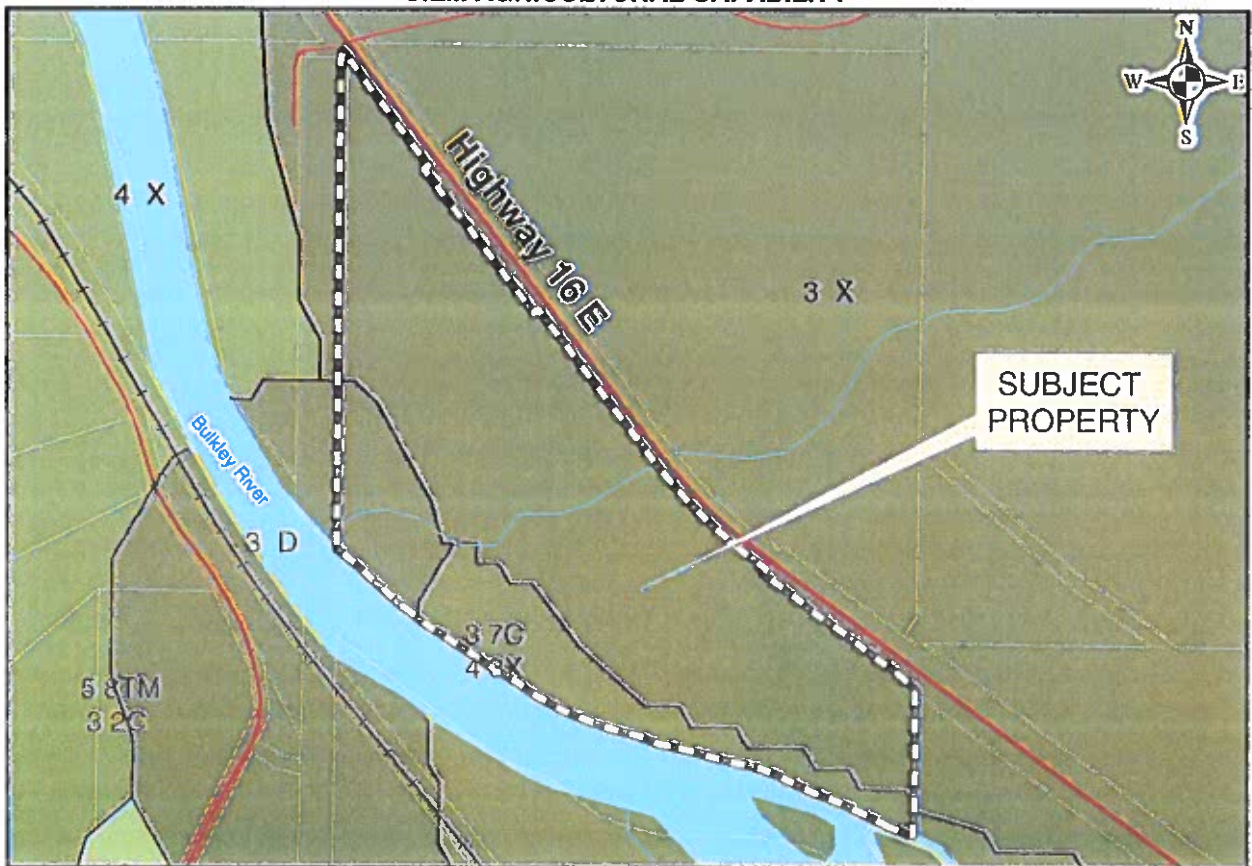
Specific Location



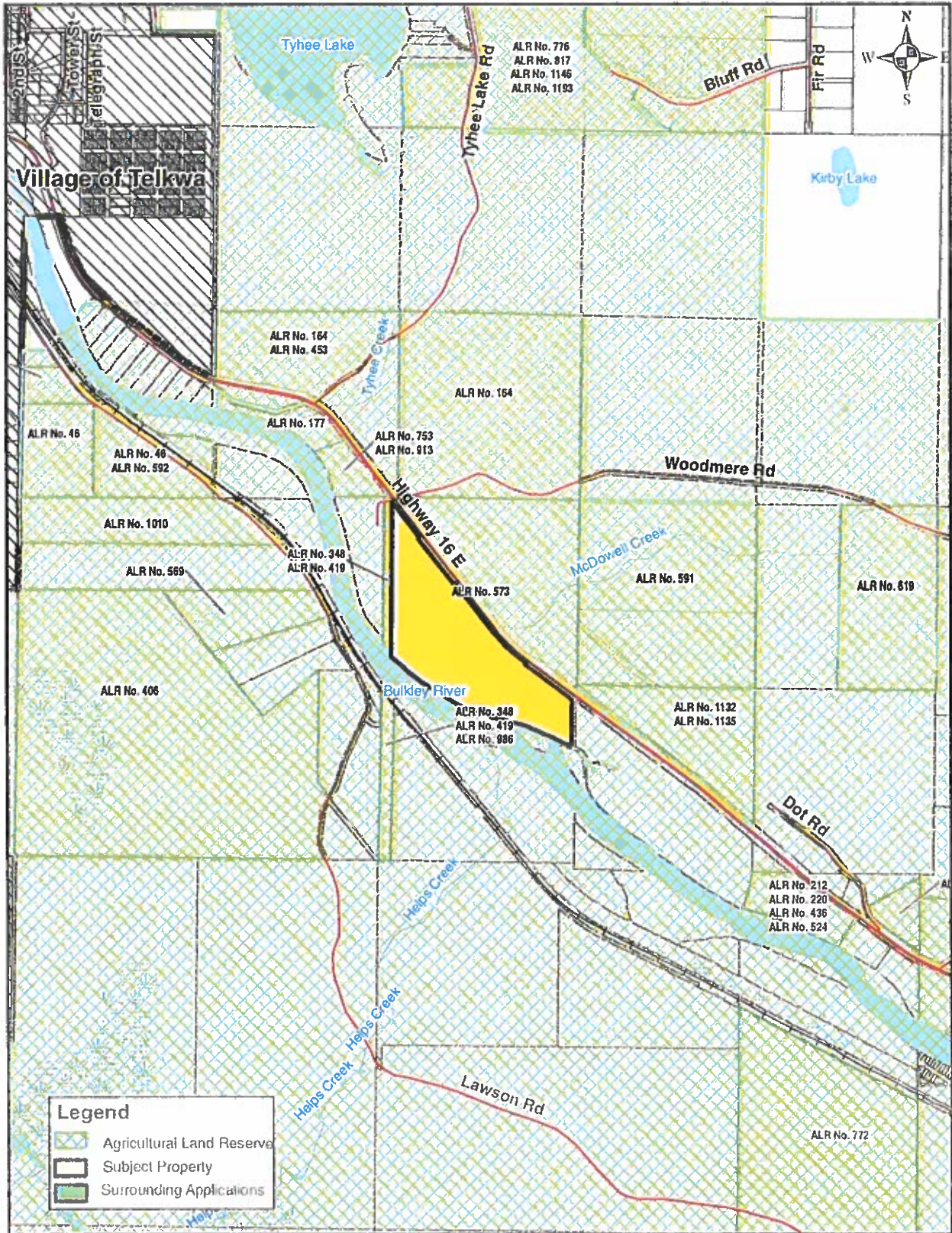
GENERAL LOCATION



C.L.I. AGRICULTURAL CAPABILITY



Surrounding Applications, ALR Status & Surrounding Development





16th October, 2018

To: Agricultural Land Commission

RE: Application to subdivide Lot A Section 24 Township 5 Range 5 Coast District Plan 11415

Dear Directors,

Woodmere Nursery Ltd., seeks approval from the Agricultural Land Commission (ALC) to subdivide Lot A Section 24 Township 5 Range 5 Coast District Plan 11415. The primary result is the two parcels shall remain in the Agricultural Land Reserve. And with both systems of agriculture, growing reforestation seedlings in greenhouses and Cannabis in a protected facility, these are cultivation intensive but require less land and smaller land footprint.

The reason for this application is so Maple Leaf Green World (MGW) can use its potential ownership of Lot 2 to secure financing to complete the construction and for future expansion. The Regional District Bulkley Nechako (RDBN) provided approval of the construction of the Cannabis Growing Facility in the Spring of 2018 and in October, provided clarification to the new Section 2 (2.5) to the ALR Regulation for Cannabis production. Please note, Woodmere Nursery Ltd., has no intentions to expand its existing operation and therefore the 16.7 hectares is sufficient for our nursery.

With both corporations operating on this land, even with the potential subdivision, the economic development is significant- capital investment, agricultural expenditures and employment. It also provides the diversification in the local agriculture industry. We are proposing that through this application, we have increased the return per acre in this property.

Woodmere Nursery Ltd., understands and appreciates the ALC is dedicated to preserving agricultural land and encouraging farming in British Columbia. It is also a fact the 5% of the Province that is in the Agricultural Land Reserve (ALR) is facing increasing pressure from urban development and other competing resource uses. Woodmere Nursery Ltd., suggests although it is seeking a subdivision, both pieces of land will still be under cultivation.

This parcel of land totals 31.3 hectares. The Ministry of Transport in 2016 removed just over 2 hectares for a highway expansion project which is now completed. The intent is to subdivide this parcel into two pieces. Lot 1, South East will have 16.7 hectares and Lot 2, South West shall have 14.1 hectares.

Lot 1, South East of the subject land shall continue to be under Woodmere Nursery Limited's ownership and will continue to grow reforestation seedlings in the existing greenhouses. Lot 2, South West will be the site for a Cannabis growing operation owned by Maple Leaf Green World (MGW). Both of these operations are considered agricultural. MGW is currently building a 27,200 square feet facility on the South West corner of this property. The total investment is \$10 million.

The portion that MGW is building on was vacant and is naturally separated from Woodmere Nursery by a creek. Woodmere Nursery since 1984, Woodmere seeded its first crop of forestry seedlings in 1985, has not made any improvement to the South West (MGW site) portion to enhance its agricultural abilities. Woodmere Nursery's production is 100% greenhouse. This South West portion was used as a hay field but because the hay quality and quantity was so poor, Woodmere Nursery has never sold the hay crop but allowed a neighbourhood farmer to cut the hay when he needed the hay in poor years beginning in 1997.

MGW has had an ACMPR application in with Health Canada since 2014. Woodmere Nursery actively pursued MGW to locate in Telkwa to:

1. Enhance the agricultural industry in the Bulkley Valley;
2. Assist Woodmere to move into SMART horticulture; and
3. Enhance Woodmere ability to attract horticulturally trained persons into the Bulkley Valley and with the possibility of encouraging the local college, NWCC to start a horticulture program; and
4. Economic Development coupled with better paying jobs in agriculture and horticulture.

Woodmere Nursery decided in 2016 to lease the South West portion of the property to MGW after reaching an agreement and after verifying with the Regional District of Bulkley Nechako on regulations on Cannabis growing in the ALR. Strategic planning by Woodmere Nursery recommended curtailment of future expansions due to heating costs, low pricing and poor labour supply. Woodmere Nursery, as a significant employer in the last 34 years, decided a Cannabis growing operation would create local economic development and create much needed jobs. MGW is investing \$10 million into the new facility and will create a minimum of 40 to 50 new horticultural jobs in the Bulkley Valley and 10 of which will be in technical, security and management sectors.

Woodmere Nursery when in its pursuit to bring investment into the Bulkley Valley and create synergy that it can also benefit from. The Cannabis Industry provided the most opportunities to achieve. Woodmere Nursery did not wish to expand its operations to apply for an ACMPR and was not financially capable of such financial investment required in this targeted industry. MGW is expected to:

1. Create 40 to 50 jobs in including growing, production, processing, research and development, security, Quality Assurance and Management.
2. Invest \$10 million in the initial construction.
3. Additional \$10 million to expand production facilities in two years from start up.
4. Payroll of \$1.2 million every 3 months.

5. Build an ultra- modern facility using the best technology and equipment to achieve its goals.
6. Security system and practices to ensure the community is best served.
7. Research into development of best genetics and products.
8. Research into cultivation techniques to improve yield.

With the above economic development and introduction of appropriate agricultural technology, not only is Woodmere Nursery benefiting but also local agriculture. The technology planned for this operation can be transferred to food cropping in energy efficient facilities with LED lighting. This will reduce the reliance on fossil fuels, reduce water consumption, better vegetables and create local food security.

Due to the strict requirements of Health Canada in this type of cultivation, it is expected that there will be minimal impacts on the environment and soils in the portion that MGW wish to purchase. MGW together with its consultant have designed the facility, equipment and cultivation methodology to ensure organic certification is a possibility. MGW's system of intensive cultivation uses a smaller footprint than the 7 acres of greenhouses. The system was also chosen by MGW to reduce the impact on the local ecosystem and environment. Less heat usage and less light emitted to the atmosphere but more importantly, reducing odours and security are better served.

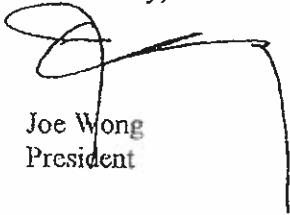
With the approval of this subdivision, the ALC will also achieve in meeting another one of its goal which is to encourage agriculture in the Province. Cannabis cultivation is the new crop. Woodmere Nursery is very excited to have a world class facility next door. Due to the poor pricing in forestry seedlings in the last 20 years, improvements to systems and equipment have been wanting, Woodmere Nursery now has the ability to learn about new technology, cultivation methodology and equipment. Woodmere can also now look forward to developing Best Practices from production to lessening environmental impacts.

In the case that an ACMPR licence is not granted to MGW by Health Canada, MGW has provided re-assurance to Woodmere Nursery that it shall use the facility to grow:

1. Hydroponic lettuce and/or
2. Mushroom production.

Thank you in advance for your consideration and time.

Yours truly,



Joe Wong
President

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Provincial Agricultural Land Commission - Applicant Submission

Application ID: 58179

Application Status: Under LG Review

Applicant: Woodmere Nursery Ltd

Agent: Jeremy Penninga

Local Government: Bulkley-Nechako Regional District

Local Government Date of Receipt: 10/17/2018

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: The primary purpose is for MGW to obtain financing by using the land ownership as collateral. This will allow them to complete construction and give them future expansion if deemed necessary due to market forces.

See attached letter.

Agent Information

Agent: Jeremy Penninga

Mailing Address:

3435 Poplar Road

Smithers, BC

V0j 2n6

Canada

Primary Phone: (250) 847-0830

Email: jeremy@penninga.ca

Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 004-304-098
Legal Description: L A SEC 24 TP 5 R5C PL 11415
Parcel Area: 31.3 ha
Civic Address: 13399 Highway 16 West, Telkwa, B.C.
Date of Purchase: 10/10/1984
Farm Classification: Yes

Owners

- Name:** Woodmere Nursery Ltd

Address:

13399 highway 16 East

Telkwa, BC

V0j 2X0

Canada

Phone: (250) 846-5750

Email: joe@woodmere.ca

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Woodmere currently grows 13 million reforestation seedlings in 7 acres of greenhouses annually for the Province and the Forest Industry. Woodmere also grows Native Species for reclamation purposes in partnership with First Nations. Besides the greenhouse, it has a Cold Storage facility that can freeze store 8 million seedlings per year coupled with a 10,000 square feet Header Building which houses seeding and harvesting operations, fertilizer and water equipment, staff rooms and the Administration offices. Our only crop is reforestation seedlings grown in styrofoam containers. The soil media is peat based and mixed on site. Woodmere Nursery in the last 34 years have not used fungicides, a normal procedure in this industry and also do not use herbicides in the operation. The 7 acres of greenhouse have a central computerized system. Each greenhouse has automatic travelling irrigators, extended photoperiod HPS lights and Natural Gas Unit Heaters that distributes the heat under the growing benches. Our customer base is from the North Coast to Fort. St. James. Woodmere employs 20 to 30 people for 11 months of the year. Our peak employment is 70 employees during our Fall Harvest. Woodmere in the last 25 years has worked with the Wetsuweten First Nation to train and employ its community members from Moricetown to Burns Lake instead of recruiting Overseas workers as others have. Our workforce has 60% First Nations.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Woodmere Nursery Ltd currently has 39 greenhouses (7 acres), one cold storage building, one processing plant, two houses (one for Manager and the other for Supervisor) and some open area for outdoor storage areas currently on the subject property. There is an established road network, a hydro utility building and distribution system, a building that houses the standby generator that has the capacity to electrify 100% of the operation if there is a power failure, a well with piping to all buildings, a septic system for the house and processing plant and some cleared areas for storage. The rest of the land is treed and borders the Bulkley River and a wetlands that symbiotically works with its local ecosystem to capture and run off before entering the river.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

The entire property is used for agriculture. The northern area has been hayed occasionally by a neighboring farmer since 1197 but is in poor condition. See attached letter.

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: small hobby farm

East

Land Use Type: Recreational

Specify Activity: retirement house

South

Land Use Type: Other

Specify Activity: Bulkley River

West

Land Use Type: Residential
Specify Activity: 10 acre hobby farm

Proposal

1. Enter the total number of lots proposed for your property.

16.7 ha

14.6 ha

2. What is the purpose of the proposal?

The primary purpose is for MGW to obtain financing by using the land ownership as collateral. This will allow them to complete construction and give them future expansion if deemed necessary due to market forces.

See attached letter.

3. Why do you believe this parcel is suitable for subdivision?

The land that is being used by MGW was vacant since 1985. The size of the land not occupied by Woodmere is not economical in scale to practice traditional agriculture such as hay production or animal husbandry which is normal with the soil type to be profitable. The subdivision application is also supported by addressing the concerns of the ALC and Regional District Bulkley Nechako:

- a. not removing lands from the ALR;*
- b. promoting diversity in the local agricultural base;*
- c. significant economic development in an otherwise vacant farmland;*
- d. enhancing agricultural practices.*

See attached letter

4. Does the proposal support agriculture in the short or long term? Please explain.

YES it does! This proposal will support agriculture in both short and long term, the vacant land although too small to be economical in traditional agricultural uses realizes a new opportunity that supports sustainable agriculture in the long term. Especially with the new trade agreement with the USA, dairy producers (a strong sector in the Bulkley Valley) will be affected by uncertainties. The intensive cultivation of Cannabis will provide the best return on such a property. With intention of investing 10 million dollars this will create short term employment in construction but with an annual payroll of \$3 million annually, there will be sustainable local economic benefits. Woodmere Nursery is seeing the labour shortage arriving because in the agricultural industry, wages are low. With the cannabis sector, wages will be higher. With that, MGW will be attracting not just manual labour workers but also technical and scientific staff. These professionals will be an enhancement to the local agriculture workforce. Some of their expertise will benefit the local agricultural industry as it did when Woodmere Nursery established its operation in Telkwa.

MGW will be looking at expansion. The new technologies that will accompany the present and future production will benefit any horticultural businesses. Just on the lighting technology and intensive nutrient programs will assist. The fact that MGW intends to grow without pesticides, will be a important contribution to the agriculture industry.

See attached letter

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

6. Describe any economic values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

Ownership of the land for MGW will provide security for it to seek financing to complete and expand its operations.

