

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

Thursday, June 25, 2015

<u>PAGE NO.</u>	<u>ADMINISTRATION REPORT</u>	<u>ACTION</u>
3	Laura O'Meara, Senior Financial Assistant - Financial Information Act Statements (Under Separate Cover)	Recommendation (Page 3)
<u>ENVIRONMENTAL SERVICES REPORTS</u>		
4-12	Janine Dougall, Director of Environmental Services - Fort St. James and Area ICI Recycling	Direction
13	Janine Dougall, Director of Environmental Services - Fraser Lake and Area Recycling	Recommendation (Page 13)
<u>ELECTORAL AREA PLANNING</u>		
<u>Memo</u>		
14-16	<u>Memo</u> – Maria Sandberg, Planner RE: Boundary Adjustment George Frontage Rd, Telkwa Electoral Area "A"	Recommendation (Page 16)
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17	Jason Llewellyn – Director of Planning RE: Northern Health Authority Comments Regarding Sewage Disposal at the Hudson Bay Mountain Estates Strata Development DVP File No. A-04-15 (Scott) Electoral Area "A" <i>(Please see DVP Report pages 205-218 in June 25th agenda)</i>	Receive
18-20	Shane Wadden – Northern Health Authority DVP File No. A-04-15 (Scott) Electoral Area "A" <i>(Please see DVP Report pages 205-218 in June 25th agenda)</i>	Receive
21	Alfredo Romano DVP File No. A-04-15 (Scott) Electoral Area "A" <i>(Please see DVP Report pages 205-218 in June 25th agenda)</i>	Receive

<u>PAGE NO.</u>	<u>ELECTORAL AREA PLANNING (CONT'D)</u>	<u>ACTION</u>
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22	Murray Miller TUP File No. A-02-15 (Dodds) Electoral Area "A" <i>(Please see TUP Report pages 189-197 in June 25th agenda)</i>	Receive
23	Brent and Patricia Weme TUP File No. A-02-15 (Dodds) Electoral Area "A" <i>(Please see TUP Report pages 189-197 in June 25th agenda)</i>	Receive
24	Jim Pojar TUP File No. A-02-15 (Dodds) Electoral Area "A" <i>(Please see TUP Report pages 189-197 in June 25th agenda)</i>	Receive
25	Ian Meier TUP File No. A-02-15 (Dodds) Electoral Area "A" <i>(Please see TUP Report pages 189-197 in June 25th agenda)</i>	Receive
26	Barbara Sutherland – Ministry of Energy & Mines Dome Mountain Project Mine Review Committee Invite	Direction
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27-33	Land Referral File No. 6408736 Billabong Road and Maintenance Inc. Electoral "G"	Recommendation (Page 28)
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34	Draft Resolution RE: A Call for Follow-Through on the Government of Canada's \$800 Million Commitment to Mountain Pine Beetle Impacted Communities	Direction
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**Regional District of Bulkley-Nechako
Memo – Board Agenda
June 25, 2015**

To: Chair Miller & Board of Directors
Date: June 18, 2015
From: Laura O'Meara (Senior Financial Assistant)
Regarding: Financial Information Act Statements

Enclosed under separate cover is a copy of the Financial Information Act Statements for the year ended December 31, 2014.

These statements are required to be approved by the RDBN Board of Directors before they are submitted to the Ministry of Community, Sport and Cultural Development for review. If you have any questions I would be pleased to discuss them with you.

RECOMMENDATION: That the RDBN Board of Director's receive the Senior Financial Assistant's June 18, 2015 memo titled "Financial Information Act Statements" and approve the Financial Information Act Statements for the year ended December 31, 2014.	(All/Directors/Majority)
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REGIONAL DISTRICT OF BULKLEY-NECHAKO
MEMORANDUM

“Supplementary Agenda”

To: Chairperson Miller and Board of Directors (June 25, 2015)

From: Janine Dougall
Director of Environmental Services

Date: June 23, 2015

Subject: Fort St. James and Area ICI Recycling

In the Fort St. James area recycling of packaging and printed paper materials from the residential sector is managed by the Nak'azdli Band through a contract with Multi-Material BC. Recycling services provided by the Nak'azdli Band include both curbside collection and depot operation.

Prior the Nak'azdli Band initiating their programs for the residential sector, recycling in Fort St. James and Area was managed by the Greening Up Fort (GUF) group with funding from the Regional District. During their operational period, the GUF group had secured grant funding to build a recycling facility complete with a small baler system, which was located on District of Fort St. James property, adjacent to the local Encorp Bottle Depot facility.

When the Nak'azdli Band initiated the residential recycling program, the GUF group transitioned their operations to collect and process only ICI sector paper and cardboard and funding from the Regional District was decreased to reflect the reduced services.

The GUF group indicated in early 2015, that the group wanted to get out of the collection and processing of paper and cardboard and focus more on local public education initiatives. As such, the recycling building was transferred to the District of Fort St. James. Further, the Nak'azdli Band has submitted a proposal for use of the building and is requesting funding from the Regional District to continue with the collection and processing of ICI sector paper and cardboard. Please see attached proposal for additional information.

The funding requested by the Nak'azdli Band for the period of July 1 to December 31, 2015 is \$17,610 (excluding taxes). There is currently sufficient funding available in the 2015 recycling budget to support the project.

At this time, staff are seeking direction from the Board of Directors on whether to move forward with a contract with the Nak'azdli Band for the provision of paper and cardboard recycling services for the ICI sector in the Fort St. James area for the period of July 1 to December 31, 2015 for a maximum value of \$17,610 (excluding taxes).

RECOMMENDATION

(All/Directors/Majority)

1. That the Board of Directors receive the memorandum titled, "Fort St. James and Area ICI Recycling" and dated June 23, 2015.
2. Further, that the Board of Directors provide direction as requested.

Respectfully submitted,

Janine Dougall
Janine Dougall

Director of Environmental Services

Nak'azdli Band Council
Fort St. James

2015 Project Proposal

Regional District of Bulkley-Nechako
3R's Pilot Funding Program



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Brief Outline of 3R's Project for 2015 – July 1st to December 31st

Project Description

Project Budget - Summary

Organization Name: Nak'azdli Band Council

Primary Contact Information:

Name: Katrina Slorstad

Daytime Phone: 250-996-8095

Cell phone: 250 996 4066

E-mail: mmbcrecycle@nakazdli.ca

Mailing Address: PO Box 1329, Fort St. James, BC V0J 1P0

Street Address: 300 Dachun

Outline

Nak'azdli is located on Necoslie I.R. No. 1 in Fort St. James; 60km (37m) of Vanderhoof or 153km (94m) from Prince George (closest city). There is some dispersed housing on I.R. No 1A. Nak'azdli First Nation services 16 reserves totaling 1,458 hectares.

Many of our activities revolve around forestry; some trapping; hunting; fishing and year-round youth activities. Nak'azdli has its own Elementary School (known as Nak'albun Elementary), Youth Center, Church, Gas Station, Grocery Store, Gymnasium, Band office, Recycling Centre, Sawmill and are one of three partners in Sustat Holdings Ltd. There are future developments towards a Recreation Center, Community Pool and Shopping Center.