Applicant: Woodmere Nursery Ltd

The economic benefits from MGW ability to attract financing are:

Capital investment- construction has provided a boost to local suppliers and trades. MGW will spend \$10 million in the initial phase of construction. In two years it should spend another \$10 million to expand its operations and reengineer equipment that will be needed.

Enhanced employment- there will be a minimum of 40 new jobs. 10 of which shall be professionals-horticulturalists, Quality Assurance, Security and Administration. The expected payroll is estimated to be \$5 million per year.

High valued crop compared to hay production.

Develop varieties that will serve medical needs. Research and Development is a high priority for MGW. MGW wishes to be a provider of fit for purpose products. It wants MGW to be a premier brand in the Cannabis market thus putting the Bulkley Valley in the national map. MGW is actively pursuing the International Export market.

7. Describe any cultural values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

The legalization has taken affect on October 17/18. Cannabis cultivation is the new frontier for horticulture but good Science is needed to grow and process products under Best Practices and also meets Health Canadas regulations. For MGW, they have created the Vision that it will be a pharmaceutical producer. It will have the research and development to create products that are fit for purpose. With this, it is hoped that MGW can be part of process to remove many negatives of and historical concerns of Cannabis. With legalization, there will still be products that are not assured by stringent Quality Control processes but MGW will produce products and strains that a Medical Doctor will have no issue prescribing.

MGW in recognition of the need for well trained employees will have as a corporate culture to have inhouse training in partnership with Post Secondary institutions.

Legalization will occur but MGW will have a tough and defensible hiring practice. Employees will be vetted to ensure security regulations are met in and out of the facility.

Enhance the concept that there are more technological cultivation practices and new crops than the historical traditional agricultural production.

MGW is working with a top consultant that it will meet all of Health Canadas regulations.

MGW has been transparent with RDBN from the beginning of this project. It will continue to be.

8. Describe any social values you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

Enhancing employment opportunities.

Attracting more professionals to the RDBN

Use of marginal agricultural land to produce a 21st Century crop.

Training of future employees in a new crop under intensive protected facility.

Land was acceptable to MGW because it is isolated and not next to a community including schools.

With legalization, much has to be learnt by society. Having a local facility that shall be a great community citizen, low carbon footprint, minimal impact on the environment, a strong contributor to employment and enhancing agricultural opportunities will assist in putting Cannabis with its many historical negatives into better light.

9. Describe any regional and community planning objectives you believe are applicable to the application as it applies to s.4.3 of the ALC Act.

Although RDBN offers a strong local support of the agriculture sector, this proposal and application with MGW investing \$10 million in the first phase will assist in promoting the industry and other supporting industries in the cold north. Historically ranching and forage are the traditional agricultural activities. In 1985, when Woodmere Nursery seeded its first seeds into 12 greenhouses, the operation raised interest and enhanced many other associated opportunities since the Bulkley Nechako Region was not noted as a greenhouse-horticulture production area due to climatic limiting factors. Local persons realized that they too can use greenhouses to grow commercial and local needed crops. With this application, it is hoped with MGW investing into the region, it will assist RDBN in fulfilling its vision that it does offer a world of

opportunity in the agriculture support.

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Applicant Attachments

- Agent Agreement - Jeremy Penninga
- Other correspondence or file information - Woodmere Nursery support letter
- Site Photo - aerial photo
- Other correspondence or file information - RDBN letter
- Other correspondence or file information - Layout of infrastructure
- Other correspondence or file information - Corporate documents
- Proposal Sketch - 58179
- Certificate of Title - 004-304-098

ALC Attachments

None.

Decisions

None.

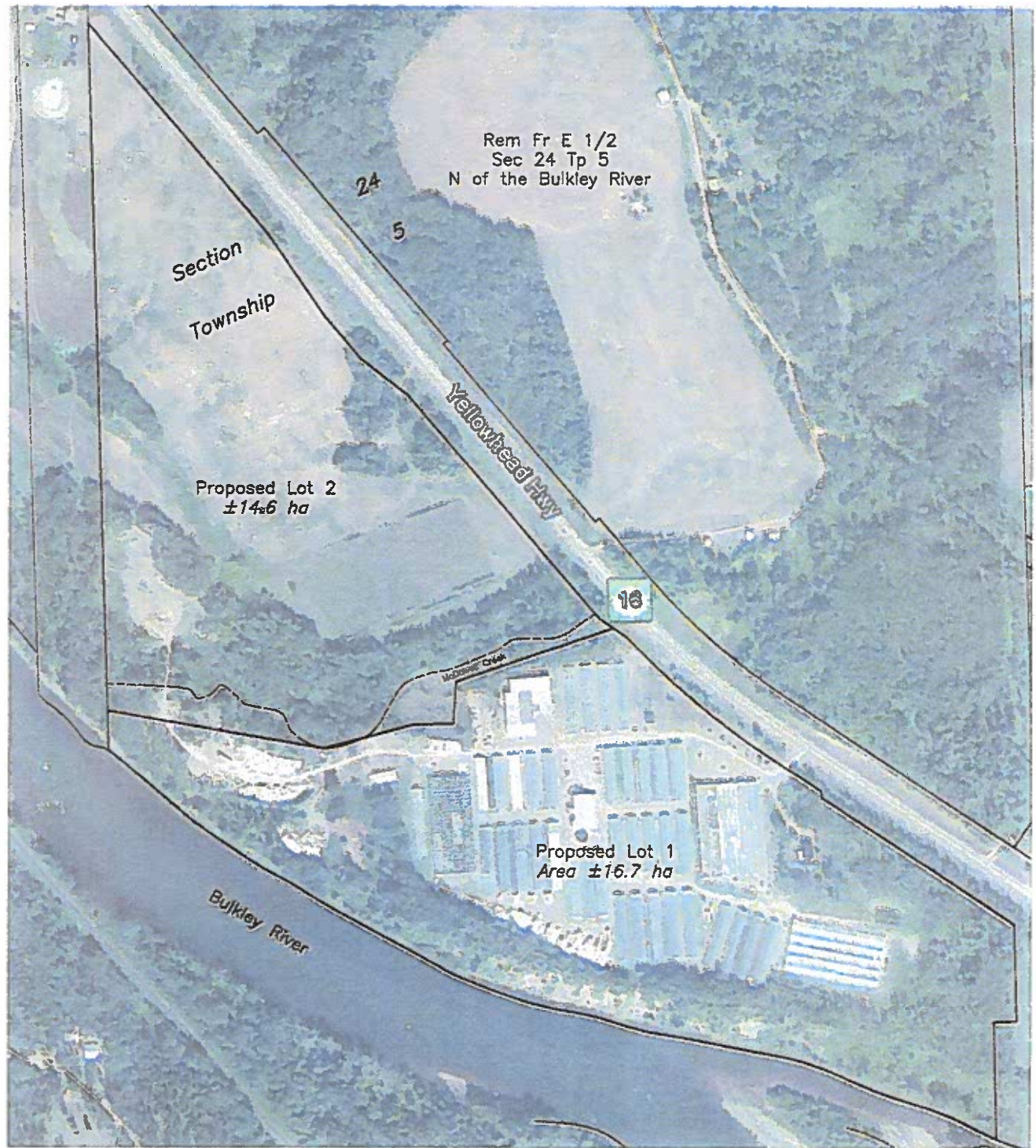
PROPOSED SUBDIVISION PLAN

Of Lot A Section 24 Township 5
Range 5 Coast District Plan 11415

SCALE: 1:2500



The intended plot size of this plan is 560mm in width by
432mm in height (C size) when plotted at a scale of 1:2500.



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3750 1st Avenue, PO Box 536
Smithers, BC V0J 2N0
Phone & Fax: 250.847.3808
BC: S@HBHLandSurveying.ca

HBH File No. MLG1801



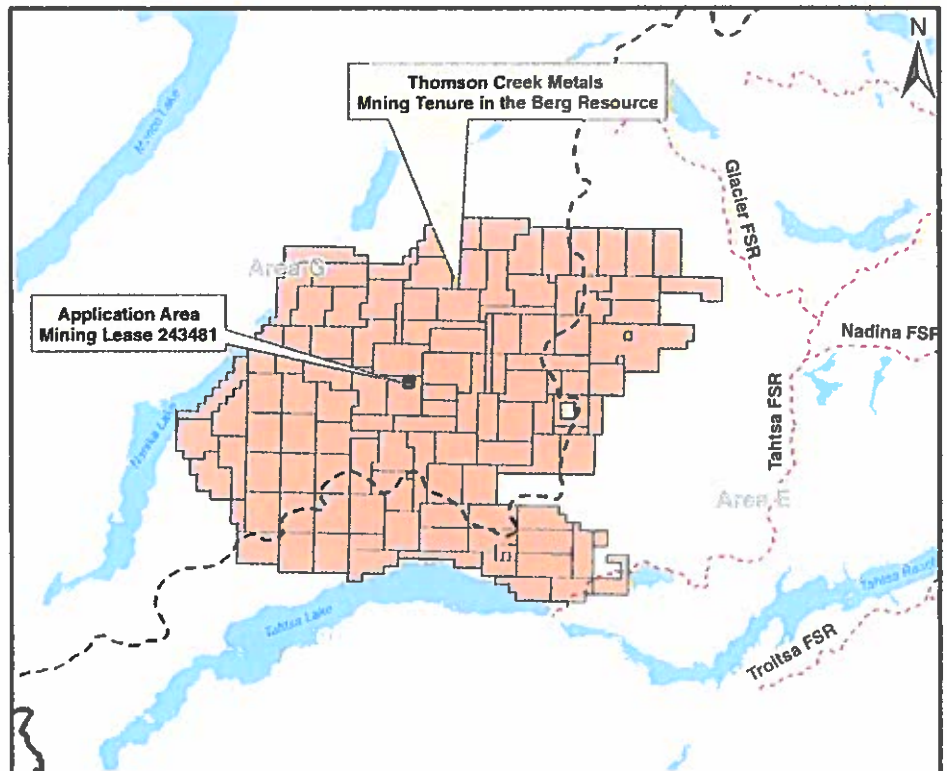
MEMORANDUM

To: Board of Directors
 From: Jennifer MacIntyre, Planner I
 Date: November 20, 2018
 Re: Mines File No. 13880-02-309 (Thomson Creek Metals)

This application is for a Mining Lease to extend Thomson Creek Metals existing lease for mineral exploration activities under the *Mineral Tenure Act* for another 30-year term. The Lease will expire next year. A new Notice of Work (NOW) application will be applied for later in 2019.

Lease title 243481 is a small lease area of 16.81 ha. that is found within the center of Thomson Creek Metals other mining tenure, known as the "Berg Resource," which has historically been explored for mining potential. This license is considered integral to the continued mining potential of the resource area.

The surrounding land use is primarily vacant Crown land. There are no nearby residents. The application area is not zoned or designated under the area's Official Community Plan.



Recommendation:

That the attached comment sheet be provided to the Province as the Regional District's comments on Mines application 13880-02-309.

Board of Directors – All/Directors/Majority

Reviewed by:

Jason Dlewellyn
 Director of Planning

Written by:

Jennifer MacIntyre
 Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON Mines File No. 13880-02-309**

Electoral Area:	G
Applicant:	Thompson Creek Metals Ltd.
Existing Land Use:	Vacant, Forested
Zoning:	N/A
Plan Designation:	N/A
Proposed Use Comply With Zoning:	RDBN has no jurisdiction over mines
Agricultural Land Reserve:	Outside the ALR
Access Highway:	Tahtsa FSR
Archaeological Site:	Not according to provincial mapping
Building Inspection:	Outside the Building Inspection area
Fire Protection:	Outside the Rural Fire Protection area
Other comments:	None.

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Print and Close

Cancel

Mineral Titles Online

Mining Lease Term Extension Application (LTEA)

[Print Confirmation](#)

Recorder: THOMPSON CREEK METALS
COMPANY INC. (283374)

Submitter: THOMPSON CREEK METALS
COMPANY INC. (283374)

Recorded: 2018/AUG/08

Effective: 2018/AUG/08

D/E Date: 2018/AUG/08

Event Number: 5707061

Current Title Data

Title Number:	243481	Term Years:	30 Yrs
Issued:	1968/AUG/27	Term Expiry Date:	2019/AUG/27
Good To Date:	2018/AUG/27		
Area:	16.81 Ha		

Recorded Holder(s):

Client Number	Name	Percentage
283374	THOMPSON CREEK METALS COMPANY INC.	100.0

Application Data

I am requesting a term extension of 30 years for the above noted lease title.

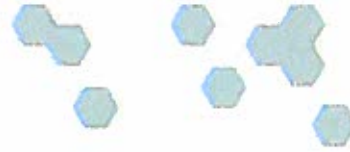
Event has been successfully registered.

Your application has been received. You will be contacted to provide supporting documentation in order for Mineral Titles to review your application.

Click [here](#) to return to the Main Menu.

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centerragold



**Interoffice
Memo**

To:

From: C. Paul Jago

Date: October 18, 2018

Subject: Monthly Report, British Columbia, September, 2018

Copied to:

**SUMMARY OF EXPLORATION ACTIVITIES (BERG),
SEPTEMBER 2018 - British Columbia**

Berg property

Health & Safety

- The Nadina Lake wildfire is still active in early September, however, more of the perimeter of the fire is under control. The western Alert and Evacuation Order boundary of the fire has not advanced toward the Berg project area.
- A bear was sighted in the field area over the weekend. The Party Chief has the contact information for the Regional Inspector of Mines as well as the conservation office. If the bear and its behavior becomes a concern to the field crew, they will notify the appropriate authorities. The field crew will respond to any threatening behaviors from the bear accordingly. As of last night, the crew has not seen the bear around camp and will remain diligent to ensure a clean camp site.
- The A12 field camp had its first snowfall during the night of Sept 3-4th. The crew is warm and comfortable at night with the wood stove in operation.
- The Equity field crew had two black bear encounters in the A12 target area. A curious black bear was deterred by noise and the encounter of a sow and her cub was solved by leaving the immediate area. No one was harmed in both encounters. Despite many bear signs in the area, these have been the only encounters with bears during the complete program. Strict camp cleanliness (and lots of available berries) helped to keep bears away from camp.
- Due to the locally exposed, highly overgrown and steep terrain, it was necessary to remove some sample sites from the planned grid at A12. Extended rain periods made steep

vegetated slopes slippery and travel slow. In total 74 samples on 3 lines had to be removed. This includes the eastern and western most lines, as well as some sample sites which were too steep.

- No other significant safety or environmental incidents were reported. The Equity Exploration team de-mobed from site on Sept 13th.

2018 Berg Exploration program

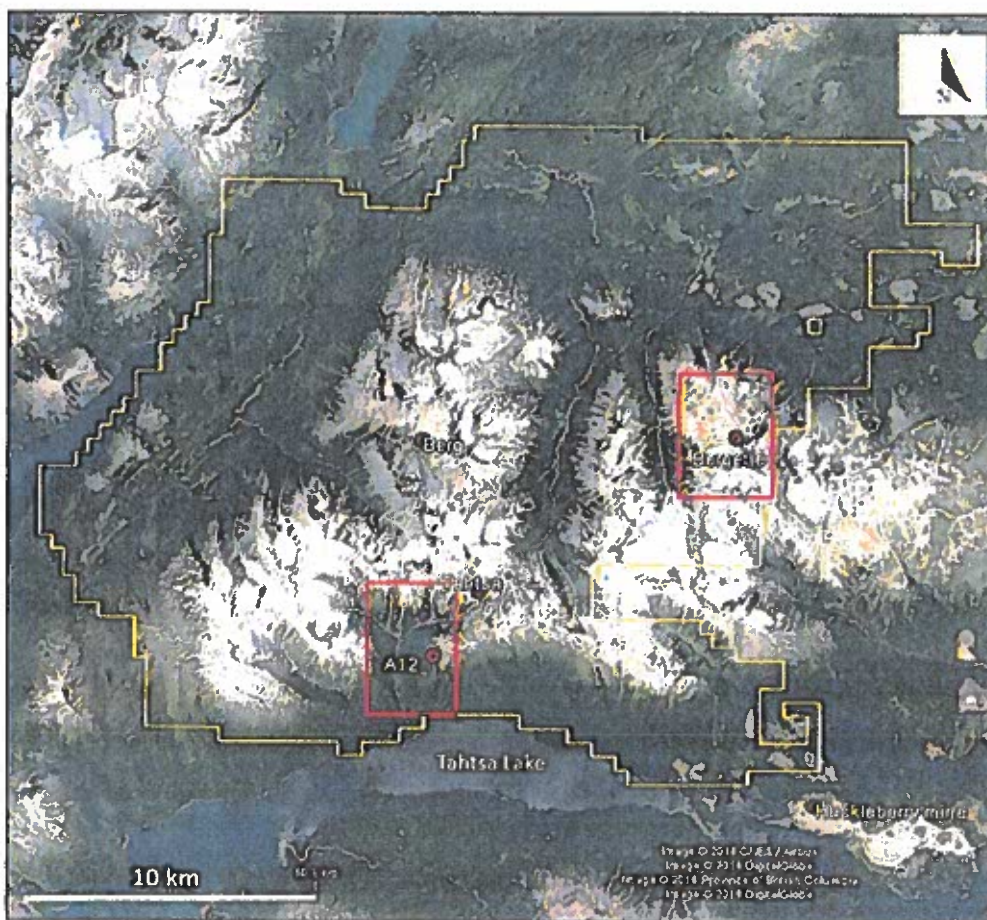


Fig 10. Google Earth map of Berg property. Red boxes are areas of planned work in Aug-Sept 2018 including Tahtsa-12 (A12, southwest box) and Bergette (northeast box) porphyry Cu-Mo target areas. This map is included in the letter sent to the Wet'suwet'en First Nation on Aug 14th.

- The program was conducted from Aug 19th to Sept 13th to evaluate and advance the Bergette and Anomaly 12 (A12) prospects (Fig. 10). Fieldwork at Bergette was conducted by two mapping geologists based out of a helicopter-supported fly camp in the Bergette

cirque. Fieldwork at A12 prospect was conducted by two mapping geologists and two soil samplers based out of a fly camp on in the southern part of the soil sample grid area. At Bergette, a total of 77 rock samples were collected. At A12, 359 soil samples were collected and 19 rock samples. Soil and rock samples have been sent to Bureau Veritas for assay. Pending assay return, the results will be submitted for geochemical modelling. Subsequent data analysis will provide further input for final reporting. Deliverables will include compiled GIS data for both map areas, geochemical and mineralogical databases for soil and rock samples, a list of porphyry targets if identified, and a technical report. Two porphyry targets of interest were defined in either area, these include the Offen Bowl and Rucken Ridge targets at Bergette, and the Tahtsa Creek camp and Iceberg Creek targets at A12.

Geology – Bergette

- During the Bergette mapping, two potential porphyry centers were identified in addition to the Bergette showing. The Offen Bowl and Rucken Ridge appear to define a NNW linear trend of porphyry centers with the Bergette showing. In both target areas the phyllic alteration footprint progresses into distal propylitic alteration characterized by chlorite-epidote alteration, disseminated pyrite, lesser magnetite alteration and hornfels volcanic siltstone.

A12 target area geology

- After initial traversing, mapping focused on valleys, ridges and peaks, as the centre of the grid was covered under overburden. The mapping crews relied on the soils samplers to locate outcrop and followed up sparse outcrop sites. Lithological units of the area comprise widespread basalt to andesite flows and pyroclastics and an extensive fine to medium-grained diorite to leucodiorite intrusive complex (Boundary stock?) in the centre of the grid. Minor units are a sequence of interbedded sandstone and mudstone in the east of the grid, porphyritic diorite dikes in the north, and dacite flows in the northwest.
- Two areas of interest were defined through mapping on the A12 grid. East to northeast trending massive, ~1 cm wide, straight-walled, pinch-and-swell py-cpy veins were identified in Tahtsa Creek near camp. These veins occur in basalt/andesites flows and tuffs with moderate pervasive chlorite alteration. Follow-up prospecting along strike of the veins was unsuccessful due to the lack of outcrop.
- The second zone of interest is a potential porphyry centre in the north of the grid. A locally gossanous leach cap with abundant exotic limonite and extensive clay alteration at higher

elevation is surrounded to the southwest, southeast and east by phyllic altered volcanic and plutonic rocks in the creeks below. Phyllic alteration is strongest in the southeast of the leached cap at the fork to Iceberg Creek with strongly pyritized and silicified diorite. Mineralization here is 1-10% disseminated and finely stockworked pyrite and trace chalcopyrite.

- Tetra Tech Consulting is working on final adjustments to the NI 43-101 update report and mineral resource estimate (MRE) for the Berg porphyry Cu-Mo-Ag deposit. Metal prices are being set to conform to Centerra Corporate values.

Information in this report was compiled by:

C. Paul Jago, P. Geo.
Senior Geologist, Exploration Manager
Centerra Gold - Mount Milligan mine
Office: 250-996-2500, ext. 2501
Cell: 604-837-1728
piago@tcrk.com



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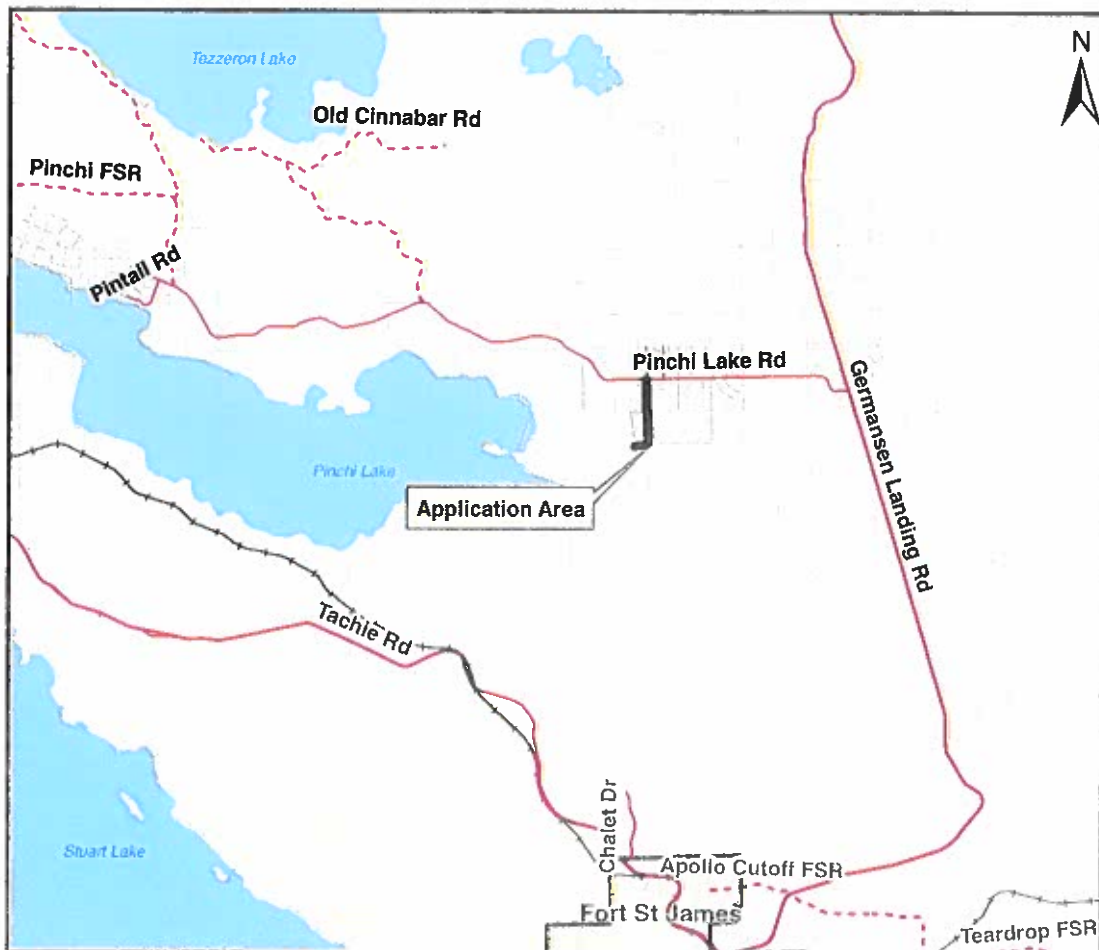
MEMORANDUM

To: Board of Directors
From: Jennifer MacIntyre, Planner I
Date: November 20, 2018
Re: **Land Referral File No. 7410017 (Trepus)**

This application is regarding a Licence of Occupation (LOO) for a road allowance for access purposes.

The application area is located near Pinchi Lake approximately 14 km north of the District of Fort St. James. The application area is approximately 5.05 ha. in size. The applicant wishes to apply for the Licence of Occupation for a 10-year term.

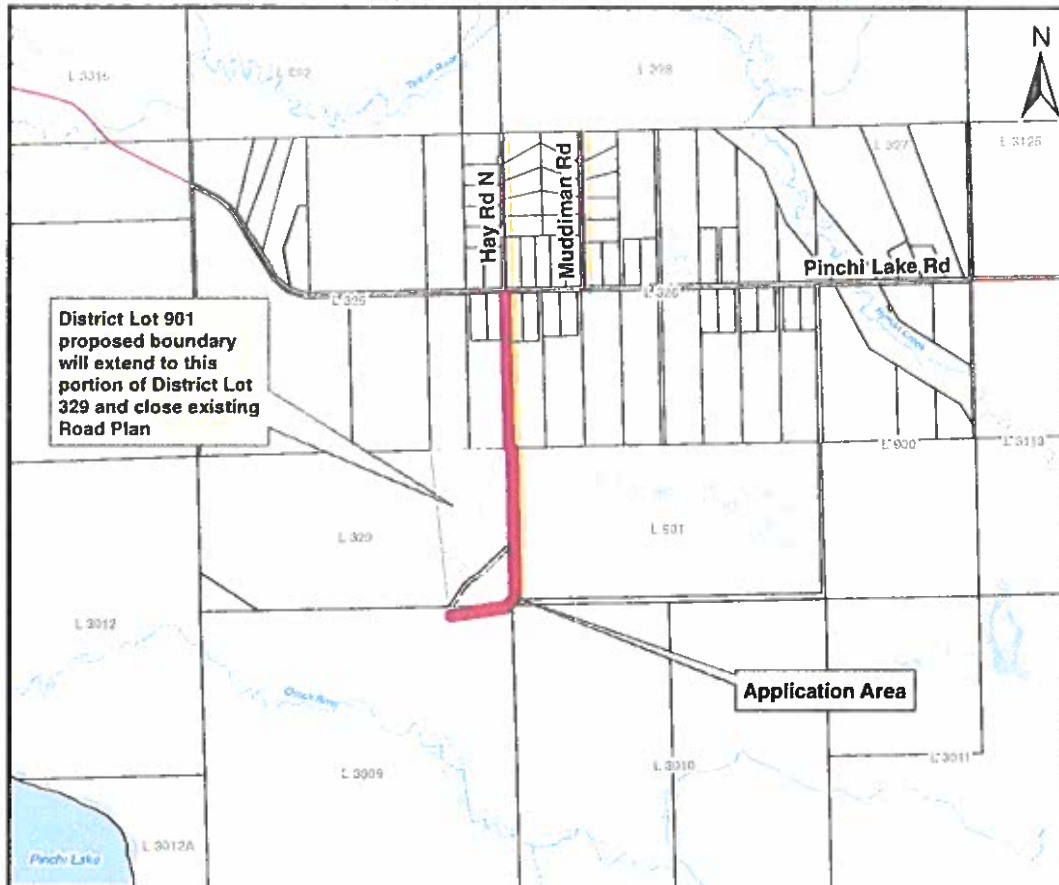
Location Map



The applicant is currently in the process of subdividing their property. The application requests to move the dividing property line between District Lot 901 and District Lot 329 to

the east (shown cross hatched on the map below). However, there is a dedicated road allowance that runs through the southern portion of the lands that the applicant wishes to acquire. In order to close the existing road dedication, the Ministry of Transportation and infrastructure has requested that an alternative road allowance be dedicated to lands beyond as a condition of this subdivision application.

Subdivision Details



The application area is not zoned under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993. However, the application area is designated as Agriculture (AG), Resource (RE) and Rural Residential (RR) under the Fort St. James Official Community Plan, Bylaw No. 1578, 2010. It is noted that a portion of the application area is located within the Agricultural Land Reserve (ALR) and a Transportation, Utility, or Recreational Trail Uses within the ALR application may be required under the *ALC Act*.

Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7410017.

Reviewed by:

Jason Llewellyn
Director of Planning

Rural Directors – All/Directors/Majority

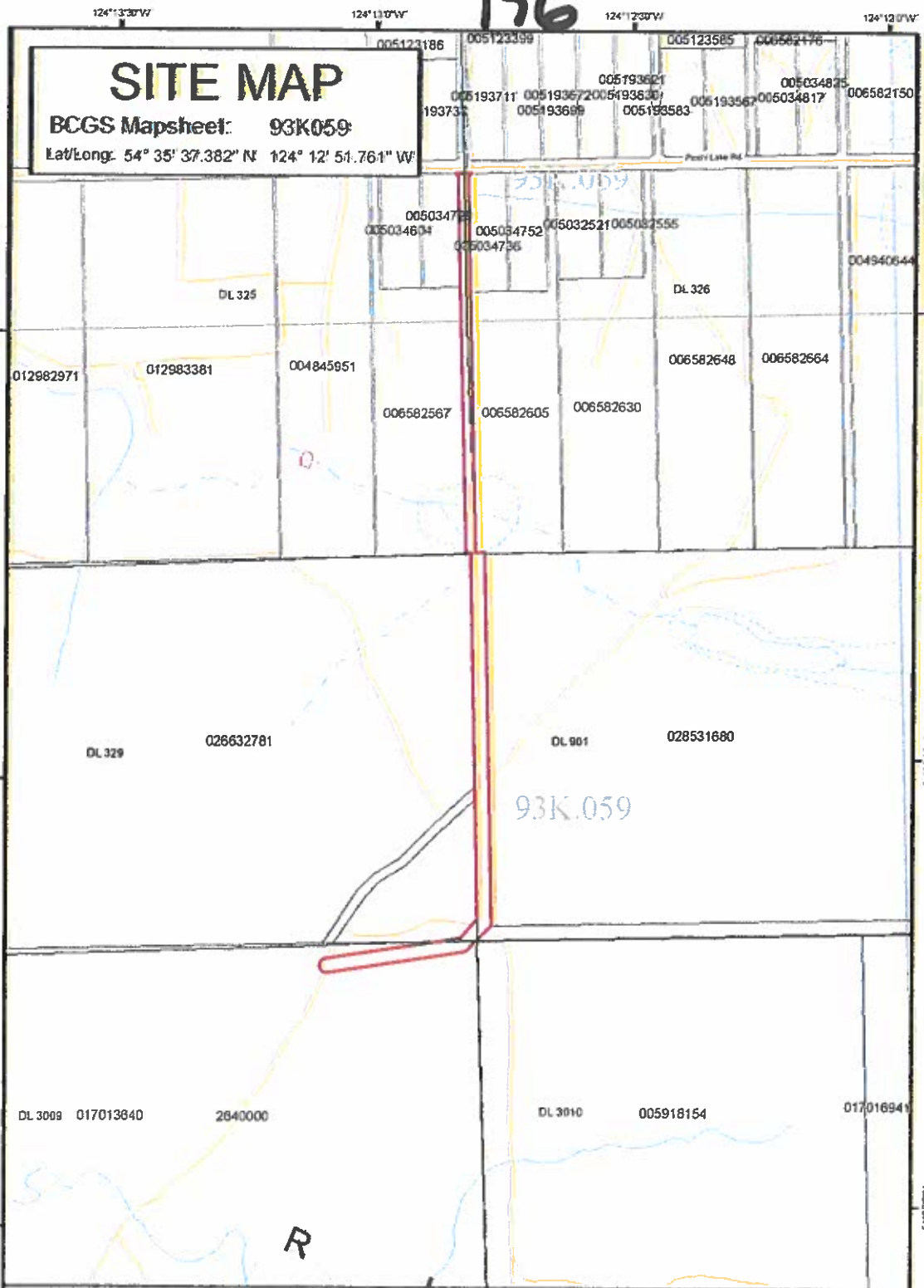
Written by:

Jennifer MacIntyre
Planner I

**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 7410017**

Electoral Area:	C
Applicant:	Paul Trepus
Existing Land Use:	Vacant, Forested
Zoning:	N/A
Plan Designation	Agriculture (AG), Resource (RE) and Rural Residential (RR) under the Fort St. James Official Community Plan, Bylaw No. 1578, 2010.
Proposed Use Comply With Zoning:	N/A
Agricultural Land Reserve:	Portion of the application area is within the ALR
Access Highway:	Pinchi Lake Road
Archaeological Site:	None according to provincial mapping
Building Inspection:	Outside the Building Inspection Area
Fire Protection:	Outside the Rural Fire Protection Area
Other comments:	It is recommended that the applicant contact the ALC to determine if ALC approval is required.

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SITE MAP
 BCGS Mapsheet: 93K059
 Lat/Long: 54° 35' 37.382" N 124° 12' 51.761" W

File Number: 7410017
 Site # 1 of 1 - APPLICATION Area = 5.05 Ha.
 TYPE: LICENCE PURPOSE: TRANSPORTATION
 SUBTYPE: LICENCE OF OCCUPATION SUBPURPOSE: ROADWAY
 LOCATION: PINCHI LAKE IMAGERY N/A

Produced by
 Ministry of Forests, Lands &
 Natural Resource Operations
 Inshore Services Centre
 FrontCounterBC
 Date August 10, 2016

Scale: 1:10,000
 * if printed on 8.5X14 page

Projection: BC Alberta
 Datum: NAD 83

0 100 200 300 Meters

Legend

Crown Land Application	Protected Area
Primary Survey Parcel	Provincial Park
Subdivision	Protected Area
Municipality	Old Ecological Reserve
Surveyed Rights of Way	Recreational Area
Surveyed Road R/W	Base Mapping Features (20K)
Gas/Oil R/W District Lot	River or Stream
Power Transmission R/W	River or Stream - Dry
Gas/Oil R/W	Lake
Telecom R/W District Lot	Reserve - Define
Miscellaneous R/W	City/Neighborhood
Transportation Corridors	Contour - 20m Interval
Highway	Transportation - Lines (20K)
Railway	Airfield
Surveyed Road R/W	Road
	Postal Service Road
	Road Point
	Trail
	Rail Line

All measurements are approximate.



Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

Currently in Subdivision process with Michelle Boudreau at MOTI to remove the road easement through private property. Need to construct replacement trail along existing easement running north-south, and then carrying on southwest of my parcel to join back up with the existing atv trail. See map.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
n/a			

Add Row

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



none

2.0 Location

2.1 Description

Provide a general description of the location of the project:



Road allowance between private property, approximately 20km north of Fort St James.

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



Currently in Subdivision process with Michelle Boudreau at MOTI to remove the road easement through private property. Need to construct replacement trail along existing easement running north-south, and then carrying on southwest of my parcel to join back up with the existing atv trail. See map.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
	recreational trail used in fall during hunting season by atv's	fall

Add Row

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
n/a		
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
n/a						
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



n/a

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
n/a					

Add Field

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
n/a					

Add Field

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

Yes No

Are any areas of vegetation to be cleared, outside of timber removal?

Yes No

Removal Type	Impacts	Proposed Mitigation
removal of brush		
<input type="button" value="Add Field"/>		

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

Yes No

Disturbance Type	Impacts	Proposed Mitigations
dug a ditch using an excavator		
<input type="button" value="Add Field"/>		

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

Yes No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

Yes No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

Yes No



4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

Yes

No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Yes No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

Yes No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
Excavator used to create ditch		
<input type="button" value="Add Field"/>		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

Sound? Yes No

Odor? Yes No

Gas? Yes No

Fuel Emissions? Yes No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

Yes No

4.3.2 Public Access

Will the project result in changes to public access?

Yes No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

Yes No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

[\(BC Wildlife Act\)](#)

Yes No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

Yes No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

Yes No

Will the project (construction or operations phase) require water diversion?

Yes No

Will the project threaten or endanger species at risk in the area?

[Species At Risk Act](#)

Yes No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

none - located in a rural area adjacent to private land

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? (Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

Yes No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

Yes No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



n/a



MEMORANDUM

To: Chairperson Thiessen and Board of Directors
From: Maria Sandberg
Date: November 19, 2018
Re: Zoning Bylaw Review

PURPOSE

The Planning Department have been working on re-writing "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993" for a number of years. The purpose of this report is to present the proposed draft new zoning bylaw to the Board for consideration and ask for approval to initiate a referral and public consultation process to receive feedback on the proposed new bylaw. The proposed referral and public consultation process is in addition to the formal bylaw approval process.

The bylaw draft is provided to the Board under separate cover and the zoning maps for the draft bylaw can be viewed at the Planning Department.

The notable text and map changes are outlined in Appendix A and B which are attached to this report for the Board's information. The most notable text and map changes are outlined at the beginning of the appendices.

The zoning bylaw review was undertaken to achieve the following:

- Update the bylaw in accordance with changes in Provincial legislation and court decisions.
- Address new land use issues and trends that have occurred and are expected to occur in the region.
- Improve wording clarity and certainty regarding intent.
- Amend select regulations to increase the bylaw's effectiveness.
- Comply with the requirements to apply zoning to lands covered by land use contracts.

The intent is to update the zoning bylaw in a manner which limits the impact to the typical property owner.

OVERVIEW OF THE PROCESS TO DATE

In November 2012 a preliminary draft of the new zoning bylaw was presented to the Board. Feedback was received, and staff continued to work on the document as time allowed. A 2nd draft was presented to the Board in November 2015. Staff also sent the draft OCP to all APC members, along with an invitation to meet with the Planning

Department to review the proposed changes. Four APCs requested a meeting (A, B, C and E) and amendments were made to the draft based on advice brought forward by APC members. The draft new zoning bylaw was amended based on the above input, and there was a legal review of the draft bylaw.