Nak'azdli is a member of the Carrier Sekani Tribal Council (CSTC) along with seven other First Nation Bands; Burns Lake, Nad'leh Whuten, Saik'uz First Nation, Stellat'en First Nation, Takla Lake First Nation, Tl'azt'en Nation and Wet'suwet'en First Nation.

In May 2014 the Nak'azdli Band Council gained three contracts with Multi-Material British Columbia (MMBC). These contracts were for curbside collection, multi-family building collection and the Depot; where all residents can drop off a wide-variety of recyclables. These contracts vastly expanded recycling in Fort St. James by introducing the recycling of plastic household packaging, film and overwrap, Styrofoam and glass packaging which had never previously been available in FSJ. By offering free curbside collection to those within district and Nak'azdli reserve limits, this program has expanded the availability of recycling to as many residents as possible.

The Nak'azdli Recycling Depot continues to expand our recycling efforts and have been working closely with the District of Fort St. James, MMBC and the Greening Up Fort Society (GUF) to create a greener, more sustainable community.

The GUF Society started fibre recycling in Fort St. James in 2010 and continue to be a pillar in the community for recycling. However, due to the parallel MMBC residential program the 3Rs funding has been redirected to accommodate commercial recycling. This redirection of funding will limit the GUF society and prevent them from continuing with residential recycling. They have instead, decided to focus on educating the public about recycling and environmentally friendly habits instead of collection and baling of recyclable fibre material. The Nak'azdli Recycling Depot, District of FSJ and GUF Society all do not wish to see the building, which so much effort has gone into, no longer be used for recycling. As a result, Nak'azdli proposes to take over operations at the Integris Recycling Centre. MMBC's current

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program only funds residential recycling. If we are to take over operations at the Integris Recycling Centre we will not have the funding to support the commercial side of recycling in Fort St. James. Currently, the Integris Recycling Centre is the main outlet for this commercial recycling. If operations at the building cease then essentially all commercial recycling will be diverted back to the landfill. At current date, this is about upwards of 10MT a month of commercial fibre. All of the hard work of the GUF society and the community to make fibre recycling in FSJ a reality will essentially be lost.

Benefits of utilizing this current building as a satellite depot for the Nak'azdli Recycling Depot would include;

- provide bins to collect fibre; one for commercial and one for residential fibre recycling
- provide a building to store and ship further recycling goods beyond cardboard and paper (such as plastic, Styrofoam, glass, and film)
- a fully-functioning baler capable of not only baling fibre as it is currently intended for, but also the capacity to bale other material such as plastic and tin containers, Styrofoam, and plastic film
- working with the Return-it bottle depot located next to the Integris Recycling Centre to bring further recycling services to Fort St. James
- provide storage for expansion of other recycling revenues (such as electronics)
- the building is centrally located and the residents and businesses of FSJ are accustomed to bringing their materials here

Currently, the GUF Society ships out about 10MT of fibre per month from the Integris Recycling Centre. This is made possible by the relationships they have formed with the District of FSJ and Mount Milligan Mine. The District of FSJ provides maintenance workers and a forklift to load the bales onto the truck and Mount Milligan provides back hauls. This is a great example of community teamwork that has helped this and other programs thrive; it is these types of relationships we hope to continue to establish and expand.

Nak'azdli proposes to continue to use the building as its intended purposes and as it has operated for the past 5 years in collection of fibre material. The only changes that will occur is to segregate commercial from residential fibre material. All residential fibre material will be handled through the MMBC program at our current depot and all commercial fibre will be handled through Nak'azdli Band council.

In recent years the GUF Society focused on increasing volumes of fibre diverted, and streamlining the project sustainability. We would like work alongside them to continue their vision by:

- acting as a depot facility for the collection of residential & commercial mixed paper and cardboard products in Fort St James
- Baling the products using the existing baler and shipping the material to Prince George using the most efficient means

- Increasing existing fibre collection in both the residential as well as commercial sectors through enhanced community education and outreach
- Promoting all local recycling services

We feel as though the MMBC program was a great stepping stone for recycling in FSJ but the realization is that some projects that were already established have been forced to change and adapt. We want to support these changes as much as possible to ensure that recycling will continue in the best form possible for the community.

We look forward to building strong relationships with various members of the community and to continue the efforts of the GUF Society. As well as to launch our own projects and support all recycling avenues in Fort St. James.

Proposed Duties of Project Staff

We will require a building manager/worker to be on site at the satellite depot. This worker will be responsible for the managing and maintaining organization and cleanliness of the facility; educating the public about the program and where and how to drop off their recyclables; segregating residential from commercial material; baling all material.

The building manager/worker bales the fibre and maintains the building. This person is required to be at the facility approximately 25-35 hours a week and will have a number of different duties. The building manager produces bales for sale to our end market in Prince George. The bins and building were designed to minimize the need for moving fibre and to ensure efficient production. The employee moves the fibre from the bins into the baler. The resulting bales are wheeled into storage. The employee is also responsible for keeping the bins free of contaminants, the area around the building clean and tidy, organizing shipment of the bales, and directing users of the facility on the proper use of the bins.

Project Description

Funds from the 3 R's program will be used to support our operating costs from July to December 2015. These would include wages, shipping costs, supplies cost and anything else connected to the commercial sector of the building.

Considerable education is required initially for people using the bins. Our worker will assist people in the sorting procedures. Signage will have to be purchased to re direct residents/business owners on the new segregation rules.

Contamination of materials will have to remain at a low rate (less than 3%). Ongoing quality control and sorting is required by the employee.

We will continue to work with the GUF Society in all avenues and hope to participate in community events with them.

Development of Diversion Estimates

There is about 10MT diverted from the landfill every month. On average, out of these 20 (0.5MT) bales, 16 would be cardboard and 3 would be mixed paper and 1 would be office paper. Approximately 90% of the current materials coming into the building is considered Commercial fibre. As we've mentioned, the MMBC program will only handle and fund the costs of residential fibre. The rest would have to be covered by Nak'azdli Band – which we are not prepared to do so financially at this point in time.

Description of End Markets for Materials

Cascades Recovery has been the main end market for the recyclables at the Integris Recycling Centre thus far. Cascades Recovery delivers bales to their processing plant in Burnaby, BC. We are currently exploring other options to try and find our best available solution if we go forward with the commercial recycling. Currently, Cascades Recovery receives the Integris Recycling Centre material but does not purchase it.

All MMBC Material will be handled by their hauler(s) and through our Nak'azdli Recycling Depot. The GUF Society has had a working relationship with Mount Milligan Mine to haul all of their fibre to Prince George at no cost to them, which we will be continuing for our commercial sector.

Project Budget

Total expenditures of this 3R's proposal are \$17,610. Our cost estimates are based on the GUF Society's building and recycling operations over the past year, and the best available information that we have been able to attain.

Thompson Creek Metals currently provides for the transportation of the Integris Recycling Centre's bales. Should they discontinue this service, we will require transportation funding.

This project runs over a 6 month period, from July 2015 – Dec 2015

The following table provides a summary of our project budget.