THE PROPOSED CONSULTATION PROCESS

Preliminary public review of the draft bylaw is proposed to take place through public open houses to be held across the region. These open houses will be an opportunity for residents, property owners, business owners and others to review and ask questions regarding the draft bylaw prior to the formal public hearing process. Staff propose holding public open houses in Fort St James, Vanderhoof, Houston, Burns Lake and Smithers. The open houses will be advertised through the RDBN website, local newspapers, and notices placed in public places. Staff will also send notice directly to real estate offices across the region.

Select property owners that are notably impacted by the proposed bylaw have been or will be contacted directly to inform them of the proposed changes and to solicit their input. The draft bylaw will also be referred to First Nations and stakeholders such as provincial government ministries and municipalities.

APPROVAL PROCESS

Following the proposed referral and public consultation process staff will amend the draft as necessary, and a final bylaw will be presented to the Board for consideration of first and second reading. It is important that the formal approval process occur as efficiently as possible to avoid procedural difficulties and inconvenience to the public. When the formal approval process is underway no new rezoning applications should be processed under the existing bylaw as it is likely that the existing bylaw may no longer exist when the rezoning process is complete. Therefore, there is the potential that applicants will have to wait until a new bylaw is adopted prior to completing rezoning applications.

Considering the need for a timely approval process, staff are proposing that a single public hearing for the new zoning bylaw be held in Burns Lake, once the bylaw has received first and second readings. In preparation for the formal bylaw adoption process the Planning Department will work to expedite any ongoing rezoning applications. There are a number of inactive rezoning applications that should be formally denied by the Board as part of this process.

CONCLUSION

The Planning Department asks that the Regional District Board provide staff with any comments that the Board may have regarding the proposed draft new zoning bylaw, prior to initiation of the formal referral and public consultation process.

Given the disruption to the rezoning process associated with the adoption of a new zoning bylaw it is important that as many issues as possible are identified and addressed at this time in order to best ensure that the formal approval process occurs as quickly as possible.

Recommendation

That the Board direct staff to undertake a referral and public consultation process for the draft zoning bylaw.

Electoral Area Planning – Participants/Directors/Majority

Reviewed by:

Jason Llewellyn
Director of Planning

Written by:

Maria Sandberg
Planner

SCHEDULE A - PROPOSED TEXT CHANGES IN THE DRAFT BYLAW

The most notable text changes to the proposed draft new zoning bylaw are outlined below.

Changes to the Definition Section (Section 1.0.2 - pages 1-19)

The most significant change in the proposed Zoning Bylaw is the expansion of the definitions section. Many definitions were amended for clarification, and a large number of new definitions have been added so that each land use permitted in a zone is defined in the draft bylaw.

A number of uses permitted in the existing zoning bylaw were renamed or incorporated into other uses to improve simplicity and interpretation. This was done without notably altering the uses permitted in the zones.

These definitions will make it easier for Board, staff, and the public to interpret the bylaw in a consistent manner over time, and make it easier for the public to interpret.

Portable Sawmill (page 12 and 25)

A new definition of note is the amended definition for a Portable Sawmill. This definition in the draft bylaw is provided to clarify the intention that Portable Sawmills, which are permitted in the Large Holdings Zone (H2), Agricultural Zone (Ag1), and the Rural Resource Zone (RR1), are intended to be portable and temporary in nature, and are not intended to be long term permanent operations.

The draft bylaw could also contain a requirement that a portion of the wood processed in these mills come from the property upon which the sawmill is located. This was not included in the draft as it was considered too restrictive.

Waste Disposal Sites (definition on page 17)

Waste Disposal Sites have been removed as a permitted use from the Large Holdings Zone (H2), the Agriculture Zone (Ag1), and the Rural Resource Zone (RR1) and remain as a permitted use in the Heavy Industrial Zone (M2). The use was removed from the H2, Ag1, and RR1 zones because staff do not consider the use appropriate for these zones.

Staff assume that the use was permitted in these zones on the assumption that only the Regional District would be providing such operations. Staff are unaware of any existing private Waste Disposal sites that would be impacted by this change. All Regional District facilities are proposed to be rezoned to M2 in the proposed new bylaw. This

zoning makes it clear to the public that these sites may be used for purposes that are industrial in nature.

Minimum Parcel Size for Un-zoned Land

A previous draft of the bylaw established a minimum parcel area requirement of 28 hectares (69 acres) for land that is not subject to zoning. This would limit the ability of the Province to create parcels for development and sale or lease without first zoning the land to the satisfaction of the Regional District.

This change will apply primarily to Crown Land; however, privately owned parcels that are un-zoned will be impacted. Most of the privately owned un-zoned parcels are in Electoral Area E, where lands within the ALR, and lands owned by ALCAN, were not zoned. The previously proposed change would not have applied zoning or land use regulations; but would have established a minimum parcel size that will apply to future subdivision.

This requirement was removed from the draft bylaw as staff thought it would be best to put forward this regulation as part of a process separate from the initial adoption of the new zoning bylaw.

Changes to the Home Occupation Regulation (Section 3.0.2, pages 22-25)

The home occupation regulations are proposed to be divided into two categories based on parcel size. Under the existing bylaw the same home occupation regulations apply to all properties. This "one size fits all approach" results in the regulations being unnecessarily restrictive for large parcels, and not restrictive enough in higher density areas. The new bylaw proposes two sets of home occupation regulations: one set for home occupations on properties less than 2.5 hectares (6.18 acres) in size; and one set for properties greater than 2.5 hectares (6.18 acres) in size.

It is anticipated that these new regulations will reduce the number of complaints received regarding disruptive home occupations in areas of small lot development, and also address the demand for more flexibility to operate a home occupation on larger parcels.

Addition of Parcel Line Adjustment Regulations (Section 3.0.8, page 27)

A section was added to allow minor boundary adjustments involving an undersized parcel. Boundary adjustments of this nature do not defeat the intent of the Zoning Bylaw. This change would significantly streamline the process for a number of boundary adjustment subdivisions.

Changes to the Setback from a Lake (Section 3.0.9, page 28)

The setback from a lake, marsh, pond or dyke is proposed to be increased from 7.5

metres to 15 metres. This would bring the Zoning Bylaw in line with the minimum standards recommended by the Department of Fisheries and Oceans, the BC Ministry of Environment, and most other zoning bylaws in the region.

Changes to the Setbacks for Certain Unobtrusive Structures (Section 3.0.11, page 29)

A section has been added to exclude certain structures or portions of structures (bay windows, roof overhangs, chimneys, etc.) from the required property line setbacks in the bylaw. This section also clarifies that certain structures such as swimming pools and hot tubs are not subject to setback requirements. This is proposed to clarify bylaw interpretation and reduce the need of a Development Variance Permit application for very minor encroachments.

Short Term Accommodation (Section 3.0.13, page 30)

This section was added to allow tents or camping vehicles to be used as accommodation under certain circumstances and conditions. The existing bylaw does not allow for this to occur.

Allowing Livestock and Poultry in the Rural Residential and Country Residential Zones and the Addition of Livestock and Poultry Regulations (Section 3.0.14, pages 30-31)

Currently livestock are not permitted in the Country Residential zone (R5). The Rural Residential zone (R6) restricts animals to non-commercial farm livestock. The proposed bylaw allows agriculture and the keeping of livestock in the R5 and R6 zones as a secondary use. However, Section 4.0.14 has been added to limit the number of animals that may be kept on these smaller parcels to protect the adjacent residential properties from nuisances associated with livestock and poultry.

Regulations Regarding Wind Turbines and Wind Farms (Section 3.0.15, pages 31-32)

The Regional District may see applications for large scale wind farms in the future. Also, the technology has advanced so that medium and small wind turbines are practical sources of power for individual properties. The existing bylaw is silent regarding these structures; therefore, it is unclear whether they are permitted or not. The new bylaw proposes to allow wind turbines as follows.

Large Wind Turbines and Wind Farms: The proposed bylaw requires large wind turbines and wind farms on zoned lands to go through a rezoning process. In staff's opinion these larger scale operations and structures have significant potential to negatively impact area residents if they are inappropriately located. Large Wind Turbines are defined as those with a rotor diameter of over 30 m in diameter or designed to generate over 300 kW of power.

Medium Wind Turbines: The proposed bylaw permits medium wind turbines (those with a rotor diameter of 15 m to 30 m) in certain select zones.

Small Wind Turbines: The proposed bylaw permits up to 6 small wind turbines (with a rotor diameter of less than 15 m) on any property. The regulations regarding the number of turbines per property or the height of medium or small wind turbines may be amended by development variance permit.

Property Size Required for a Kennel (Section 14.0.1(2)(a) – page 53)

Kennels are permitted in the Small Holdings Zones (H1, H1A, H1B), the Large Holdings Zone (H2), the Agricultural Zone (Ag1), and the Rural Resource Zone (RR1).

There are many properties that are zoned H1 and are smaller than 2 hectares (4.94 acres) in size, and the existing zoning bylaw allows Kennels on H1 zoned properties regardless of lot size. The draft bylaw only allows a Kennel use as a secondary use on a Parcel that is 2 hectares or larger in size, and where a residence is a principal use on the property.

New Zones

A Special Civic / Institutional Zone (P1A) (Section 25.1, page 80) is added to accommodate community uses with the potential of notable negative impact on adjacent properties (such as fire halls and ambulance stations), which is separate from the institutional uses which have the potential for less impact (community halls, churches, etc.). The five rural fire hall locations (Southside, Topley, Fort Fraser, Luck Bay and Cluculz Lake) have been zoned P1A in the draft.

The Motor Sport Zone was renamed the Special Recreation Zone (P2A) (Section 26.1, page 84) and the permitted uses were expanded to include recreational uses with the potential to have a notable negative impact on adjacent residential development. There are no properties with the Motor sport Zone in the existing bylaw. The Burns Lake Rod and Gun Clubhouse parcel is proposed to be rezoned from H2 to the new P2A zone in the draft bylaw.

The Service Commercial Zone is deleted in the proposed new bylaw and the service commercial use was added to the General Commercial zone. The Service Commercial zone does not currently apply to any property.

Land Use Contracts

In 2014, the Provincial government amended the *Local Government Act* to provide that all Land Use Contracts (LUC) will expire in 2024. The new legislation also establishes a process that enables local governments to undertake optional early termination of LUCs prior to 2024. Staff are proposing to initiate the process to discharge all existing LUCs in our region as part of this zoning bylaw review.

LUCs were a means of legally changing the use of a property without rezoning. The legislation allowing the creation of land use contracts was repealed in 1978. However, existing land use contracts remain valid, and supersede zoning regulations. The land use contracts were supposed to be registered on the title of each property, however for some reason this was not done in the RDBN. The land use contracts cannot be registered on the titles now because the legislation allowing this to occur no longer exists. In addition, almost all the land use contracts contain wording that precludes any land use not specified within the contract, therefore the uses permitted under zoning cannot legally occur.

The majority of the LUCs can just be removed as they are no longer relevant, but some have uses that need to be specifically addressed in the draft zoning bylaw. Staff have worked with property owners to transition the LUCs into the new zoning bylaw.

Overview of notable text changes in the draft bylaw

1. Section 2.0.2 is amended as follows:
 - The Agriculture definition is amended by adding nurseries and greenhouses. This allowed nurseries and greenhouses to be removed from the list of permitted uses where Agriculture is permitted.
 - The Intensive Agriculture definition is amended by adding wording to clarify the nature of the use.
 - The Building definition is amended by adding wording to clarify the meaning of the definition.
 - The definition of Community Water and Community Sewer System are updated.
 - The Campground definition is amended to include associated rental use. This allowed recreation equipment rentals to be removed from the list of permitted uses where Campground is permitted.
 - The Farmers' Market definition is amended to remove reference to a nonprofit society and the sale of arts and crafts is added as an accessory use.
 - The Park definition is amended to be generally more inclusive, to remove reference to campgrounds, and to remove reference to government.
 - The Portable Sawmill definition is amended to clarify that the intent is for a temporary and portable sawmill.

- The Waste Disposal Site definition is amended to remove reference to the RDBN. The Courts have determined that zoning cannot discriminate on the basis of user. Therefore, the use cannot be permitted for a government user only.
2. Section 2.0.2 is amended to add definitions for the following: Agricultural Feed Store, Airport, Accessory Building, Principal Building, Building and Garden Supply, Camping Vehicle, Cemetery, Clubhouse, Community Recreation, Contracting, Crematorium, Emergency and Health Service, Heavy Equipment Repair and Sales, Light Equipment Repair and Sales, Home Occupation, Institutional, Kennel, Licensed Establishment, Livestock, Manufactured Home Dealer, Light Manufacturing, Heavy Manufacturing, Poultry, Recreational Vehicle and Equipment Storage, Motor Vehicle Dealer, Motor Vehicle Repair Shop, Motor Vehicle Wash, Office, Retail Store, Convenience Retail Store, Tourist Retail Store, Rotor Diameter, Special Recreation, Transportation Terminal, Use, Utility, Unattended Utility, Veterinary Clinic, Warehousing, Wind Turbine, Wind Turbine Height, Large Wind Turbine, Medium Wind Turbine, Small Wind Turbine, Wind Farm, and Wrecking and Salvage Yard.
 3. Section 3.0.3 is expanded to provide improved language regarding the need to follow the regulations in the bylaw.
 4. Section 3.0.4 is reworded to provide more details regarding a potential penalty imposed by the courts.
 5. Section 4.0.1 is amended to allow a utility to be located within a strata development, and to allow uses associated with an emergency response. A section dealing with the process to appeal or amend the bylaw was removed as this is dealt with in detail in the Development Approval Procedures Bylaw.
 6. Section 4.0.5 is amended to improve wording clarity regarding the construction of accessory buildings.
 7. 4.0.6 is amended to allow substandard sized parcels to be created for parks and utility sites provided that a covenant is placed on title restricting their use to a park or utility site.
 8. Section 4.0.8 is added to allow minor boundary adjustments involving an undersized parcel.
 9. Section 4.0.9 is added to increase the building setback from a lake, marsh, pond, or dyke from 7.5 metres to 15 metres. This setback is in keeping with Ministry of Environment and Department of Fisheries and Oceans standards, and reduce the impact of flooding on structures.

10. Section 4.0.11 is added to allow certain unobtrusive structures and parts of building to encroach into the required setbacks.
11. Section 4.0.13 is added to allow the use of Camping Vehicles and tents as accommodation in certain circumstances.
12. Section 4.0.16 is added to regulate the number of livestock and poultry permitted on small parcels where Agriculture is a permitted use. The regulation is necessary as Agriculture is proposed to be allowed in zones with smaller parcel sizes.
13. Section 4.0.15 and 5.0.1 (2) are added to accommodate wind farms, and wind turbines.
14. In all zones where a Home Occupation is permitted it has been changed from a Principal Use to a Secondary Use.
15. The new definitions are added to the applicable zones as permitted uses. It is noted that the actual uses permitted in zones has not significantly changed, except where specifically noted in this document.
16. Silviculture and forestry are removed from zones where it was referenced because these uses can't be regulated by zoning.
17. The Service Commercial (previous C4) zone is removed. No properties are Zoned C4 in the RDBN and the uses in this zone are contained in the General commercial (C1) zone.
18. Section 6.0.2 (1) (b) is amended to set size of a parcel not serviced by sewer and water system.
19. Section 9.0 added 9.0.1 (1)(c) A building containing three Dwelling Units where each of the Dwelling Units is occupied by only one resident only on the Parcel legally described as Lot 2, Plan 3309, District Lot 314, Range 5, Coast District (3615 Roberts Rd, Fort St James), to accommodate Land Use Contract 94. This was added to accommodate a use permitted by land use contract.
20. Section 10.0.1 (2) is amended to add Agriculture and Home Occupation as a secondary use in the R5 zone. Field crops and horticulture were removed as a use.
21. Sections 14.0.7, 15.0.6, and 16.0.7 are added to require a portable sawmill to be located 300 metres from a residential dwelling.

22. Section 14.0.1 (1) is amended by removing waste disposal site as a use from the H2, Ag1, RR1, and M1 zone. The use is permitted in M2 zone and all RDBN sites used for Waste disposal are proposed to be zoned M2.
23. Section 15.0.1(2)(b) added to allow Taxidermy Shop on the Parcel legally described as Lot A, Section 2, Township 1A Range 5, Coast District, Plan PRP43278 (4214 Slack Rd, Smithers) provided that a Dwelling Unit is a Principal Use. This was added to accommodate a use permitted by land use contract.
24. Sections 15.0.1 (2), 15.1.1 (2), and 15.2.1 (2) are added to restrict the operation of a kennel to parcels that are more than 2 hectares in size, and a dwelling unit is a principal use.
25. Section 15.1.4 is amended to increase the maximum size of a second dwelling from 100 to 120 square meters.
26. Sections 15.0.4 (2), 15.1.5 (2) and 15.2.4(2) are removed (the distance between Single Family Dwellings on the same Parcel shall not be less than 15 metres (49.21 ft)).
27. Section 18.0.1(1) is amended by adding a Farmers Market as a permitted use to the RR1 zone.
28. Section 19.0.1 (1) is amended by adding Community Recreation, Service Commercial, Farmers Market, and Light Equipment Repair and Sales as permitted uses in the C1 zone.
29. The Service Commercial Zone has been deleted and the use added to the C1 Zone.
30. Section 21.0.1 (1) is amended by adding a Primitive Campground as a permitted use in the C3 zone.
31. Section 23.0.1 (1) is amended by adding Transportation Terminal, Aggregate Processing, Contracting, Heavy Equipment Repair and sales, Veterinary Clinic, Agricultural Feed Store, and Waste Disposal Site as permitted uses in the M1 zone.
32. Section 24.0.1 (1) is amended by adding Crematorium, Light Manufacturing, Warehousing, Transportation Terminal, Motor Vehicle Repair shop, and contracting as permitted uses in the M2 zone.
33. C5 and C5A zones become C4 Strata –C5 zone removed.

34. Section 23.0.1 (1) is amended by adding Farmer's Market, Agricultural Feed Store, Crematorium, Agriculture and Intensive Agriculture (with associated setbacks) as permitted uses in the M3 zone.
35. Section 26.0.3 is added to set the size of a parcel not serviced by sewer and water system.
36. Section 26.1.1 Special Civic / Institutional Zone (P1A) is added to accommodate community uses with the potential for creating notable negative impact on adjacent properties.
37. Section 27.0.1 (1) is amended by adding Campground, Primitive Campground and Restaurant as permitted secondary uses in the P2 zone.
38. Section 27.0.3 is added to set the size of a parcel serviced by a community sewer system in the P2 zone.
39. Section 27.1 is amended by changing the Motor Sport Zone to the Special Recreation Zone (P3) and uses expanded to include recreational uses that may have a notable negative impact on adjacent residential development.
40. Section 30.0.1 and 30.0.2 are amended by adding parking and loading requirements that reflect the new use definitions.
41. Add Clubhouse as a principal permitted use in the P2 zone.