Detailed Project Budget

Project Budget for Commercial Mixed Paper and Cardboard Recycling in Fort St. James (most values based on the GUF Society budget from Jan-June 2015)
 July 2015 to Dec 2015
 Prepared by: Katrina Slorstad

Expenditure	Amount	Details
Building Operation		
* Insurance	\$ 1500.00	Quote provided by HUB/Barton Insurance for building and contents insurance for 1/2 year including GST
*Utilities including taxes	\$ 1500.00	
Baler Operation		
*Baler Service	\$ 500.00	To be provided 2 times yearly.
*Bale wire	\$ 100.00	Supplied by baler retailer
Staffing		
* Building Manager/worker	\$ 11,760	Baler operation and associated duties: \$14/hr, 140 hours a month for 6 months (July 2015- Dec 2015).
*WCB insurance	\$ 250.00	Based on a Worksafe BC rate for employee working in a recycling centre. \$2.42/\$100 earned.
Transport of Bales	\$	Currently this service is being donated by the Thompson Creek Metals. \$100/bale 20 bales per month *Based on shipping in 2014
Pallets	\$ 250.00	Pick-up & repair, plus additional pallets
Information sharing, incentives, community marketing	\$ 1000.00	New signage, brochures etc for commercial sector
Tools and work supplies	\$500	Tools, gloves, storage containers and misc.
Parking lot sweeping service	\$250	Contract service to clean gravel in spring
TOTAL EXPENDITURES	\$ 17, 610	

In kind Contributions	Amount	Details
Location for building and collection bins		District of Fort St. James
Snow plowing around building		District of Fort St. James
Transportation Assistance		Thompson Creek Metals and District of Fort St. James
Pallets for Bales (Partial amount)		Petro Canada & Hops Store
Workshops & community educational events		GUF Society

Requested Funds from RDBN	\$ 17,610
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Declaration Statement

In making this application, we the undersigned, declare to the best of our knowledge, the information contained in this application is correct and all required information is enclosed. Further, that should our proposal be accepted in part or in whole, that the funding will be used for the stated purposes only, and that we will comply with all terms and conditions as outlined.

Katrina Slorstad

Shara Slorstad

Pete Erickson

June 15 2015



REGIONAL DISTRICT OF BULKLEY-NECHAKO

MEMORANDUM

"Supplementary Agenda"

To: Chairperson Miller and Board of Directors (June 25, 2015)

From: Janine Dougall
Director of Environmental Services

Date: June 24, 2015

Subject: Fraser Lake and Area Recycling

The current contract with the Fraser Lake Bottle Depot for collection and recycling of paper and cardboard expires as of June 30, 2015.

As discussed in the memo included in the regular agenda, staff have been working on the possible expansion of the recycling program in Fraser Lake and area to include the additional collection of mixed containers (plastics and metal).

The challenge in moving forward with the expansion is the shift from existing bin provider Waste Management to Cascades Recovery Inc. as contractual relationships exist between the Fraser Lake Bottle Depot and Waste Management.

Waste Management has been asked if it would be possible for the Fraser Lake Bottle Depot to terminate the contract and if so on what timeline would be acceptable. At the time of writing this memorandum a response from Waste Management has not been obtained.

Due to this, it is being recommended that the contract with the Fraser Lake Bottle Depot be extended for the current program (collection of paper and cardboard materials) from July 1 to December 31, 2015.

Staff will continue working on the possible expansion of the recycling program in Fraser Lake and area. Should the expanded program become a viable option, the recommendation to proceed with the expanded program will be brought forward at a future Board meeting.

RECOMMENDATION

(All/Directors/Majority)

1. That the Board of Directors receive the supplementary memorandum titled, "Fraser Lake and Area Recycling" and dated June 24, 2015.
2. Further, that the Board of Directors authorize staff to extend existing contract for current recycling services with the Fraser Lake Bottle Depot to December 31, 2015 for provision of cardboard and paper recycling services for the residents of Fraser Lake and surrounding area.

Respectfully submitted,

Janine Dougall

Janine Dougall
Director of Environmental Services

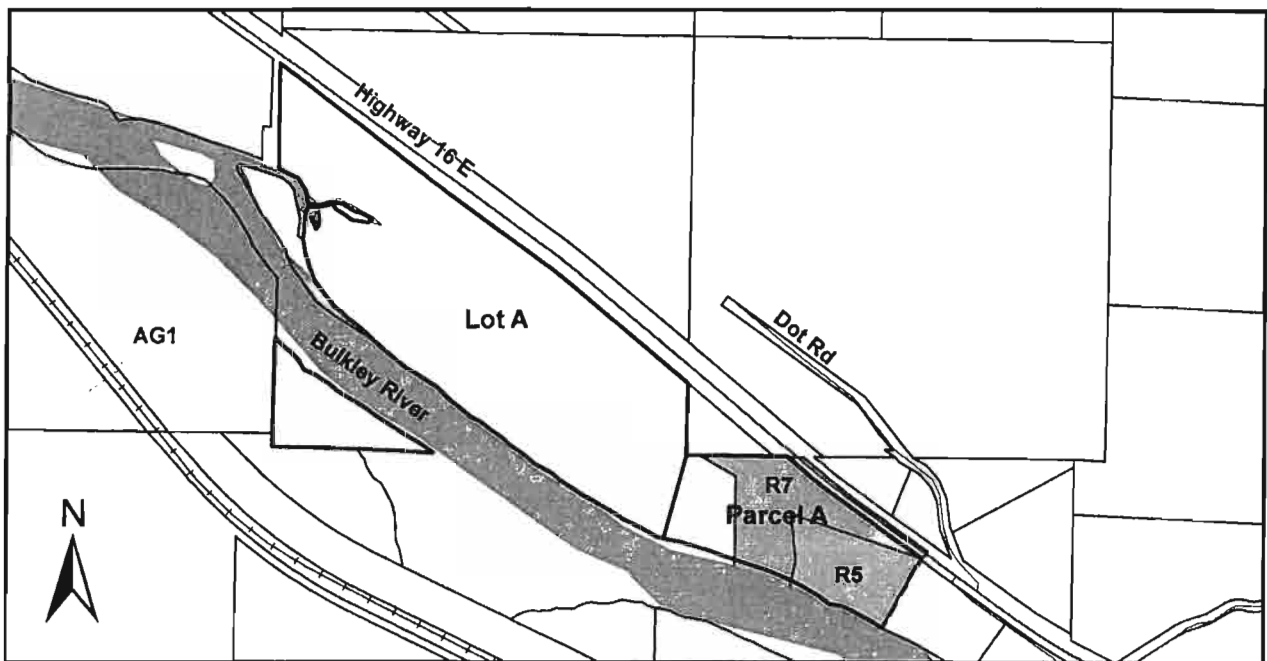
MEMORANDUM



To: Chair Miller and the Board of Directors
 From: Maria Sandberg, Planner
 Date: June 23, 2015
 Re: Boundary adjustment George Frontage Rd, Telkwa

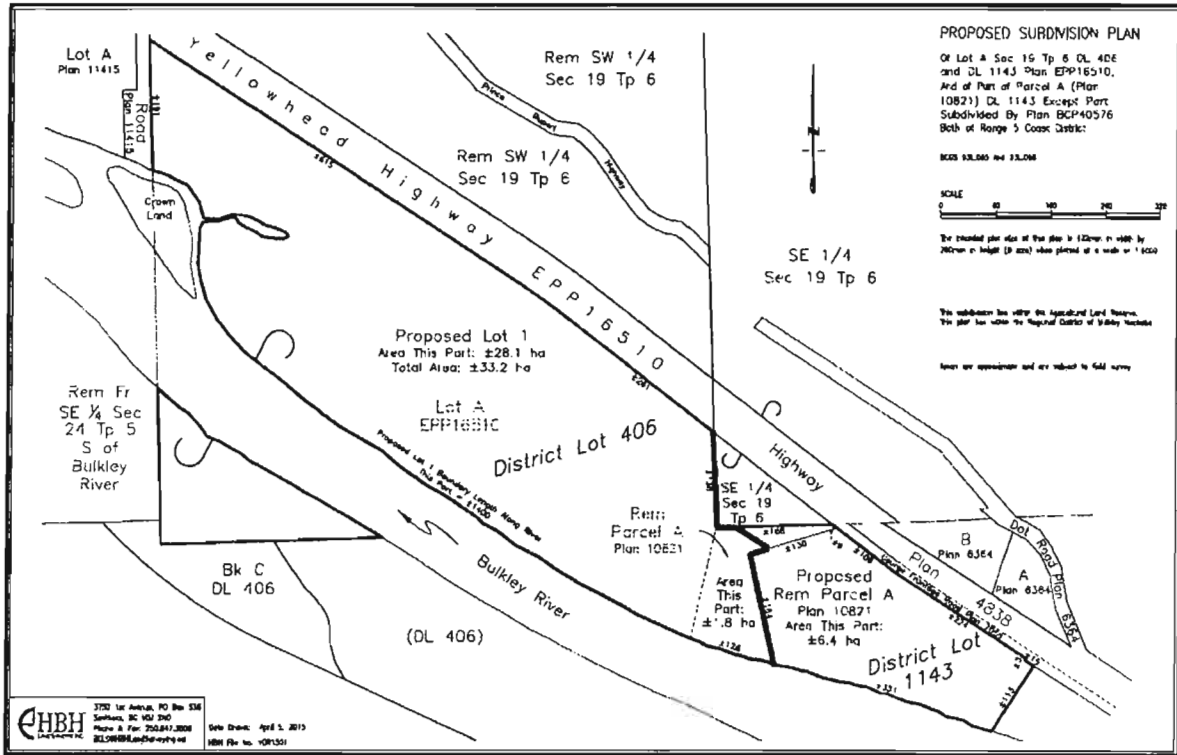
Staff has been approached by a property owner wishing to do a boundary adjustment between his two properties on the Bulkley River in Telkwa. The new proposed parcel sizes do not conform to zoning and the property owner is requesting that an exception be made to allow the boundary adjustment without a rezoning application.

The first property (Lot A) is a 28.1 ha. large farm property with a residence. It is zoned Ag1, which has a minimum parcel size at subdivision of 16 ha. The second property (Parcel A) contains a mobile home park, is 8.2 ha in size and is split-zoned Ag1 (Agricultural), R7 (Mobile Home Park) and R5 (Country Residential).



The property owner wishes to add 1.8 ha of the Ag1 zoned portion of Parcel A to Lot A resulting in the subdivision as shown on the site plan below. Currently Parcel A is smaller than the 16 ha. minimum parcel size required at subdivision in the Ag1 zone, and the proposed boundary adjustment would make Parcel A even smaller. Therefore, the proposed boundary adjustment does not comply with Regional District Zoning.

The property owner has requested that the RDBN not object to the proposed boundary adjustment given that no additional parcels are being created, and Parcel A is already non-conforming to zoning.



The property owner is planning to sell Parcel A containing the mobile home park. The applicant's stated reason for the boundary adjustment is to add the agricultural land to Lot A to improve its agricultural capability. The flat land on Lot A is currently leased for haying and the boundary adjustment will incorporate an additional hectare of flat land by the river into the main hayfield.

All of the infrastructure associated with the small mobile home park will remain on proposed Parcel A. The proposed boundary adjustment would maintain 7.5 metre Ag1 setbacks around a shed belonging to a resident of the mobile home park and a pump house.

There are no anticipated negative impacts associated with the proposed boundary adjustment and it will allow for a better agricultural use of the property. Therefore the Planning Department has no objections to the Board directing staff to indicate that there are no objections to the proposed boundary adjustment, even though it does not technically comply with zoning. The decision to approve the subdivision rests with the Ministry of Transportation and Infrastructure.

Should the Board not support this request, the property owner will have to adjust their proposed subdivision boundary to exclude lands zoned Ag1 from Parcel A, or rezone those Ag1 to allow the proposed parcel size.

Recommendation


That the Regional District Board direct staff to inform the Ministry of Transportation and Infrastructure that the RDBN has no objection to the proposed boundary adjustment between Lot A Section 19 Township 6 District Lots 406 & 1143 Range 5, and Parcel A (Plan 10821) District Lot 1143 Range 5 Coast District except part subdivided by Plan, as proposed.

Electoral Area Planning – Directors/Majority

Reviewed by:

Written by:

Jason Llewellyn
Director of Planning



Maria Sandberg
Planner



37, 3RD AVE, PO BOX 820
BURNS LAKE, BC
VOJ 1E0

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"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

June 23, 2015

Dear Sir/Madam:

Re: Northern Health Authority Comments Regarding Sewage Disposal at the Hudson Bay Mountain Estates Strata Development

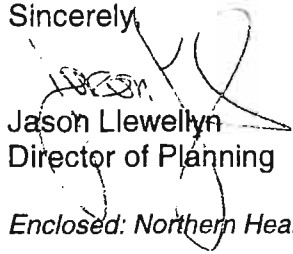
The RDBN received the attached letter from the Northern Health Authority regarding the community sewer system servicing the Hudson Bay Mountain Estates (HBME) strata development. The Northern Health letter was received in association with our evaluation of a Development Variance Permit application to vary the building setbacks for Strata Lot 14.

In their letter the Northern Health Authority note the capacity limitations of the sewage disposal system servicing the HBME strata development, and recommend "that the Strata Corporation consults with the authorized persons (L& M Engineering) regarding the filing for the shared treatment facility, to ensure that the properties are staying on target with initial design calculations."

The RDBN is providing this letter to owners of the HBME strata development to ensure that the Strata Corporation is aware of the Northern Health Authority recommendations.

Please give me a call if you have any questions.

Sincerely,


Jason Llewellyn
Director of Planning

Enclosed: Northern Health letter dated June 22, 2015

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

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PH: 250-692-3195

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TF: 800-320-3339

June 16, 2015

To: Jennifer MacIntyre
Planner I
37, 3rd Ave, PO Box 820
Burns Lake, BC
V0J 1E0

Re: Development Variance Permit Application A-04-15 (Scott)

Thank you for the opportunity to respond to the proposed variance for Strata Lot 14, DL 8114, Range 5, Coast District, Strata Plan EPS1025.

From a Public Health perspective there appears to be no direct concerns with the variance proposed assuming that the changes do not impact the Daily Design Flow (DDF) calculations for sewage that is generated from the property (see attached HBME design sewage flows.pdf).