SCHEDULE B -

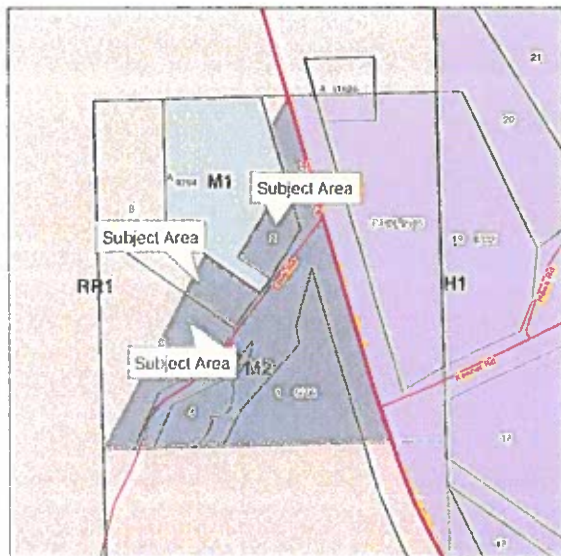
PROPOSED MAP CHANGES IN THE DRAFT BYLAW

The majority of the proposed mapping changes are made to correct the alignment between parcel lines and zoning. The two most notable zoning map changes are outlined below, followed by a list of other notable changes.

The current digital GIS mapping is much more accurate, so vague zoning boundaries can be fine tuned and brought exactly in line with property boundaries. Also, in many cases zoning was applied to allow a subdivision, and the actual subdivision that occurred did not exactly follow the zoning boundary. Some waterfront properties with split zoning designations are proposed to be only included in one zone.

The property owners for the properties below, have been, or will be, contacted to inform them of the proposed impact on their property.

Area B: Within L 3 DL 2545 R5C PL BCP1827 (6780 Decker Lake Frontage Rd) the P1 zoning boundary is proposed to be extended to the entire property. This property is the site of the Decker Lake Mennonite School. Several years ago, the property boundary was adjusted to increase the size of the property, but the P1 zone was not amended to cover the entire property.



Area F: L 2 DL 2985 R5C PL 6606, L B DL 2985 R5C PL 9294, L C DL 2985 R5C PL 9294 and L 4 DL 2985 R5C PL 6606 (Cook Road, in Dog Creek, south of Fort St James) are proposed to be rezoned to H1 in order to correct a mapping error that applied M2 Zoning to these properties. The mapping error resulted from a nearby rezoning application in 1980 where the M2 zone was inappropriately applied to adjacent properties.

Complete list of mapping changes in the draft bylaw

1. Active waste disposal facilities including the Knockholt Landfill, the Clearview Landfill, the Manson Creek Landfill, the Smithers Telkwa Transfer Station, the Burns Lake Transfer Station, the Southside Transfer Station, the Fraser Lake Transfer Station, the Fort St James Transfer Station and the Fort Fraser Wastewater Treatment Facility are proposed to be rezoned to Heavy Industrial (M2). The text of the Zoning Bylaw has been amended to only allow waste disposal facilities within the M2 Zone.
2. Inactive waste disposal facilities including the Francois Lake (Colleymount) Transfer Station, the Southbank landfill, the two landfills near Ootsa Lake, the Tatalrose landfill, the Cluculz Lake landfill, the Topley Landing landfill, the Perow landfill, the Topley landfill, the Palling landfill, the Grassy Plains landfill, the Smithers Landing landfill, the Fort Fraser Landfill, the Endako landfill, and the McGeachy Pit landfill are proposed to be rezoned to Heavy Industrial (M2). The text of the Zoning Bylaw has been amended to only allow waste disposal facilities within the M2 Zone. Even though these sites are no longer active, the Regional District holds tenure over these properties for monitoring purposes.
3. L A DL 750 R5C PL 8435 (PID 007-726-406), 18250 Quick East Rd, in Quick, is owned by the Regional District and contains a Historic Telegraph, is proposed to be rezoned from Ag1 to P1.
4. The NE ¼ of DL 4185 R5C (no PID, Crown lease) Burns Lake Rod and Gun Clubhouse, 5030 and 5040 Babine Lake Rd, is proposed to be rezoned from H2 to a new zone P2A (Special Recreation Zone).
5. In all instances where the zoning boundaries follows the Endako River the zoning boundary is proposed to be amended to follow the most current water feature dataset.
6. Along the Bulkley River from Bulkley Lake to the FRAC W 1/2 OF DL 4222 R5C EXC PL 11833 (PID 008-823-006) in Broman Lake, the zoning boundary is proposed to be rectified with the ALR boundary and the Bulkley River boundary.
7. Along Stuart Lake from L 2 DL 1268 R5C PL 1333 (PID 012-798-321) to L C (SEE BB67183) DL 1625 R5C PL 8089 (PID 026-998-165), Sweder Rd and Kring Rd, the R4 zoning boundary is proposed to be rectified with the property boundary. Waterfront properties in this area are unnecessarily split zoned R4 and H1. The zoning is proposed to be changed to make the waterfront properties zoned entirely R4.
8. Along Francois Lake within DL 4523 R5C, Francois Lake Rd, the R4 zoning boundary is proposed to be rectified with the property boundaries of lots that are

unnecessarily split zoned R4 and RR1. The zoning is proposed to be changed to make the waterfront properties zoned entirely R4.

9. Along Clucuz Lake from BK E OF DL 1140 CARIBOO (017-152-704) to L 18 DL 1142 CARIBOO PL 23140 (008-589-216), Meier Rd East and West, the R4 zoning boundary is proposed to be rectified with the right-of-way and property boundary.
10. The M3 Zoning on the Northwest Premium Meat Co-op property (PID 027-377-083) 5986 Donaldson Rd, is proposed to be adjusted to the actual property boundary. When this property was originally rezoned to M3 the zoning was applied before the land was released from the Crown and subdivided from the remaining property. The parcel that was created did not exactly match the zoning boundary.
11. Within the SW 1/4 OF DL 874 R5C EXC PLS 1496 & 9153, (PID 014-423-235), 20268 Highway 16, Smithers, the H1 zoning boundary is proposed to be rectified with the property boundary and made larger to reflect the actual size it was intended to be (Bylaw 903).
12. Within L 1 DL 2621 R5C PL 10294 EXC FIRSTLY PL PRP46705 & SECONDLY PT IN PL BCP26226 (005-384-788), 10843 Bye Rd, the R6 zoning boundary is lined up with the property boundary.
13. Within L 6 SEC 11 TP 1A R5C PL 3958, (PID 011-709-669), 7391 HIGHWAY 16 W, Lake Kathlyn, the C1 zoning boundary is proposed to be rectified with the property boundary and made larger to reflect the actual size it was intended to be.
14. Within L A DL 850 R5C PL 2067 & BK B DL 850 R5C PL 2067 (012-462-713 and 012-476-099), 13804 TELKWA HIGH RD and 3484 DRIFTWOOD RD, the P1 zoning boundary is proposed to be aligned with the property boundary.
15. For BK C SEC 16 TP 4 R5C PL 6397 EXC PLS 8749 & PRP47360 and L 1 SEC 16 TP 4 R5C PL PRP47360 (PID 025-208-934 and 009-943-480), 3350 Poplar Rd, Smithers, the P1 zoning boundary is lined up with L 1 SEC 16 TP 4 R5C PL PRP47360 boundary.
16. For the N1/2 DL 1881 R5C, (no PID), Decker Lake, across the lake from Rowland Rd, the P2 zoning boundary is lined up with the property boundary (for a Crown Land recreation reserve).
17. Within the E 1/2 DL 4161 R5C (no PID), Tintagel FSR, Burns Lake, the H2 zoning boundary is proposed to be extended to the property boundary. Parcel is Crown.

18. Within the REM SEC 31 TP 2A R5C north of Telkwa High Rd (no PID), 12675 Snake Rd, the AG1 and RR1 zoning boundaries are lined up with the property boundary.
19. For L 1 SEC 32 TP 4 R5C PL 7087 EXC PL 8945 (PID 009-486-232), 1083 VIEWMOUNT RD N, Smithers, the AG1 and H1 zoning boundaries are proposed to be lined up with the property boundary.
20. For L 1 SEC 8 TP 4 R5C PL BCP25323 and L A EXC PT SUBDIVIDED BY PL BCP25323 SEC 8 TP 4 R5C PL PRP43710 (PID 026-801-809 and 024-438-871) 3950 TATLOW RD, Smithers, the M2 zoning boundary is lined up with the property boundary.
21. Within THAT PTN OF DL 2623 R5C LYING N OF PL 5170 EXC PLS 3250 4933 5547 6505 & PRP13560 (PID 010-210-083) 21536 TOPLEY POST OFFICE RD, Topley, the C1 zoning boundary is lined up with the property boundary.
22. Within the FRAC N 1/2 OF THE SE 1/4 OF DL 3553 R5C EXC PLS 2069 & 4136, (PID 015-209-121), Rock Pit Rd, Perow, the AG1 and R5 zoning boundaries are lined up with the property boundary.
23. For L A DL 2544 R5C PL BCP4567, (PID 025-619-888), 2800 MOOSE RD, Burns Lake, H1 and H2 zoning boundaries are lined up with the property boundary. The property was rezoned before the final form of the subdivision was determined.
24. For L A DL 1656 R5C PL 9419 (PID 006-031-871), 2174 FROST RD, Fort St James, the H1 zoning boundary is lined up with the property boundary.
25. For L A SEC 24 TP 13 R5C PL PRP45791 (PID 024-835-943), 4196 LANDALUZA Rd, Engen, the H1 zoning boundary is lined up with the property boundary.
26. Within L 3 DL 2545 R5C PL BCP1827 (PID 025-514-806), 6760 DECKER LAKE FRONTAGE RD, Burns Lake, the P1 zoning boundary is lined up with the property boundary. This property is the site of the Decker Lake Mennonite School. Several years ago the property boundary was adjusted to increase the size of the property, but the P1 zone was not amended to cover the entire property.
27. DL 3534A R5C EXC PL PRP43785 (015-408-655), Rose Lake Pit Rd and Bedore Rd, Burns Lake is only partially zoned M2. The M2 Zone is proposed to be extended to cover the entire property.
28. DL 5712 R5C ON PL 1236 (PID 015-574-903) along Highway 16 W, Burns Lake, covers a portion of the Decker Lake shoreline and is not currently zoned. The M1 and H2 zoning boundaries are proposed to be extended into this property.

29. For the REM DL 1185 & NW 1/4 DL 1184 (no PIDs), Finmoore Rd, north of Cluculz Lake, the RR1 zoning boundary is proposed to be rectified with the property boundary.
30. For L 1 SEC 35 TP 7 R4C PL 7774 (PID 008-985-740), Sinkut Lake, Vanderhoof, the H1 zoning boundary is lined up with the property boundary.
31. L 2 DL 2985 R5C PL 6606, L A DL 2985 R5C PL 9294, L B DL 2985 R5C PL 9294, L C DL 2985 R5C PL 9294 and L 4 DL 2985 R5C PL 6606, (Cook Road, in Dog Creek, south of Fort St James) are proposed to be rezoned to H1 in order to correct a mapping error that applied M2 Zoning to these properties. The mapping error resulted from a nearby rezoning application.
32. SW ¼ OF DL 2510 R5C EXC PT ON PLS PRP13246 PRP14734 PRP41785 & BCP14200 and L A DL 2510 R5C PL BCP14200 (026-090-023 and 015-134-521), 3645 and 3935 Moe Rd are partially zoned H1. The small portion that is zoned H1 is not practical therefore it is proposed that the H2 zoning of the remainder of these properties be extended to cover the entire properties.
33. DL 4175, R5 CD, Except Plans 3332, 5153, 8142 8303 10041 and 4623 (015-236-226), 1820 Peterson Rd, Burns Lake, extent of the C2 zone proposed to be corrected to cover the auto sales use.
34. PCL A (PL 7897) DL 1624 R5C EXC PLS 10375 & 12787 (010859110), 3776 Sowchea Rd. Zoning changed from H1 AND R4 to C3 to legalize Camp Morice.
35. Clean up A1 zoning for the Fort St James Airport. Does not need to extend across Highway 27 and the River. Zone to RR1 zoning for the eastern part and Ag1 for the western end.
36. DL 2625 R5C EXC THE S 160 AC & EXC PLS 4672 4870 5169 8353 11579 PRP13561 PRP14464 & 4042 (013-269-429), 21889 Strimbold Pt Rd, Topley, is currently zoned H1, but has a small part in the northeast corner zoned RR1 as cut off by a Hydro ROW. The small portion that is zoned RR1 is not practical so the whole parcel is zoned H1.
37. DL 2631 R5C (007-173-059), Topley Landing Rd, is not currently zoned, proposed to apply RR1 zoning.
38. Apply P1 zoning to the SEDA centre: L 17 DL 716 R4C PL 1503 EXC PL 3835 (012-648-523), 1246 Uncha Lake Road, Southbank, as there is no P4 zoning in the new zoning bylaw.
39. The zoning of the five rural fire hall locations (Southside, Topley, Fort Fraser, Luck Bay and Cluculz Lake) have been changed from P1 to the new zone P1A (Special Civic / Institutional Zone) in the draft.

40. Change R5 zoning to H1 zoning on L 1 DL 4163 R5C PL PRP42602 (024-165-638), 10878 Tintagel R, Burns Lake.. Property currently triple-zoned R5, H1 and H2 and is 35 acres in size.
41. Remove C2 zoning and apply RR1 zoning to 2 ha portion of W 1/2 OF DL 3738 R5C EXC PLS 4459 & 7398 (014-672-316) 24890 Highway 16 W, in Savory, west of Endako. Rezoned in 1996 (Bylaw 889) to accommodate restaurant use that never happened. Property currently not occupied.
42. Change H1A zoning to H1 zoning on L 5 SEC 18 TP 4 R5C PL 1081 EXC PL PRP13939 (013-170-830) Freeland Rd. Was rezoned in 1998 to accommodate owner's parents. There is a covenant on title restricting use of second dwelling to parents, and restricting it to a mobile home, and was to be removed after the parents vacate the property. The property has since been sold and the second dwelling removed.
43. Apply Ag1 zoning to parcels in the ALR and designated AG in the Official Community Plan in select areas.
44. Apply P2 zoning to Provincial parks.
45. Apply P1 zoning to L 1 DL 1879 R5C PL 6683 (009-900-641) 810 HIGHWAY 35, on Gerow Island, Burns Lake, to cover the extent of the Island Gospel Church. Currently zoned R4.
46. Apply P2 zoning to Crown property BK 3 DL 5686 R5C PL 3334 EXC PL 8459 (012-264-148) used for parking and boat launch adjacent to Beaver Point resort on Tchesinkut Lake. Currently zoned H1.
47. Adjust R6 zoning for L A SEC 21 TP 4 R 5 COAST DISTRICT PL EPP24107 (028-933-451), 1915 Millar Rd, Smithers, to new property boundaries.
48. Apply P2 zoning to "THOSE PORTIONS OF SECTION 2, 11 AND 12, TOWNSHIP 17, SECTIONS 7, 8, 9, 10, 13, 14, 15, 16, 23 AND 24, TOWNSHIP 16, SECTIONS 18 AND 19, TOWNSHIP 18, THE NORTHEAST 1/4 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33, TOWNSHIP 13, ALL OF RANGE 5, COAST DISTRICT" along the Nechako River, north of Fort Fraser, for Section 16 Map Reserve 7405897. Ryan Hall, MoFLNRO confirmed that the map reserve was established on behalf of the Ministry of Environment in 1989 for Fish and Wildlife Management purposes. The area contains critical winter range for mule deer and moose. Currently zoned RR1.
49. Apply P2 zoning to all of Stuart River Provincial Park. Currently un-zoned/zoned RR1 or Ag1.

50. Apply M1 zoning to L 1 DL 314 R5C PL 3822 (011-726-059) located at the intersection of Garvie Rd and Highway 27, Fort St James, to replace LUC 1038 which allowed a warehouse, storage facility, rental and sales.
51. Apply P2 zoning to S 1/2 BK B DL 651 R5C, south of Heavenor Drive, Fort St James, to allow outdoor recreation facilities and club house by Fort St James Snowmobile Club. Property currently zoned RR1.
52. Apply RR1 zoning to DL 4084 R5C (015-391-230), north of Hwy 16 and west of Endako. Currently zoned H1, owned by Crown. No apparent road access, no development and surrounded by RR1 zoning.
53. Apply P2 zoning to NLY 119 ACRES DL 2036 R5C and REM DL 2036 R5C. Designated Dry William Ecological Reserve by the Province. Located between Fraser Lake and Fort Fraser. Currently zoned Ag1 and H1, not in the ALR.
54. Fine-tune H1 zoning to correspond with geographic extent – aerial photo for DL 3194 R5C, island in Fraser Lake.
55. Change zoning from H2 to RR1 on the northern part of DL 2474 and 2470 R5C, south of Tchesinkut Lake. Add RR1 zoning to the remainder of those parcels and DL 2471 R5C, SE 1/4 OF DL 2471 R5C and DL 2473 R5C. All parcels Crown land.
56. Change zoning of DL1775, Cariboo District from R4 and H1 to RR1 at the east end of Cluculz Lake. According to mapping the property is a big swamp with very limited development potential and is owned by the Crown



205

Reference: 244247

November 16, 2018

VIA EMAIL: bmiller.pbm@gmail.com

Mr. Bill Miller, Chair
Regional District of Bulkley-Nechako
P.O. Box 820
Burns Lake, British Columbia
V0J 1E0

Dear Bill Miller:

I am responding to your letter addressed to Chief Forester Diane Nicholls dated November 1, 2018. I understand your concerns regarding the impact of the 2018 wildfires on the timber supply of a number of the management units within the boundaries of the Bulkley Nechako Regional District and potential economic consequences to communities that rely on that fibre.

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development has completed an initial assessment of the live and dead volume at risk (within the perimeters) of the 2018 wildfires. Staff are now in the process of mapping burn severity within the fire perimeters and estimating the losses of live and dead volume by severity class. When that information is ready, the Forest Analysis & Inventory Branch will assess the timber supply implications for all management units impacted by the 2018 fires and, if the chief forester deems necessary, initiate an allowable annual cut redetermination. The most impacted timber supply areas (TSAs) within the Bulkley Nechako District in terms of timber harvesting land base within fire perimeters are the Lakes and Morice TSAs. A redetermination of the Lakes TSA is already in progress and will incorporate fire losses as part of the current timber supply review.

Thank you for taking the time to write. I or one of my staff would be happy to present the findings of our 2018 fire assessment work to District staff when it is available, likely early in the new year.

Sincerely,

Albert Nussbaum, RPF
Director, Forest Analysis and Inventory Branch

Page 1 of 2

Mr. Bill Miller, Chair

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pc: Diane Nicholls, Assistant Deputy Minister and Chief Forester, Ministry of Forests,
Lands, Natural Resource Operations and Rural Development
Atmo Prasad, Manager, Forest Analysis Section, Forest Analysis and Inventory
Branch.