The proposal is for 2 buildings to be constructed; a primary structure that is 278m² and a secondary structure that is 33.8m². The initial DDF calculations for Lot 14 were based on 2 buildings; a primary structure that was 332.5m² and a secondary structure that was 56m². Because the proposed sizes suggested in the variance are less than what was used to calculate the DDF originally, the size should not have an overall impact on system demand. Please note that these calculations were provided by L&M Engineering during the filing for the shared Strata Treatment and dated August 26, 2013 (Table 4.1: Hudson Bay Mountain Estates Waste Water Flow Rates). A copy of this table is attached. The Strata shared Treatment facility, PID 754-07122.600 and located at Rem. Lot 1, DL 8114, R5, CD Plan EPP7680, has limitations on the amount of domestic sewage that can be treated. The DDF numbers are impacted not only by size, but also by the number of residents and/or number of bedrooms available. If the recalculated DDF numbers for Lot 14 exceed the initial DDF calculations for Lot 14, this could potentially impact the development of future Strata Lots when there is no available treatment capacity remaining.

Areas of concern regarding the Hudson Bay Mountain Estates Strata at this current time include:

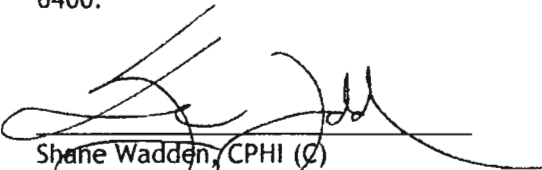
1. A letter from L&M Engineering sent to Northern Health on June 4th, 2015 supporting the filing for Lot 14, states that the remaining capacity for the system is 16,595 L/day. This implies that 6,105 L/day (26.8% of identified capacity) has been used by the first 4 lots. As the initial system was designed to support a combined daily domestic sewage flow of 22,700 L/day, at this pace, Northern Health has concerns that the system will not be able to support the remaining 16 Lots.
2. The system was designed to support a combined daily domestic sewage flow of 22,700 L/day. In the event that daily domestic sewage flows are expected to exceed this limit, then it is the requirement of the property owners to address potential exceedances with the Ministry of Environment as any discharge to ground greater than 22,700 L/day is required to be registered under the *Environmental Management Act - Municipal Wastewater Regulation*.

Original estimated DDF used for calculations:

Lot #	Average Daily Flow - half of the DDF (L/day)	With peaking factor of 1.36	DDF Number supplied in filing for identified Lot (L/day)	Amount over/under projection (L/day)	# bedrooms projected	# bedrooms actual (based on submitted filing)
2	1003.7	1365.0	1417.0	+52.0	3	2
3	1002.1	1362.9	1700.0	+337.1	3	4
11	1026.3	1395.8	1363.0	-32.8	3	3
14	1153.8	1569.2	1625.0	+55.8	4	5
				+412.1	13	14

In moving forward, Northern Health recommends further consultations with the Authorized Persons (L & M Engineering) regarding the filing for the shared treatment facility, to ensure that the properties are staying on target with initial design calculations. I have attached a chart showing some of the current filing specifics. As of the date of this letter, the filing for Lot 14 has not been accepted by Northern Health.

If you have any questions or require further clarification, please feel free to contact at 250-847-6400.



Shane Wadden, CPHI (C)
 Environmental Health Officer
 Public Health Protection
 Bag 5000, 3793 Alfred Ave.
 Smithers, BC V0J 2N0
 Tel: (250) 847-6400
 Fax: (250) 847-5908

Attachments:

- HBME design sewage flows.pdf

Table 4.1: Hudson Bay Mountain Estates Waste Water Flow Rates

Lot No.	Lot Area (m ²)	Maximum Permitted Gross Floor Area of main house (35% of total lot area) In (m ²)	Maximum Permitted Gross Floor Area of Guest House (56m ²)	Typical No. of Bedrooms of first house	Typical No. of Bedrooms of Second House	Estimated Daily Design Flow Based on No. of Bedrooms in Main House (Litres/Day) (SPM V3 Draft Table II-8)	Additional 3 L/day for each additional square meter of floor space over 280m ² (3 bdrm) or 330m ² (4 bdrm)	Estimated Daily Design Flow Based on No. of Bedrooms in Guest House (Litres/Day) (SPM V3 Draft Table II-8)	Total Estimated Daily Design Flow (DDF) for each lot (Litres/day)	Total Average Daily Flow for each lot (Half of the DDF) (Litres/Day)
1	870	304.5	56	3	1	1300	73.5	700	2073.5	1036.8
2	807	282.5	56	3	1	1300	7.35	700	2007.4	1003.7
3	804	281.4	56	3	1	1300	4.2	700	2004.2	1002.1
4	800	280.0	56	3	1	1300	0	700	2000.0	1000.0
5	800	280.0	56	3	1	1300	0	700	2000.0	1000.0
6	755	264.3	56	3	1	1300	0	700	2000.0	1000.0
7	800	280.0	56	3	1	1300	0	700	2000.0	1000.0
8	800	280.0	56	3	1	1300	0	700	2000.0	1000.0
9	832	291.2	56	3	1	1300	33.6	700	2033.6	1016.8
10	832	291.2	56	3	1	1300	33.6	700	2033.6	1016.8
11	850	297.5	56	3	1	1300	52.5	700	2052.5	1026.3
12	1050	367.5	56	4	1	1600	112.5	700	2412.5	1206.3
13	950	332.5	56	4	1	1600	7.5	700	2307.5	1153.8
14	950	332.5	56	4	1	1600	7.5	700	2307.5	1153.8
15	877	307.0	56	3	1	1300	80.85	700	2080.9	1040.4
16	875	306.3	56	3	1	1300	78.75	700	2078.8	1039.4
Total		4778.2	896	51	16					

Total ADF (L/day)	16696
Total ADF (lgal/day)	3673

Note:

- The gross floor area of the proposed single family residences on each of the sixteen bare land strata lots is governed by section 11.2 of the Regional District of Bulkley-Nechako Zoning Bylaws No.700, 1993. The maximum gross floor area that is permitted on each lot is limited to one building that is 35% of the total lot area or 465m² (5005 ft²), whichever is less plus one more building that is limited to a maximum floor area of 56m².
- The typical number of bedrooms and the corresponding estimated daily design flows are based upon the 2013 edition of sewerage system Standard Practice Manual, where a three bedroom house can have a maximum size of 280 m² (3014 ft²), a four bedroom house can have a maximum size of 330 m² (3552 ft²), and a 1 bedroom house can have a maximum size of 140 m² (1507 ft²). Where the floor area exceeds the noted standards, an additional 3 Litres/day is added for each additional square meter of floor area. These detailed calculations have been provided for each lot, where two single family dwellings can be constructed in accordance with the Regional District of Bulkley-Nechako Bylaw No. 700, 1993.
- As per the SPM the average daily flow is calculated as approximately half of the daily design flow rates shown in the SPM for each individual lot. As per the SPM the daily design flow incorporates a peaking factor of 2.0. However, given the findings of the John Hopkins University study on 11 rural homes, a peaking factor of 1.29 is acceptable for this proposed 16 lot development. As the number of homes increases the maximum DDF for the system taken as a whole will approach the average daily flow which is well documented to be approximately 170L per person per day. The proposed flow equalization on each lot with large pump chambers will also help to reduce the DDF and keep it very close to the ADF of 3673 lgal/day that we have calculated for the entire 16 lots taken as a whole.
- The peaking factor (safety factor) is calculated based on the treatment capacity of the field. The field is designed to handle flows of up to 22,700 L/day (5000 lgal/day), and the AX-MAX 125-21 treatment plant can handle flows of up to 23,660 L/day. The peaking factor (safety factor) was calculated based on a design capacity of 22,700 L/day for the drip field and the expected average daily flow of 16,696 L/day from the 16 lots taken as a whole.