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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"

November 1, 2018

Diane Nicholls, ADM, Chief Forester
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
PO Box 9352, Stn. Prov. Govt.
Victoria, B.C.
V8W 9M1

Dear Ms. Nicholls,

Re: Timber Supply Analysis

The Regional District of Bulkley-Nechako Board of Directors, at its September 27, 2018 Board meeting passed the following motion:

"That the Regional District of Bulkley-Nechako Board of Directors write a letter requesting that the Chief Forester re-evaluate all Timber Supply Analyses (TSA) within the Regional District of Bulkley-Nechako boundaries and impacted by the 2018 wildfire event."

Prior to the wildfires of 2018, the TSAs within the Regional District of Bulkley-Nechako had already been heavily impacted by the mountain pine beetle. The fires of 2018 were significant, and the Regional Board feels that an assessment of the impacts of the 2018 wildfires on mid-term timber supply levels should be conducted to assess if the allowable annual cuts need to be re-determined.

Thank you for your consideration of this request.

Yours truly,

Bill Miller
Chair

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

Prince George Office
#200 - 1488 4th Ave
Prince George, BC V2L 4Y2

RECEIVED
NOV 06 2018
REGIONAL DISTRICT OF
BULKLEY NECHAKO

208



BC ASSESSMENT

November 6, 2018

Attn: Regional District Directors
Bulkley-Nechako Regional District
PO Box 820
Burns Lake, BC V0J 1E0

Dear Bulkley-Nechako Regional District Directors,

Congratulations on behalf of BC Assessment and the Northern BC assessment region, regarding your recent success in the 2018 local government general elections. My name is Scott Sitter, and I am the Assessor for the Northern BC Region. My Deputy Assessor team includes Darin Johnson, Geoff Radtke, Jarret Krantz, and David Keough.

BC Assessment is the Crown corporation responsible for producing independent and equitable annual property assessments and trusted assessment information. The products and services that we offer support development of strong and vibrant communities in British Columbia. Please visit bcassessment.ca to learn more.

BC Assessment holds ourselves accountable to local governments. We are committed to providing transparent, fair, timely, and respectful communications and assessment services. In addition to our regional team, our Local Government Department strives to serve local governments with continuous improvement to ensure our products and services effectively meet your needs. Contact our Local Government Department at 1-866-valueBC (825-8322) local 00498 or localgovernment@bcassessment.ca.

Congratulations once again, and we look forward to opportunities to meet at your civic offices and local government conferences in order to grow the relationship between BC Assessment and your Board. We are also available to present to your Board upon request to share more details about our mandate and relationships with local governments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Sitter'.

Scott Sitter
Assessor, Northern BC Region

209

Geraldine Craven

From: BCYVP <BCYVP@Redcross.ca>
Sent: November 13, 2018 4:00 PM
To: Sandra Allen
Subject: BC Fires Recovery Operation Update

RECEIVED

NOV 14 2018

REGIONAL DISTRICT OF
BULKLEY NEVILL

Good afternoon,

Thanks to the generous support of the government of British Columbia, the Canadian Red Cross will be providing additional support as individuals and communities continue in their recovery. I have provided a link below to the news release regarding this announcement for your interest.

Financial support is still available to provide immediate relief to assist with basic needs such as clothing, transportation and medical supplies. In addition, Red Cross will be providing further assistance to support recovery needs such as food, fridges, freezers and fuel to heat homes. Assistance is determined on a case-by-case basis and our priority continues to be those individuals and families who are most vulnerable.

We will be actively reaching out directly to those individuals and families who have already met with a Red Cross caseworker in the weeks to come regarding additional recovery support that they may be eligible for.

If you know someone who was evacuated and has not yet had an opportunity to meet with a Red Cross caseworker, visit www.redcross.ca/BCFires2018 or call 1-800-863-6582 for information about our next community outreach location.

<https://news.gov.bc.ca/releases/2018PSSG0081-002185>

Sincerely,

Kimberley Nemrava



Kimberley Nemrava

Vice President
British Columbia & Yukon

Canadian Red Cross
909 Fairfield Road
Victoria | British Columbia | Canada | V8V 3A3
Kimberley.Nemrava@redcross.ca
T 250.995.3500 | F
www.redcross.ca

News Release

21 RECEIVED

NOV 14 2018

REGIONAL DISTRICT OF
BULKLEY NECHAKO



For Immediate Release

November 09, 2018

Canfor to Acquire Elliott Sawmilling Co., Inc.

Vancouver, BC — Canfor Corporation (TSX:CFP) announces it has entered into an agreement to purchase Elliott Sawmilling Co., Inc. located in Estill, South Carolina ("Elliott") for a purchase price of US\$110 million, which includes normalized working capital.

The purchase price represents a 4.3 times EBITDA multiple based on Elliott's twelve months trailing EBITDA. The transaction will be completed in two phases with 49% being acquired on closing and 51% being acquired one year later.

Elliott has a production capacity in excess of 210 million board feet and the sawmill consists of both large and small log lines.

"We are thrilled to welcome the employees of Elliott to the Canfor team. Elliott has an excellent management team and produces high quality products that will align well with Canfor's high-value product mix. Nash Elliott will continue as the General Manager after the transaction is completed," said Don Kayne, President and Chief Executive Officer of Canfor. "The purchase of Elliott will further expand our production capacity to meet the growing demand of our customers."

The transaction is expected to close in the first half of 2019 and is subject to confirmatory due diligence, completion of certain transaction documents and other customary closing conditions.

Forward Looking Statements

Certain statements in this press release constitute "forward-looking statements" which involve known and unknown risks, uncertainties and other factors that may cause actual results to be materially different from any future results, performance or achievements expressed or implied by such statements. Words such as "expects", "anticipates", "projects", "intends", "plans", "will", "believes", "seeks", "estimates", "should", "may", "could", and variations of such words and similar expressions are intended to identify such forward-looking statements. These statements are based on management's current expectations and beliefs and actual events or results may differ materially. There are many factors that could cause such actual events or results expressed or implied by such forward-looking statements to differ materially from any future results expressed or implied by such statements. In addition, assumptions on which such forward-looking statements are based include the timely receipt of regulatory approvals and no adverse regulatory decisions, the timely and successful integration of the Company and Elliott and the accuracy and completeness of the information provided to the Company in respect of Elliott. There can be no assurance that the proposed transaction will occur or that the anticipated strategic benefits will be realized in their entirety, in part or at all. Forward-looking statements are based on current expectations and Canfor assumes no obligation to update such information to reflect later events or developments, except as required by law.

Canfor is a leading integrated forest products company based in Vancouver, British Columbia ("BC") with interests in BC, Alberta, North and South Carolina, Alabama, Georgia, Mississippi and Arkansas. Canfor produces primarily softwood lumber and also owns a 54.8% interest in Canfor Pulp Products Inc., which is one of the largest producers of market northern bleached softwood kraft pulp and a leading producer of high performance kraft paper. Canfor shares are traded on the Toronto Stock Exchange under the symbol CFP.

Media Contact:

Michelle Ward
Director, Corporate Communications
(604) 661-5225
communications@canfor.com

Investor Contact:

Pat Elliott
Vice President, Corporate Finance and Strategy
(604) 661-5441
Patrick.Elliott@canfor.com

News Release

212



RECEIVED

For Immediate Release

NOV 15 2018

November 15, 2018

REGIONAL DISTRICT OF
BULKLEY NECHAKO

Canfor to Acquire Majority Interest in VIDA Group of Sweden

Vancouver, BC, Canada — Canfor Corporation (TSX:CFP) announces that it has entered into an agreement to purchase 70% of the VIDA Group ("VIDA") of Sweden for a purchase price of 3,990 million Swedish Krona (approximately CAD\$580 million) on a cash and debt free basis, which includes CAD\$125 million (70%) of normalized working capital. The current owners of VIDA will retain a 30% interest and continue to manage the day-to-day business.

"With the acquisition of VIDA, we are excited to become a truly international manufacturer and provider of wood product solutions for our global customers," said Don Kayne, President and Chief Executive Officer of Canfor. "This transformational growth will allow Canfor to further diversify and secure a worldwide fibre supply to meet the growing demand of our customers for high-quality wood products."

VIDA is Sweden's largest privately owned sawmill company, operating nine sawmills in southern Sweden with an annual production capacity of 1.1 billion board feet. All of the sawmills produce spruce and pine products, and are strategically located in high quality and sustainable fibre regions of Sweden. In addition, VIDA has nine value-added facilities that include premium packaging, modular housing, industrial products and energy.

"VIDA, a well-known brand in its current markets, is aligned with our corporate strategy of producing high-value products, providing an exceptional customer service experience and maintaining a low cost structure," added Kayne. "We are excited that Santhe Dahl, Group CEO and Måns Johansson, Deputy CEO, of VIDA will continue to lead the company operations in Sweden. We welcome VIDA's skilled management team, talented employees and modern operations to our Company."

"We have known Canfor for a long time as a high-quality manufacturer and provider of wood product solutions. We are proud to announce that we are now becoming part of a global operation together with Canfor. This will allow us to continue to strengthen and develop the VIDA brand on a global scale," said Santhe Dahl, Chief Executive Officer, VIDA Group.

In conjunction with the Elliott Sawmilling Company Inc. acquisition announced last week, this acquisition is a positive step forward in our diversification strategy for our operations, products and customers. After taking into account the full impact of VIDA and Elliott, Canfor's annual production capacity will be approximately 7.2 billion board feet, with a highly diversified operating base in western Canada, the U.S. and Europe.

The purchase price represents a 5.7 times EBITDA multiple based on VIDA's 2018 projected EBITDA of approximately CAD\$145 million, before taking account of estimated annual synergies of CAD\$20 million, projected to be achieved through marketing opportunities arising from the increased global scale of our business.

The Company anticipates being able to finance this transaction with cash and liquidity on hand but will complete an extension and expansion of its existing operating and term loan facilities.

The transaction is expected to close in the first quarter of 2019 and is subject to due diligence, completion of certain transaction documents and other customary closing conditions, including any required regulatory approvals.

Backgrounders

Backgrounders on both Canfor Corporation and the VIDA Group have been posted on canfor.com in the News & Press Releases section.

Analyst Conference Calls

An analyst conference call to discuss this acquisition will be held on **Thursday, November 15, 2018 at 10:00 AM Pacific Time**. A deck titled "Acquisition Updates" has been posted on canfor.com in the Investors section under Presentations for background information.

To participate in the call, please dial one of the following numbers:

North America Toll-Free Access: 1-888-390-0546

North America Access: 1-416-764-8688

ITF – Sweden: 0200899189

ITF – Sweden (mobile): 0200899189

Let the operator know you wish to participate in the Canfor conference call.

Following management's discussion, the analyst and investment community will be invited to ask questions.

For Instant Replay Access please dial one of the following numbers and enter

North America Toll-Free Access: 1-888-390-0541

North American Access: 1-416-764-8677

Participant Pass Code: 336261 #

Recording available until: November 29, 2018

The conference call will be available live at www.canfor.com.

Media Conference Call

A media conference call with Don Kayne will be held on **Thursday, November 15, 2018 at 11:30 AM Pacific Time**. To participate in the call, please dial one of the following numbers:

North America Toll-Free Access: 1-888-390-0546

North America Access: 1-416-764-8688

ITF – Sweden: 0200899189

ITF – Sweden (mobile): 0200899189

Let the operator know you wish to participate in the Canfor conference call.

Following management's discussion, media will be invited to ask questions.

For Instant Replay Access please dial one of the following numbers and enter

North America Toll-Free Access: 1-888-390-0541

North American Access: 1-416-764-8677

Participant Pass Code: 578527#

Recording available until: November 29, 2018

The conference call will be available live at www.canfor.com.

Forward Looking Statements

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Media Contact:

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1 (604) 661-5225

communications@canfor.com

Investor Contact:

Pat Elliott

Vice President, Corporate Finance and Strategy

1 (604) 661-5441

Patrick.Elliott@canfor.com



October 30, 2018

374287

Philip Germuth, Chair
Regional District Kitimat-Stikine
300 – 4545 Lazelle Avenue
Terrace BC V8G 4E1

Barry Pages, Chair
North Coast Regional District
14 – 342 3rd Avenue West
Prince Rupert BC V8J 1L5

Bill Miller, Chair
Regional District of Bulkley-Nechako
37 3rd Avenue – PO Box 820
Burns Lake BC V0J 1E0

RECEIVED
NOV 06 2018
REGIONAL DISTRICT OF
BULKLEY NECHAKO

Dear Chairs:

It was a pleasure to meet with you and many of your District Directors at the 2018 UBCM convention. I appreciated being able to learn more about the challenges and opportunities in your Regional Districts.

Our conversation regarding the Resource Benefits Alliance (RBA) was particularly insightful. I understand you would like a resource revenue sharing model to be developed to not only cover the costs of local services and infrastructure, but also to provide a mechanism for participation in federal and provincial programs that require a local funding component. Like you, our government wants to ensure our communities are sustainable and inviting for families to settle and grow. We look forward to working together with the RBA to ensure a prosperous future for the north.

During our discussion, we were also able to touch on issues such as the new hospital planned for Fort St. James. In regard to this hospital, which was officially announced on Oct. 9, please be assured I have passed along your comments regarding paid parking to the Ministry of Health.

.../2

Thank you for meeting with me at this year's convention. I appreciated the opportunity to connect with you directly and to discuss issues that impact your Districts.

Sincerely,

A handwritten signature in blue ink that reads "Carole James". The signature is written in a cursive style with a large, looped "C" and "J".

Carole James
Minister and Deputy Premier

WORKING TOGETHER FOR OUR FUTURE

Fall 2018 NEWSLETTER

CONTACT:

NEW GOLD INC.
Blackwater Project

Vanderhoof Office:

139 1st Street East
PO Box 440
Vanderhoof BC, V0J 3A0
t: 250 567 3276
Val Erickson
Val.Erickson@newgold.com

Vancouver Office:

610-1100 Melville Street
Vancouver BC, V6E 4A6

www.newgold.com

COMMUNITY INFORMATION SESSION:

November 26
4:00PM to 8:00PM
Blackwater Project Office
139 1st Street East
Vanderhoof



TSX/NYSE:
NGD

Blackwater Project: Another Major Milestone

New Gold's Blackwater Project is nearing completion of the Environmental Assessment (EA) process. The Project is subject to review under both the Canadian Environmental Assessment Act, 2012, and British Columbia's Environmental Assessment Act, and is undergoing a coordinated environmental assessment.

The Canadian Environmental Assessment Agency (the Agency) commenced a 30-day public and Indigenous comment period on its draft Environmental Assessment Report and potential environmental assessment conditions on November 14, 2018. The Agency is inviting public comments until December 14, 2018. For further updates check the Agency's website at:

<https://www.canada.ca/en/environmental-assessment-agency.html>.

New Gold encourages the public to participate in this important process to ensure their views and comments are heard.

New Gold will be hosting a **public information session:**

Monday, November 26, 2018
4:00 pm – 8:00 pm
Blackwater Project Office
139 1st Street East, Vanderhoof

New Gold strives to be a full partner in the community and region. In 2012, it established a Community Liaison Committee, comprised of 17 representatives from around the region to look at ways to maximize the benefits and opportunities to the local region. New Gold has held three rounds of open houses in six communities and facilitated focus groups on local hiring and recruitment.

New Gold also entered into environmental assessment capacity funding agreements with local Indigenous groups potentially impacted by the Blackwater Project, which provides capacity funding for Indigenous groups to hire independent technical experts to meaningfully participate in the EA process.

New Gold looks forward to continuing the conversation with the public throughout the next phase of this EA process.

New Gold Blackwater Camp Hosts BC Wildfire Service



Fire crews nearing under-control status on Chutanli Lake wildfire
Photo courtesy of BC Wildfire Service

New Gold is a dedicated community partner. In 2017, New Gold supported the wildfire containment efforts in the region by hosting BC Wildfire Service firefighters at the Blackwater Project camp. In 2018, New Gold again provided the Blackwater Camp to support provincial wildfire crews, as a series of devastating wildfires led to evacuations throughout the Bulkey-Nechako and Cariboo Regional Districts.

Due to our close location to the fires, and crews requiring access to wildfires in the region, we were able to provide the camp so the crews could respond to wildfires swiftly and effectively. This includes the Chutlanli wildfire east of Tatelkuz Lake, among others.

Hosting up to 100 wildfire crew members and support staff, the Blackwater camp was mobilized in only a matter of days by the Nechako Plateau Construction Group, a camp management partnership between Lhoosk'uz Dene Nation, Ulkatcho First Nation and Tahtsa Timber Ltd.

New Gold is proud to support the BC Wildfire Service and all the men and women who contribute to mitigating the impact of the 2018 wildfires.



Download the
New Gold IR
(Investor Relations)
App on iTunes



Follow us on Twitter
@NewGoldInc

Reclamation and Site Maintenance

In September, personnel from Lhoosk'uz Dene and Ulkatcho First Nations, Avison Management Services, Tahtsa Timber, and Polar Medical Services undertook a reclamation and site maintenance program at the Blackwater Project. Historic drill trails and pads were reclaimed in the Capoose exploration area. Reclamation is a priority for New Gold, and we were pleased to make progress in restoring drainage patterns and slope contours in such a way that natural regeneration can occur as rapidly as possible. The crew enjoyed traveling to several sites of past reclamation to observe and document the success of those prior efforts, and use these learnings to guide future work.

In addition, the crew performed maintenance and cleanup works at stream crossings on various exploration trails, improved site drainage around the camp area in preparation for spring 2019, and assisted with other site cleanup activities. Thank you to all involved for another safely completed project at Blackwater in 2018!

Scott Klassen,
Field Supervisor, Avison Management Services



The reclamation crew at Capoose exploration area



Martha Cahoose and Arnold Boyd inspecting an exploration trail that was reclaimed in 2016



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MEMO TO MEMBERS

November 19, 2018

TO: UBCM MEMBERS
Attn: Elected Officials of Member Local Governments and First Nations

FROM: UBCM EXECUTIVE

RE: NOTIFICATION OF EXECUTIVE VACANCIES

The purpose of this memo is to notify members of the direction taken by the Executive at their meeting on November 16, 2018 with regards to Executive vacancies as a result of the 2018 Local Government Elections.

At the meeting, Executive members were advised of five vacancies, and the process for filling those vacancies in accordance with the UBCM Bylaws and Policies:

- Second Vice President * – Executive CANNOT appoint a Vice President, but may ask a sitting VP to move up and fill a vacancy; and Executive has the further option of appointing an additional “acting” Director at Large to ensure a full board complement of 21 members.
- Director at Large (1) – Executive may appoint an eligible elected official.
- Vancouver Metro Area Representative (1) – Executive may appoint an eligible elected official.
- City of Vancouver Representative – City of Vancouver has made its re-appointment; Councillor Pete Fry.
- GVRD/Metro Vancouver Representative – Metro will make a re-appointment; that process is underway.

The UBCM Bylaws and Policies, grant the Executive discretion on whether or not to fill vacancies (see Appendix A for extracts of both documents). Upon consideration of the Bylaws and Policies the Executive endorsed the following direction:

- Executive proceed to notify the membership of the vacancies on the Executive and seek expressions of interest for each of these positions:
 - Director at Large – 2 positions are available, to ensure a full board complement of 21 members
 - Vancouver Metro Area Representative – 1 position available
- Executive agreed that the three vacancies should be filled prior to the next Executive meeting scheduled for February 20-22, 2019.

* In accordance with the Bylaws, Third VP, Councillor Brian Frenkel has moved to Second VP as a result of the vacancy left in this position.



Next Steps

This memo serves as notification to the membership that the UBCM Executive wishes to fill vacancies for:

- Director at Large (2);
- Vancouver Metro Area Representative (1)

The process for filling vacancies will follow the process outlined in s. 9.5 of the Executive Policies.

Eligibility for Office

Director At Large (2) – this position is open to all elected officials of UBCM.

Vancouver Metro Area Representative (1) – this position is open to elected members of either, or both, a council of a member municipality of the GVRD or of the GVRD Board (a list of eligible local governments is attached as Appendix B).

Process

Eligible elected officials interested in applying for either of these positions are encouraged to submit an expression of interest for **one** of these vacancies, as outlined in s. 9.5 of the Executive Policies. We would ask that potential candidates complete the attached nomination form (Appendix C) and return it by email to the attention of the Past President. Candidates are also encouraged to provide a short bio (not more than 300 words) with their nomination form. All materials can be sent to the attention of Past President, Councillor Murry Krause, care of the following email address: mcrawford@ubcm.ca

**The submission deadline for expressions of interest (nomination form and bio) is:
Friday December 14, 2018.**

The Executive will consider all expressions of interest and make a decision regarding whom they will appoint to fill these three vacancies.

Following Executive deliberations, all members will be notified of the Executive's decision. Newly appointed board members will be invited to attend the February 20-22, 2019 Executive meeting in Victoria.

If you have any questions about the process please contact Councillor Murry Krause, Past President at murry_krause@telus.net or Marie Crawford, General Manager, Richmond Operations at 604-270-8226 ext. 104 or by email: mcrawford@ubcm.ca.

We welcome eligible interested candidates to apply. For further information about UBCM and the Executive please see the UBCM website.

<http://www.ubcm.ca/EN/main/about/executive/executive-members.html>

EXTRACTS FROM THE UBCM BYLAWS AND EXECUTIVE POLICIES

UBCM Bylaws

Section 2 of the UBCM Bylaws provides the following definition for officers:

2. *The Officers of the Union shall be: President, First Vice-President, Second Vice-President, and Third Vice-President.*

Section 3(d) speaks to filling vacancies: *(bold italics indicate relevant sections)*

- (d) ***No person shall hold a position as Officer of the Union unless elected as an Officer by the membership of the Union and no person shall be elected more than twice, whether consecutively or otherwise, as President of the Union. ...***

In the event of a vacancy:

- ***amongst the Officers, other than President, the Executive may appoint, from amongst persons qualified to be elected to the Executive, Acting Directors at Large equal to the number of vacancies;***
- ***amongst the Directors at Large, the Small Community Representative, the Electoral Area Representative, or the Vancouver Metro Area Representatives, the Executive may appoint a person qualified to hold the office to fill the position for the term remaining;***
- *in the position of Vancouver Representative, GVRD Representative or amongst the five Directors appointed by the Area Associations such vacancies shall be filled in the manner of the original appointment.*

Executive Policies

Section 9.5 of the Executive Policies outlines the process for appointing replacements:

9.5 VACANCIES ON THE EXECUTIVE

If one or more Executive positions become vacant following a local government election, the Executive is authorized to appoint a replacement according to the following process.

1. *UBCM shall notify local governments of any vacancy on the UBCM Executive and distribute information about the process for appointing a replacement. The Executive shall invite expressions of interest from local government elected officials who wish to fill the vacant position(s).*
2. *An expression of interest must be supported by two elected officials from UBCM member local governments.*
3. *An interested candidate may submit an expression of interest for one position only.*
4. *Expressions of interest shall be forwarded to the Past President, care of the UBCM office. The Past President will prepare a report for the Executive on the materials received.*

Vancouver Metro Area Representative – List of Eligible Members

Anmore
Belcarra
Bowen Island
Burnaby
Coquitlam
Delta
Electoral Area A (Metro Vancouver)
Langley City
Langley Township
Lions Bay
Maple Ridge
New Westminister
North Vancouver City
North Vancouver District
Pitt Meadows
Port Coquitlam
Port Moody
Richmond
Surrey
Tsawwassen First Nation
Vancouver
West Vancouver
White Rock

1 NOMINATIONS FOR THE 2018/2019 UBCM EXECUTIVE

We are qualified under the UBCM Bylaws to nominate¹ a candidate and we nominate:

Name: _____

Position: (Mayor/Chief/Councillor/Director): _____

Mun/RD/First Nation represented: _____

Nominated for (*pick one only*): ___ Director At Large ___ Vancouver Metro Area Representative

NOMINATED BY:

Name: _____ Name: _____

Elected Position: _____ Elected Position: _____

Mun/RD/First Nation: _____ Mun/RD/First Nation: _____

Signature: _____ Signature: _____

Date: _____ Date: _____

CONSENT FORM

I consent to this nomination and attest that I am qualified to be a candidate for the office I have been nominated to pursuant to the UBCM Bylaws².

CANDIDATE:

Name: _____ Elected Position: _____

Mun/RD/First Nation: _____

Nominated for (*pick one only*): ___ Director At Large ___ Vancouver Metro Area Representative

Signature: _____ Date: _____

Submission Deadline: December 14, 2018

¹ Nominations require two elected officials of members of the Union [Bylaw 4(b)].

² All nominees to the Executive shall be elected representatives of a member of the Union [Bylaw 3(c)].
Nominees for Electoral Area Representative, Small Community Representative and Vancouver Metro Area Representative must hold the appropriate office.



Executive to Fill Vacancies

Nov. 21, 2018

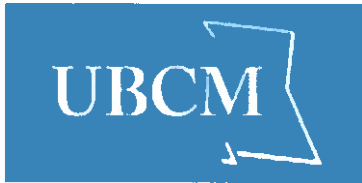
The UBCM Executive has decided to fill three vacancies as a result of the recent local government elections – Vancouver Metro Area Representative and two Directors at Large, as provided for within UBCM bylaws and policies.

A memo from Councillor Murry Krause, Past President and Chair of the Nominating Committee, was circulated to the membership on November 19, 2018 outlining the process and criteria for the positions. Interested elected officials are encouraged to review the memo and return their completed nomination forms and expressions of interest to Councillor Krause c/o Marie Crawford, General Manager, UBCM Richmond Operations. The deadline is **December 14, 2018**. The Executive will announce the successful candidates early in the new year.

Newly appointed Executive members will be invited to attend the next Board meeting scheduled for February 20-22, 2019 in Victoria.

Follow Us On

- Twitter: @ubcm



Provincial and Federal Housing Announcements

Nov. 21, 2018

The Province is further implementing its 30-point *Homes for BC* plan, announcing: 4,900 mixed-rental units under the *Building BC: Community Housing Fund*; housing size restrictions for the ALR; and regulations for a new condo and strata assignment register. The federal government has announced a redesigned homelessness strategy backed by \$2.2 billion over 10 years.

Provincial Announcements

The 4,900 units announced by the Province will be built in 42 communities across BC over the next 2-3 years. This is the first set of projects selected through the \$1.9 billion *Building BC: Community Housing Fund* that will see 14,000 affordable rental homes built province-wide over 10 years. The new homes will include housing for middle-income individuals and families, deeply subsidized rentals for seniors and others on fixed incomes, and homes for low-wage workers.

Bill 52, the *Agricultural Land Commission Amendment Act, 2018*, was introduced on November 5 to limit new houses in the Agricultural Land Reserve (ALR) to under 500 square meters, except through application to the Agricultural Land Commission (ALC) in cases where it would support farming. The Bill would also require ALC approval of additional residences in the ALR to curb non-farm development. In addition, Bill 52 reinstates a single zone for ALR land in BC and increases penalties for dumping of waste in the ALR.

Following previously announced amendments to the *Real Estate Development Marketing Act*, the Province has released regulations to create a new condo and strata assignment register. These changes establish new requirements for developers effective January 1, 2019 to: collect information on assignments and parties to assignments; report this information in an online register; and advise buyers of these new collection and reporting requirements. The BC government will in turn use the information to ensure that the appropriate property transfer tax is paid, and to inform future housing and tax policy development. The BC government will also share the information collected with the Canada Revenue Agency to ensure that appropriate income taxes are paid.

Federal Announcements

The Government of Canada has committed \$2.2 billion over 10 years to a newly redesigned homelessness strategy, *Reaching Home*. This includes \$1.2 billion over 9 years to support 4-6 "Designated Communities" in addition to 61 currently Designated Communities. The Rural and Remote Homelessness funding stream will be maintained under the strategy. The strategy will come into force early next year, at which time communities may apply for funding. It will also include new spending targeting Indigenous peoples. This announcement follows the introduction of a new poverty reduction law establishing a benchmark measure of poverty and an advisory council to track progress towards aspirational poverty reduction targets of 20% of 2015 levels by 2020 and 50% by 2030.

Consistency with UBCM Policy

Both federal and provincial announcements are largely consistent with UBCM policy. Notably, UBCM's housing report both supports the Province's commitment to construct new affordable housing, and calls for better data to support evidence-based policy including through the creation of a presale registry. Regarding the federal homelessness strategy, membership has consistently called for action on homelessness and poverty reduction. The targeting of some funds towards Indigenous peoples also parallels resolution 2018-B149, which called for acknowledgement and support for urban Indigenous communities.

UBCM will continue to engage with the Province as it implements the *Homes for BC* plan, and will continue to monitor the roll-out of the National Housing Strategy.

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Evacuation Route Planning

Applications are now being accepted for this funding stream.

The intent of this funding stream is to support eligible applicants to develop Evacuation Route Plans for communities that would otherwise be challenged to successfully undertake an evacuation operation during an emergency.

This is a planning stream - funding cannot be used for construction work. The maximum available funding is \$25,000.

2018 Program

The application deadline for the 2018 program is November 30, 2018:

- [2018 Evacuation Route Planning Program & Application Guide \[PDF - 68 KB\]](#)
- [2018 Evacuation Route Planning Application Form \[DOCX - 58 KB\]](#)

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Budgeting for Increases to RCMP Compensation

Nov. 21, 2018

RCMP member unionization will likely lead to an increase in policing costs for communities that utilize RCMP policing services. Local governments must also be cognisant that RCMP member pay has been frozen for nearly two years, and plan accordingly with regards to the retroactive financial impacts.

While the RCMP is still working through the process of certifying a bargaining agent, the most recent pay package for its members expired on January 1, 2017. Due in part to the unionization process, the timeline for a new pay package is unknown. The RCMP has advised local governments to carry over any budget savings for when a new pay package and/or contract is finalized.

The RCMP has estimated an annual member pay increase of 2.5%, which would mean a retroactive financial impact of approximately \$3,600 per member for the 2018 calendar year. Rates and provisions of a new pay package could potentially increase the retroactive pay impact beyond RCMP estimates.

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UBCM Executive Meeting Highlights

Nov. 21, 2018

The UBCM Executive held its first, quarterly board meeting on November 15-16, 2018. Seven committees met to set priorities and work plans for the coming year. Executive members adopted goals and priorities, held an orientation session, and confirmed direction for filling vacancies on the Executive following the 2018 local government elections.

Highlights of the November 16th 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 November 19th requesting expressions of interest from eligible elected officials to fill two Director at Large positions and one Vancouver Metro Area Representative position.
- welcomed new Executive member, Councillor Pete Fry, City of Vancouver.
- announced that Councillor Brian Frenkel has moved to 2nd VP to fill the vacancy, as per UBCM bylaws, leaving 3rd VP vacant for the year. President Singh advised that Chair Rob Gay has been appointed to serve on the Presidents Committee for the coming year.
- announced and approved various UBCM Committee and external committee appointments. As a result of the 2018 local government elections, the Executive will need to fill a number of vacancies to a variety of external committees and working groups. UBCM will be reaching out to the membership, through the Compass, to seek appointments to fill many of these vacancies.
- received a report from the President on his activities since the 2018 UBCM Convention.
- approved conveyance of endorsed 2018 resolutions:
 - 150 sent to the Province;
 - 27 sent to the federal government;
 - 8 sent to FCM; and
 - 12 sent to other organizations.
- delegates referred two endorsed resolutions to the Executive requesting UBCM action. The resolutions have now been referred to specific UBCM Committees as part of their advocacy efforts. An additional six resolutions have been sent to Committees for action.
- received a report on provincial funding announcements made at the 2018 Convention: child care funding; Community Resiliency Investment Program; and another phase of Age-Friendly Communities funding. Minister Robinson announced the new Community, Culture and Recreation Program; the Rural and Northern Communities Infrastructure Program; and the Development Approvals Process Review.
- received an update on the housing file highlighting advocacy and engagement with the Province as well as recent provincial actions including preliminary steps towards a Development Approvals Process Review, the introduction of a *Poverty Reduction Strategy Act*, the capping of rent increases, and the launch of a two-part probe into dirty money in real estate.
- approved a request from Islands Trust to assist in funding its legal appeal.
- received an update on UBCM's involvement in the FCM International Program and specifically UBCM's work with the National League of Communities in Cambodia.

- received an update on the activities of the *Fire Safety Act* working group in an effort to advance the membership direction through endorsement of SR3 – Fire Safety Act at the 2018 UBCM Convention.
- received a report on new and amended legislation and policy put forward by the Province in the current House sitting.
- received an update on implementation of new cannabis legalization legislation.
- received an update on the activities underway by the Working Group on Responsible Conduct.
- received a status and action report on a variety of policy areas that continue to be monitored by UBCM including: Vessel Operation Restriction Regulations; Wrecked, Abandoned or Hazardous Vessels; New RCMP Labour Relations Regime; Legalization of Cannabis; Electronic Roadside Ticketing; Traffic Fine Revenue Sharing Program; Employer Health Tax; Auditor General for Local Government; *The Safe Drinking Water for First Nations Act*; Federal Additions to Reserve Policy; Federal Comprehensive Land Claims Policy; BC Ferries; National Inquiry into Missing & Murdered Aboriginal Women and Girls; Licensing of Commercial Dog & Cat Breeding; Auxiliary Program; 911 Call Answer Levy; Assessment Appeals - special use properties; and Revitalization of the ALR.
- received the financial report for the period ending September 30, 2018.
- received reports on Victoria Operations including status of the Gas Tax Funding Program as well as various Local Government Program Services.
- received a report on staff activities including numerous post-Convention responsibilities.
- received a delegation from the Minister of Municipal Affairs and Housing, the Honourable Selina Robinson and discussed: 2018 UBCM Convention; *Local Elections Financing Act*; *Fire Safety Act*; Clean Growth Strategy; and Housing Update and Development Approvals Process Review.
- confirmed upcoming conferences for 2019 including: Local Government Leadership Academy (LGLA) Newly Elected Officials Seminars (Jan-Feb); CAO-CEO Forum – March 26-27; Group Benefits Conference – Fall 2019; Asset Management BC Conference – Fall 2019.

Highlights of the November 15th Committee meetings include:

Presidents

Committee members confirmed the Terms of Reference; allocated Vice Presidents to specific duties; received updates on staffing, financial statements, member services and group benefits programs, and the UBCM-FCM Small Communities Travel Fund. Reports were considered on: intergovernmental relations; 2019 Advocacy Days program; UBCM Investment Policy; and UBCM's Community Excellence Awards Program. Members agreed to make minor amendments to UBCM's Convention Code of Conduct for 2019 to ensure a more streamlined and transparent process. A number of UBCM appointments to external committees were considered and recommendations were brought forward to the full Executive.

Community Economic Development Committee

Upon renewing the Terms of Reference, the Committee reviewed the work plan for the coming year that included broad goals to support economic development opportunities. The Committee indicated a desire to focus on broader economic development goals related to tourism, specifically: enhancing tourism opportunities for all regions of the Province; energy issues, including a focus on conservation, efficiency and climate change; and undertaking research to identify the GDP impact of the various economic development drivers such as forests, tourism, agriculture and oil and gas. Committee members also received information from the BC Utilities Commission on Thermal Energy Systems, and from Western Economic Diversification on development of a Western Canada Growth Strategy as well as updates on existing resource sector policy files.

Community Safety

The Community Safety Committee reviewed its priorities for the upcoming year, including a focus on issues related to cannabis legalization and policing, and liquor policy, among other issues. Members received reports regarding the Province's initiative to introduce a province-wide call answer levy on cellular devices; changes to the RCMP Auxiliary Program; the development of a national Public Safety Broadband Network; changes to liquor policy; traffic fine revenue sharing with local governments; a provincial action plan outlining progress related to recommendations from the recent independent review on wildfire and flooding; and community safety grant programs administered by UBCM.

Health and Social Development Committee

The Health and Social Development Committee approved its Terms of Reference and work plan for the coming year. The Committee will continue to focus on health promotion and chronic disease prevention activities; monitor the implementation of universal child care in BC; follow the implementation of legislation on poverty reduction; address member concerns around Regional Hospital Districts; and monitor the introduction of new primary and urgent care facilities in BC. Reports were also received on the Ministry of Health's Healthy Communities initiative, and on Local Government Program Services grants.

Environment Committee

The Environment Committee reviewed and approved its Terms of Reference, work plan and priorities for 2018/2019 that include continuing to work with the Province on its climate change strategy; providing input into the spill preparedness and response regime; monitoring the implementation of legislation on environmental assessments; providing feedback on the development of the Species at Risk Charter and species at risk legislation; calling for a funded brownfields strategy; and informing the development of policy and regulations for implementing the proposed *Professional Governance Act*. The Committee will also generate a report on options for a contaminated sites contingency fund.

Indigenous Relations

The Indigenous Relations Committee reviewed and approved its Terms of Reference and priorities for 2018/2019 that include continuing to conduct reconciliation and relationship-building activities; looking for opportunities to engage on urban Indigenous issues; implementing an MOU on engagement with the Ministry of Indigenous Relations and Reconciliation; and continuing to monitor a number of key files including the Province's work towards implementing UNDRIP and the federal government's development of a Recognition and Implementation of Rights Framework for Indigenous Peoples. Reports were also received on the Regional Community to Community funding program, and updates from the UBCM Convention.

Convention

The Committee received reports regarding several aspects of the 2018 Convention and also reviewed the Delegate Evaluation ratings and comments. Some details of the 2018 Convention Review:

- the 2018 Convention was attended by 1,876 people, compared to 2,194 last year in Vancouver;
- media coverage of the 2018 Convention was strong and included approximately 1,000 broadcast, online and print news stories in the month prior to the Convention; and
- child-minding services were offered to attendees for the second year and received great reviews.

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Regional Pilot Focuses on Entrepreneur Immigration

Nov. 21, 2018

Is your community interested in attracting new business entrepreneurs? The Ministry of Jobs, Trade and Technology has introduced the *Entrepreneur Immigration-Regional Pilot* under the BC Provincial Nominee Program (PNP).