Peaking Factor (22,700 L/day +ADP)	1.36
---	-------------



20 AUG 2013

**Hudson Bay Mountain Estates Strata Plan- EPS1025
3866 Railway Drive, Smithers, BC
V0J 2N0**

June 19, 2015

Regional District Planning Department
of Bulkley-Nechako
37, 3 Ave, PO Box 820
Burns Lake, BC
V0J 1E3

inquiries@RDBN.BC.CA

RECEIVED

JUN 23 2015

REGIONAL DISTRICT
OF BULKLEY-NECHAKO

To Whom it may concern:

**Re: Support of Development Variance Permit Application A-04-15:
regarding side setback for 179 Alpine Way PID: 028-997-123 Strata Lot 14 District Lot
8114 Range 5 Coast District Strata Plan EPS 1025 193**

This letter is to confirm our support for the Variance Permit Application for Michael and Michelle Scott's land parcel located within the Hudson Bay Mountain Estates which would modify the side setback from 6 meters (19.7') that the setbacks be decreased to 4.54 m (14.9') on both sides. The Zoning created for these lands include a provision for 6m setbacks for lots greater than 939 square meters. Within the first 16 lots created, there only 3 such parcels. The subject property is only 11 square metres above the cut-off. It is understood that this Variance, will allow the applicant to build their detached garage and suite on property next to their home in accordance with BC Building code.

Sincerely,

STRATA PLAN EPS1025



Alfredo Hermano
Secretary

Cc: Michael and Michelle Scott
Kevin Stunder, HBME Development Management Inc.

Maria Sandberg

From: Geraldine Craven
Sent: June 22, 2015 9:46 AM
To: Jason Ilewellyn; Maria Sandberg
Subject: FW: TUPA A-02-15 l2 s17 tp4 r5 cd pl prp11401

From: murray miller [
Sent: June-20-15 5:22 PM
To: inquiries
Subject: TUPA A-02-15 l2 s17 tp4 r5 cd pl prp11401

MURRAY MILLER
200 Laidlaw Rd
Smithers B.C.

I oppose the above application on the basis of occasional noise, visual effects, possible precedent and the fact that the owner has never consulted me about his plans. This should stay agricultural, period. Murray Miller

Brent & Patricia Weme
1355 Weme Road
Smithers, BC
V0J 2N6

RECEIVED

JUN 22 2015

REGIONAL DISTRICT
OF PUBLIC WORKS

June 20, 2015

To whom it may concern

Re: Temporary Use Permit Application A-02-15

We (Brent and Patricia Weme) are opposed to Mr. Dodds' application for a Temporary Use Permit for his sheet metal fabricating business located on Weme Road near Smithers.

This sheet metal fabricating business has grown considerably since John Dodds purchased the subject property from Jim and Betty Burkery. Not only do a number of workers make considerable noise during large projects, but they park their vehicles on Weme road, large tractor trailers block the road from time to time, and large pieces of material are spread out over a considerable portion of the 5 acre parcel creating an unattractive eye sore.

According to the application Mr. Dodds wants approval to store his material up against our fence line. This area has been used for storage for a number of years and unfortunately for the neighbors, continues to grow. Due to the size of the fabricated items, much of the work is completed outside, which results in considerable noise reverberating throughout the entire area for long periods of time through the day and sometimes into the evening.

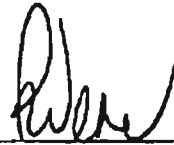
Mr. Dodds' property is located in the ALR and is meant for rural residential use, not industrial. A sheet metal fabricating business should be located in an area zoned for industrial use, not in an otherwise quiet rural residential neighborhood. Mr Dodds should relocate his business to an area properly zoned for the nature of his business.

Feel free to call me (Brent) if you would like to discuss this situation further.

Best Regards,



Brent R. Weme



Patricia M. Weme

Maria Sandberg

From: Geraldine Craven
Sent: June 23, 2015 4:21 PM
To: Jason Ilewellyn; Maria Sandberg
Subject: FW: temporary use permit; Lot 2, Section 17, Township 4, Rge 5, Coast District, Plan 11401

From: Jim Pojar
Sent: June-23-15 3:28 PM
To: inquiries
Subject: temporary use permit; Lot 2, Section 17, Township 4, Rge 5, Coast District, Plan 11401

To: Board of Directors, Regional District of of Bulkley-Nechako

I have several questions and comments about this application.

It appears that the request is for an extension of an existing temporary use permit, although the available information is not explicit on this point.

If that is indeed the case, was the existing permit also for 3 years? Were there any previous permits, or put another way how long has the property in question been under permit? When does a "temporary" use permit become permanent?

The application and supporting information do not say what the Community Plan designation is for this property, nor what the existing zoning is.

Presumably a sheet metal and fabrication business can be noisy at times, but the permit doesn't mention or specify any constraints or limits on noise levels.

If the associated traffic increases, the risk of a motor vehicle accident will also increase. The intersection of Weme Road and Highway 16 is already a traffic hazard, with potentially dangerous left hand turns off the highway, and in both directions from Weme Road onto the highway. Many highway drivers are speeding at this point, especially as they come off the curve heading southeast.

Sincerely yours,

Jim Pojar
1995 Viewmount Road South
Smithers, B.C.

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Jason Ilewellyn

From: Ian Meier <
Sent: June-25-15 8:45 AM
To: Jason Ilewellyn
Subject: Temporary Use Permit application: John Dodds

Hi Jason,

This is a follow-up to our phone conversation on Tuesday June 23 at 09:00. I hope this is still able to be considered.

Thanks,
Ian

To: Regional District - Bulkley Nechako Board of Directors

I am writing this letter in response to the Temporary Use Permit application by John Dodds. I feel this application should not be approved.

This business has been operating on this site for several years and is mainly conducted outdoors. The grinding and rolling of metal is very loud and without any buffer between our places can be very disruptive. the road traffic that is produced by the nature of this business can also be an issue.

I am not sure how this application can be approved considering it has been nonconforming for the entire time it has been located on Weme Road. I am very cognizant of the fact that this permit not getting approved will impact the business. However, it is very important that zoning rules are follow-up especially in residential areas.

If you would like to discuss this further please feel free to contact me through this e-mail address.

Regards,

Ian Meier

Jason Ilewellyn

From: Sutherland, Barbara MEM:EX <Barbara.Sutherland@gov.bc.ca>
Sent: June-17-15 11:20 AM
To: Jason Ilewellyn
Subject: Dome Mountain Project Mine Review Committee Invite

Hi Jason,

I would like to invite you to participate in the Mine Review Committee for the Dome Mountain Project. Below is a brief outline of the project and the permits being applied for:

The Dome Mountain Project is a Metal Mountain Resources Inc. (MMR), and its subsidiary Gavin Mines Inc. (GMI), own the Dome Mountain Project, a past producing brownfield gold and silver underground mine, located 38 km east of Smithers, British Columbia (BC). Stage 1 development of the Dome Mountain Project occurred between 2009 and 2013. Stage 1 included re activation of a former underground mine, short-term ore stockpiling onsite, and direct shipment of ore to an off-site mill. In August 2010, *Mines Act* Permit M-237 was issued approving the Dome Mountain Mine Plan and Reclamation Program and *Environmental Management Act* Effluent Discharge Permit PE-104869 was issued for effluent discharge. Mine operations ceased in October 2012 and were put into 'care and maintenance' to focus on permitting and design work of a mill and tailings storage facility (TSF) as key components of Stage 2 development which is subject to a coordinated review by the Major Mine Permitting Office (MMPO) of the Ministry of Energy and Mines.

The Stage 2 design development began in 2013 and included the planning for construction of an onsite mill and thickened tailings TSF. Stage 2 will include resumption of underground mining of the Boulder and Boulder Footwall veins. The updated mine plan is for 33 months of underground mining from Q3 2016 until Q3 2019. The TSF construction will require movement of up to 300,000 m³ of soil and borrow material. Stage 2 will also include continued operation of the 1290 Sediment Control Pond adjacent to the water treatment plant, with upgrades to handle water from the mine, mill, and TSF. Details of the permits applied for are:

File No.	Authorization	Authority
0200006	Permit M-237 amendment to include the onsite mill, tailings storage facility, water treatment plant and related mining operations	<i>Mines Act</i>
PE-104869	Permit PE-104869 Effluent Discharge – Mine site Authority to discharge effluents to the tailings storage facility and to the environment.	<i>Environmental Management Act</i>
LS0226	Occupant License to Cut – mine site	<i>Forest Act</i>

I look forward to discussing your participation further. If you have any questions or comments, please feel free to contact me.

Thank you,

Barb Sutherland
Major Mine Permitting Office
Ministry of Energy and Mines
Ph: (604) 582-5239
Email: Barbara.Sutherland@gov.bc.ca



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MEMORANDUM

To: Regional District Board of Directors
From: Julie Thompson, Planning Technician
Date: June 18, 2015
Re: Land Referral File No. 6408736

COMMENTS:

This application is regarding a License of Occupation for a gravel and rock quarry for producing road maintenance materials. The application area is located adjacent to Babine Mountains Provincial Park, approximately 24 kilometres northeast of the Town of Smithers, and is ±104.21 ha in size. Road access currently exists via Babine Lake Rd. The nearest residence is located approximately 7.6 km southwest of the application area.

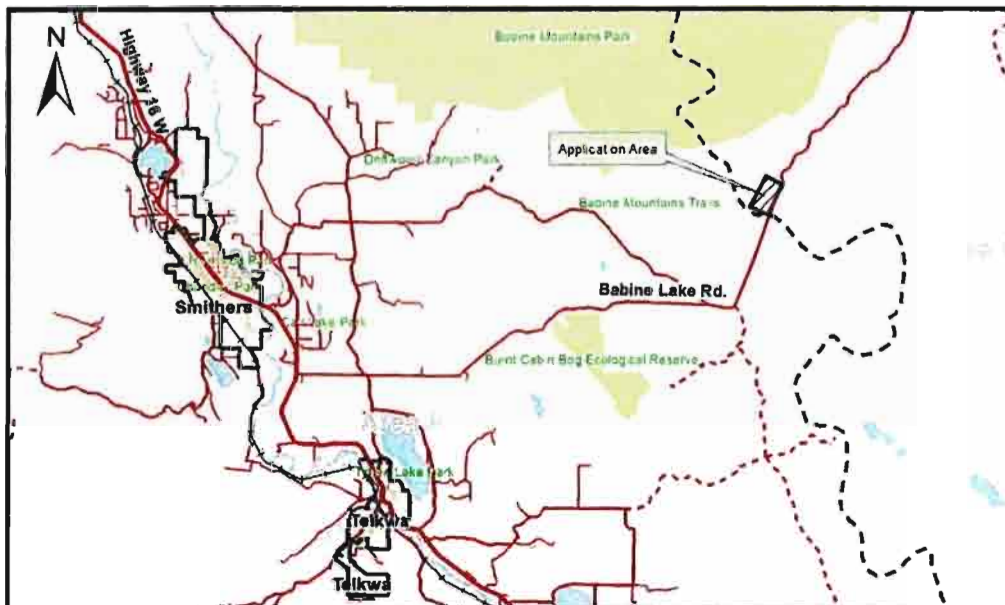
The applicant is also applying for a Notice of Work under the *Mines Act*. The annual production for the rock quarry is estimated to be:

- Up to 20,000 m³ total, depending on road infrastructure need;
- Pit run from 0-10,000 m³;
- Screening from 0-10,000 m³; and
- Crushing from 0-20,000 m³.

It is noted that a small lake exists within the application area; however, the applicant has stated that quarry activities are not expected to impact the lake or the surrounding riparian zone.

The application area is not zoned.

Location Map




Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application No. 6408736.

Development Services – All/Directors/Majority

Reviewed by:



Jason Llewellyn
Director of Planning

Written by:



Julie Thompson
Planning Technician



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL No. 6408736**

Electoral Area: G

Applicant: Billabong Road and Maintenance Inc.

Existing Land Use: Recreational, primitive campsite

Zoning: Not zoned

Plan Designation None

**Proposed Use Comply
With Zoning:** N/A

If not, why?