This pilot is expected to:

- support regional communities in BC in achieving their economic development priorities;
- attract investment to regional communities and create jobs for British Columbians; and
- leverage local resources and expertise so immigrant entrepreneurs can successfully establish businesses in the community where they reside.

In order to be eligible to participate in the Pilot, communities must have a population of fewer than 75,000, and be more than 30 km away from a municipality of more than 75,000. A central pillar of the Pilot is the role of the community in identifying foreign entrepreneurs to the BC PNP. A foreign entrepreneur must receive a referral from a community in order to register under this Pilot.

Communities will have access to a BC PNP concierge service and training to support their activities and capacity.

The Immigration Programs Branch will be hosting an information session via webinar on Thursday, December 6, 2018. Interested communities are asked to register in advance.

Further information is available at [WelcomeBC](http://WelcomeBC.com).

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(Chair plus one Director)

Having trouble viewing this Email? [View in a browser](#)(* Brought forward from
Nov 15/18 meeting)

AME

Association for
Mineral Exploration

November 6, 2018

[UPCOMING EVENTS & CONFERENCES](#)[IN MEMORIAM](#)[JOBS](#)[CONTACT](#)

Why You Should Attend Roundup 2019

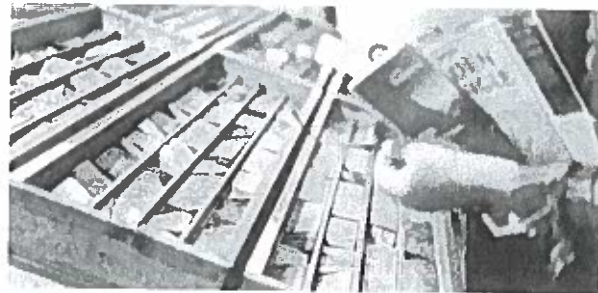
AME Mineral Exploration Roundup is the place where, year after year, mineral explorers and financiers go to network, learn, hear the latest on the industry, and be inspired by new technologies and ways of doing things.

Here are just a few reasons why you should convince your boss to attend.



Prospectors' Tent

The Prospectors' Tent provides an opportunity for independent prospectors to present new discoveries. Participants will have space to display grab samples, maps, assay results and other information to delegates.



Core Shack

The Core Shack showcases new discoveries, leading prospects, advanced projects and operating mines from around the world. Core Shack 2019 will feature drill core samples from projects in diverse countries and settings, and

Click here for more information and to apply [represent a broad array of deposit types and project stages.](#)

Exhibit at Core Shack 2019

REGISTRATION OPENS OCTOBER 10



Book your hotel now!

We've partnered with some of the best and most conveniently-located hotels in Downtown Vancouver to get you an optimal rate. Limited rooms are available at the discount so be sure to book early.

[Book now](#)



Providing insights into BC's Mineral and Coal Exploration Industry

AME is partnering again with EY and the Ministry of Energy, Mines and Petroleum Resources on the annual B.C. Mineral and Coal Exploration Survey. The EY survey is important



"Your association, your voice": Implementing AME's 2018-2019 Annual Work Plan.

The 2018/2019 Annual Work Plan has been developed and approved from the 2018-2022 Strategic Plan. We are grateful to all of you that contributed, including our 12 committees and

for gauging the health of the B.C. exploration industry and for making informed geoscience and policy decisions and will open early October. Stay tuned for more information and thank you to all those who participated in last year's survey.



Annual AME Photo Contest

We are still enjoying your #AMEintheField photos, highlighting the amazing "offices" and exploration happening throughout this province and the Yukon, like this one from @vasyly_. Make sure to submit the rest of your exploration photos to our Annual Photo Contest to win up to \$500. Deadline for submissions is October 19

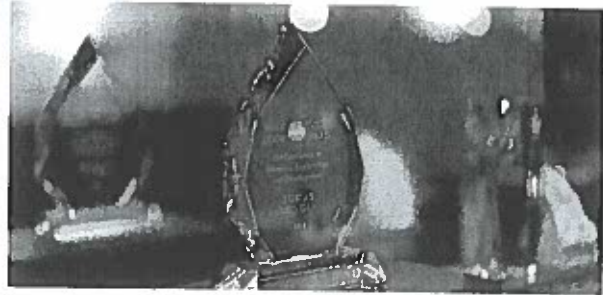


A Mineral Explorer's Guide to Local Government Elections

British Columbians go to the polls on Saturday, October 20 to select mayors and councilors in municipalities, and electoral area directors in rural areas.

their chairs who invested considerable time and thoughtful perspectives to the robust plan.

See the 2018-2019 Annual Work Plan



AME Awards: Call for Nominations

Do you know someone who deserves recognition for their outstanding achievements and contributions to the mineral exploration industry? Nominate them for an AME Award!

See the [Nominations Brochure](#) for all categories and criteria and submit your nomination before September 30.



Multiple Land Users Considerations

As Fall marks the beginning of big game hunting season, AME encourages members to engage with other tenure holders and land users during their exploration programs and to always keep safety in mind. The tenures for guide outfitters often overlap with mineral tenure and access

Here are some questions to ask your candidates.

routes. These tenures may be viewed online using the [BC Economic Atlas](#) under Tourism.

INDUSTRY NEWS



Call for Disruptors across All Industries

#DisruptMining offers entrepreneurs a platform to bring disruptive and exponential technologies to the sector. Any innovator interested in pitching their idea at the #DisruptMining innovation expo and “shark-tank” style live event is encouraged to submit an application. Full application details and requirements can be found at: www.disruptmining.com

Submissions will be accepted until November 5, 2018 at 11:59 pm EST.



BCIT GIS Practicum Students

Would you consider having a BCIT student undertake a project or a practicum with you? The BCIT GIS Practicum or Project offers a valuable opportunity for sponsors to play a role in GIS technology education while benefiting from the student's knowledge and skills. There is no cost to the sponsor for a GIS Practicum or Project.

Apply today



BC Regional Mining Alliance

The BC Regional Mining Alliance (BC RMA) is a northwest regional partnership between Aboriginal groups, industry and provincial government representatives. British Columbia, Canada is a world-class mining jurisdiction, rich in mining history and home to sixteen operating mines and a thriving mineral exploration sector

Visit the new website to learn more and read how the BC RMA is working to increase investment in the latest issue of the *Mineral Exploration Magazine*.



BC Geophysical Society Fall Symposium: Geophysics for Mineral Systems Thinking

Join the BC Geophysical Society and Geoscience BC at their annual Geophysics Symposium. Taking place Friday, October 12, registration is now open.

[Find out more](#)

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Geraldine Craven

From: Recycling Council of BC <conference@rcbc.ca>
Sent: November 17, 2018 1:03 PM
To: inquiries
Subject: Registration is Now Open for #RCBC2019

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 BULKLEY NECHAKO

2019 RCBC Conference Registration is Now Open

[View this email in your browser](#)



General Registration is Now Open for #RCBC2019

Register early to save your place at our best conference yet

Dear Elaine

We are pleased to announce registration is now open for the [45th RCBC Conference on Circular Economy: Moving Beyond Waste!](#) This year's event will be taking place in Whistler, BC at the **Westin Resort and Spa** from **May 8-10, 2019**. As in previous RCBC Conferences at the Westin Whistler, **space is limited to only 250 delegates**. So register early to avoid disappointment!

We will be announcing more details on our exciting 2019 RCBC Conference Program in the new year!

Early Bird Rates and Fees for 2019 (available until March 29, 2019)

- Early-Bird RCBC Member Delegate Rates start at \$645
- Early-Bird Non-Member Rate begins at \$795
- Early-Bird Non-Profit Member Rate begins at \$395 (restrictions apply)

Member rates are available to all current 2018 RCBC Members (providing renewal for the 2019 membership year is made by March 31, 2019). If you're not a member, email us about membership at members@rcbc.ca.

[Register for #RCBC2019](#)

Interested in presenting at the conference?

Deadline for submission is February 22, 2019. [View the call for presentations.](#)

[Submit a Presentation Proposal](#)

Interested in becoming a sponsor?

Increase your profile at #RCBC2019 and become a sponsor.

[Inquire about Sponsorship](#)

Where to Stay

RCBC is pleased to offer special rates at the **Westin Whistler Resort and Spa** starting as low as \$174/night. Reserve your room at the the conference rate, providing room block does not sell out. For your enjoyment, the special rates are also available 3 days before and 3 days after the conference. Limited space is available. Delegates are responsible for making their own reservations and payments.

Special rates are guaranteed until April 8, 2019

Book Your Room at the Westin

For the latest conference updates visit: www.rcbcconference.ca. Questions? E-mail us at conference@rcbc.ca



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Geraldine Craven

From: BC Council of Forest Industries <gillrie@cofi.org>
Sent: November 21, 2018 9:36 AM
To: inquiries
Subject: COFI 2019 Convention Registration Open

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COFI 2019 Registration Now Open!



COFI's Annual Convention returns to Vancouver from April 3 - 5, 2019 in a beautiful new venue -- the JW Marriott Parq Vancouver Hotel & Convention Centre.

Register now and take advantage of \$100 off with early bird pricing!

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For more information, contact Diana Gillrie at 778-760-1166 or gillrie@cofi.org.

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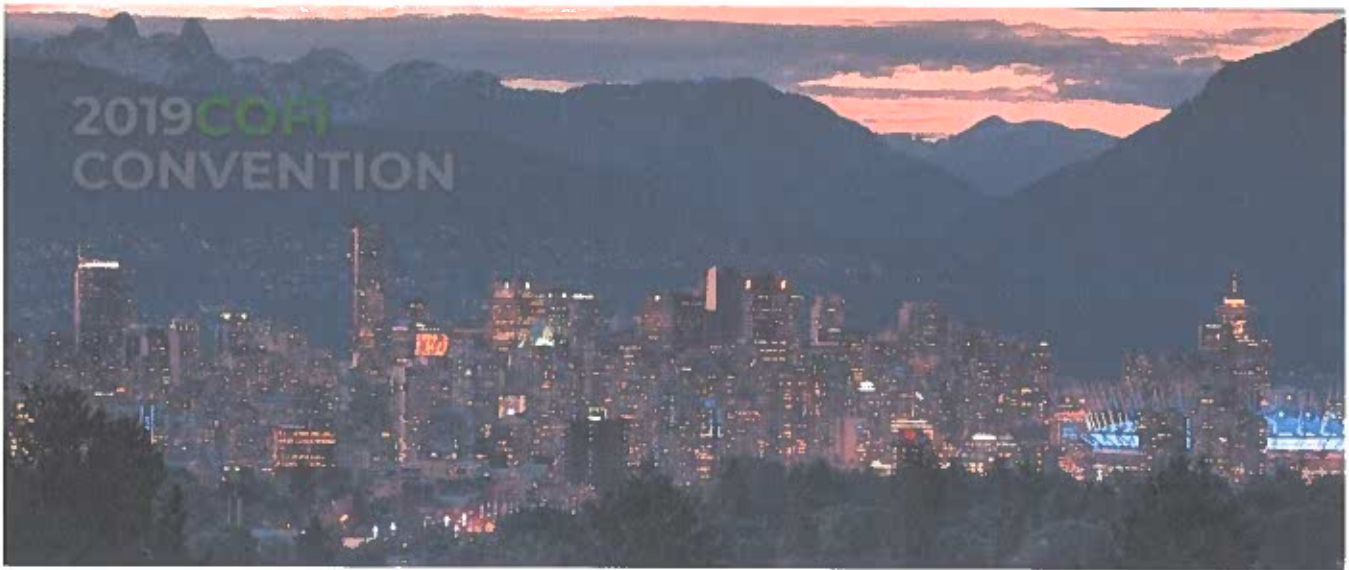
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2019 COFI Convention
April 3 – 5, 2019
JW Marriott Parq Vancouver Hotel & Conference Centre
Vancouver, BC



From April 3-5, 2019, the BC Council of Forest Industries will hold its annual convention, the largest gathering of the forest sector in Western Canada. Each year this event attracts industry CEOs and executives from continental North America and overseas companies, senior representatives from customers, suppliers, financial institutions, law firms, as well as local, provincial, federal government and First Nations leaders.

This year the COFI Convention will take place in Vancouver, at one of the city's most beautiful locations – JW Marriott Parq Vancouver Hotel and Conference Centre.

The convention will run from 6:00 pm on Wednesday, April 3 to 1:45 pm on Friday, April 5. A full program will be posted soon.

245

For information about becoming a sponsor or exhibitor, please contact Diana Gillrie at 778-760-1166.

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Stay current. Sign up for regular email updates from the team at [COFI](#).

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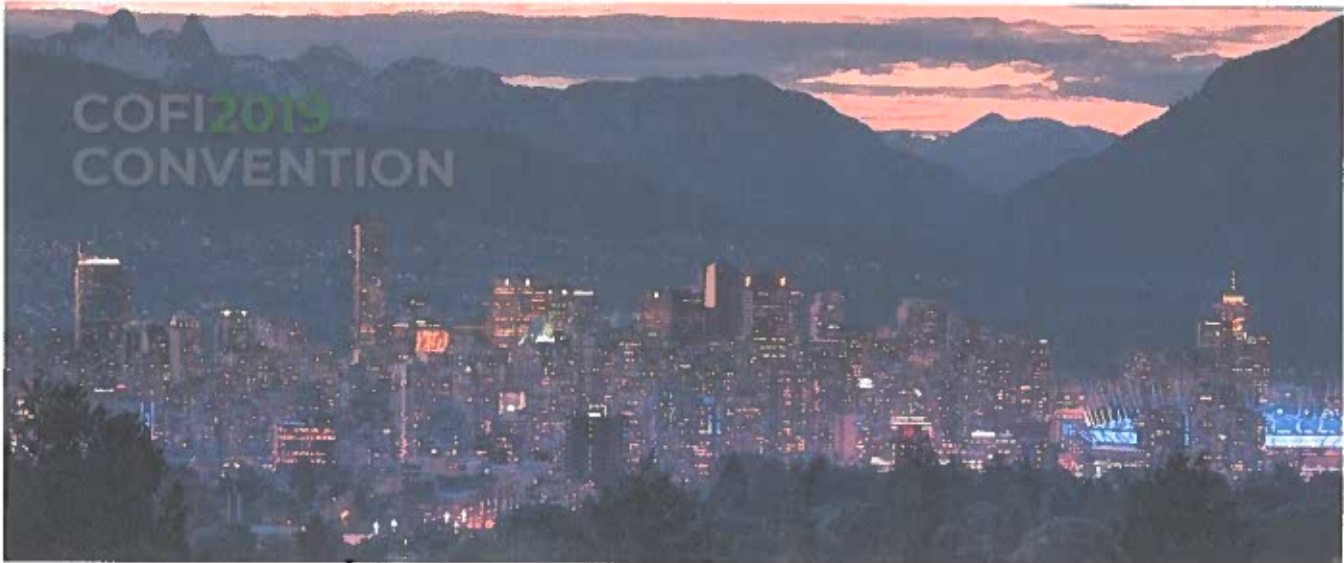
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ACCOMMODATION



Located in downtown Vancouver, next to the BC Place Stadium, Parq Vancouver features two luxury hotels – a JW Marriott and *the DOUGLAS*, an Autograph Collection Hotel. Both hotels offer access to Parq Vancouver's conference space and upscale amenities, including restaurants and lounges, a spa and fitness studio, a 30,000 square foot rooftop park and many more. Everything you need to enjoy your stay is in a single destination. It is also conveniently located between Yaletown and Gastown, two vibrant neighbourhoods that offer plenty of restaurants and entertainment and access to the Canada and Expo Line.



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Reserve Now to receive the special Convention Rate at the JW Marriott or the Douglas.

The cut-off date to receive the special rate is Monday March 4th, 2019.

For more information, contact Diana Gillrie at 778-760-1166 or gillrie@cofi.org.

JW Marriot



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the DOUGLAS



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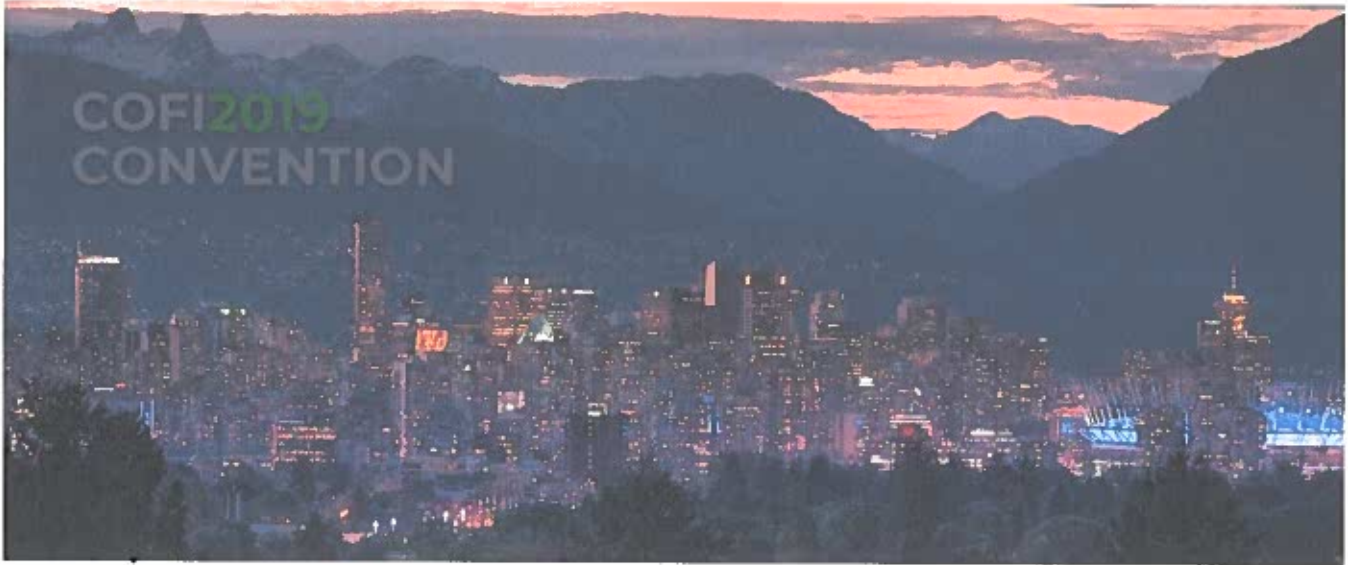


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REGISTRATION



Full Convention

\$500 COFI Members

\$625 Non-Members

Thursday only

\$400 COFI Members

\$500 Non-Members

Friday only

\$300 COFI Members

\$375 Non-Members

Early Bird Discount

An EARLY BIRD DISCOUNT of \$100 per person is applicable only to delegates who register for the full convention and submit funds prior to March 1, 2019.

Cancellation Policy

FULL REFUNDS will be made for cancellations received up to March 1, 2019. We regret that no refunds can be made for cancellations after this date, but registration is transferable.

Registration Packages

Registration packages will be available at the COFI Registration Desk in the Parq Vancouver as follows:

253

Wednesday, April 3 – noon to 6:00 pm

Thursday, April 4 – 7:00 am to 5:00 pm

Friday, April 5 – 7:00 am to 12:00 pm

Delegate Registration Now Open

REGISTER NOW

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