Agricultural Land Reserve: Not in the ALR

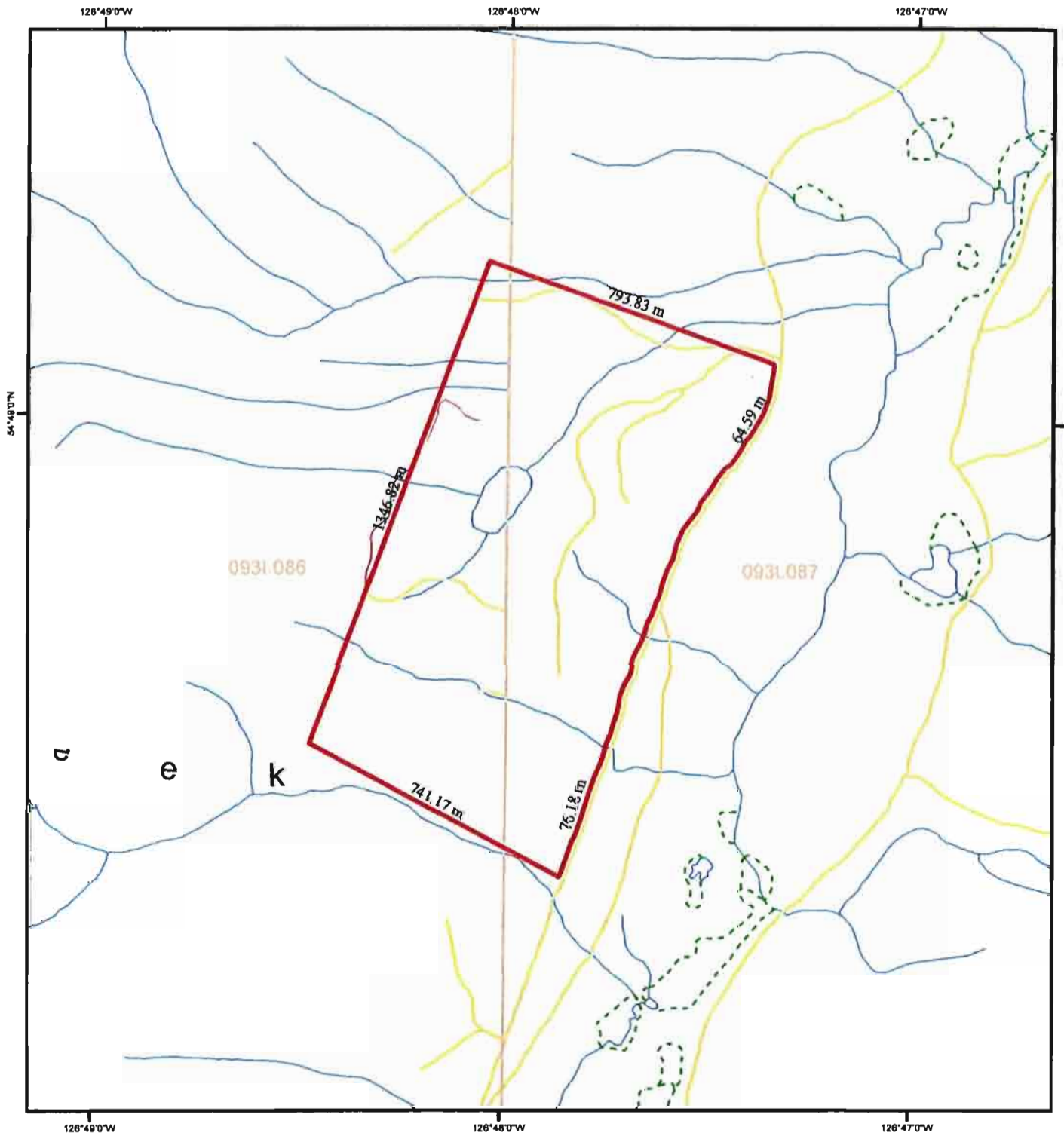
Access Highway: Babine Lake Road

Archaeological Site: Not according to our mapping

Building Inspection: Outside the building inspection area

Fire Protection: Outside Rural Fire Protection Area

Other comments: None



Scale: 1:15,000
 Purpose: QUARRYING
 Subpurpose: SAND AND GRAVEL
 Type: LICENCE
 Subtype: LICENCE OF OCCUPATION

Legend

- Application Area
- Indian Reserves
- Parks & Protected Areas



Referral Map



Date: 18 Sep 2014

Management Plan

July 31, 2014

Section A Project Overview

Project & Purpose

- Gravel & Rock Quarry for producing road maintenance materials for the Babine Lake Road and others.
- Initially the tenure gravels are only intended to be used for government, public and/FSR roads.
- In future if tenure gravels are planned for private sales, we understand we will be required to complete and provide a "notice of work" form to the province and we acknowledge we will be required to provide a system to track the usage that is acceptable to the province.

Locating Size & Main Features of Project

- Approximately 24km NE of Smithers along the Babine Lake Road.
- Area of approximate 105 hectares, to include gravel and rock quarry in one tenure.

Access Plans

- Road access already exists throughout the tenure, though some roads require brushing as well some additional clearing will be needed as the quarry areas expand.

Construction Schedule

- To begin as soon as possible, August 2014.
- The tenure areas are anticipated to be developed in stages, approx. 5 stages over a 5-10 year period. Refer to the attached key map to see the locations of the anticipated stages of development.

Section B Project Description

1. Description of Work

- **Investigative work completed.**
 - Discussed site with MOTI staff.
 - Walked the tenure area to view quarry potential.
- **Annual Estimate Production**
 - Up to 20,000m³ per year, range is dependent on road infrastructure need.
 - Pitrun from 0m³ to 10,000m³
 - Screening from 0m³ to 10,000m³
 - Crushing from 0m³ to 20,000m³

- **Height Of Working Face**
 - As per Ministry of Energy & Mines requirements.
- **Water Supply & Treatment – N/A**
 - Water supply not required and not being applied for.
 - All quarry production will be completed so as not to require water treatment.
- **Schedule For Each Phase & Reclamation**
 - Gravel quarry noted as phase 1 will be our initial area for development and would be planned to commence August 2014, phase 2-5 development will be initiated in future based on need or demand for aggregates.
 - Reclamation would be undertaken each time an area of quarry is considered complete.
 - No asphalt batch plant anticipated.
 - Rock quarry location noted on attached map however it is unknown if or when this phase would be initiated for development it would be dependent on need or demand.

2. Present State Of Land

- The land is outside any municipality boundary or jurisdiction; the land is with the Regional District of the Bulkley-Nechako.
- The land is unoccupied crown land and significant portion of it has been logged in the past.
- There are old spur roads throughout.
- A small quarry borrow area exists approximately 200m east of the SW corner of the proposed tenure.
- No apparent adjacent use, public use or use by others.
- Vegetation is primarily a young pine growth.
- Soil texture is light cover of duff and organics with gravel/rocks visible on the surface.
- The tenure has an overall gentle slope in the south eastward direction.
- One lake exists within the tenure in the NE corner that is approximately 50m wide by 100 meters long; it is not to be impacted by the quarry in any way.
- Access roads are currently drivable however brushing would be required along with clearing of quarry areas.

3. Reclamation Program

- **Land uses after reclamation would once again serve to reforest.**
- **Reclamation process:**
 - Strip & stock pile all organic materials within the quarry location(s).
 - Once the quarry area gravels have been removed the stripped organic materials would be respread over the extracted area.

Section C – Additional Information

1. Environmental

a. Land Impacts

- Clearing of vegetation would be completed only where extraction was scheduled within the preceding 2 years or where road access was required.
- The gravel and rock on the tenure would be extracted in both natural and processed (crushed) state utilizing wheeled and tracked heavy equipment.

b. Atmosphere Impacts

- Industrial equipment sounds would be expected from gravel crushing operations, hauling or loading equipment.
- Noise from the quarry is not expected to be a concern for any persons.

c. Aquatic Impacts

- Expected to be controlled by working outside of riparian zones and consideration of impacts be reviewed prior to any works commencing near the riparian zone.

d. Fish and Wildlife Habitat

- No works are to take place in riparian zones.
- One lake in the NE portion of the tenure it is not known to contain any fish but it is unconfirmed, however, quarry operations are not carried on at or in any water courses which would impact the lake.
- Most water courses on the tenure are not located near planned quarry operation.
- The bridge at the SW corner of proposed tenure is named in the MOTI system #7006 Beaver Meadow and it has a creek name "dry creek" for a large portion of the season it remains dry after the spring freshet.

2. Socio-Community

a. Land Use

- No current land use apparent on or adjacent to the proposed tenure.

b. Socio-Community Conditions

- No community services or infrastructure will be negatively affected or influence; the gravels will allow for enhanced maintenance of the Babine Lake Road and connecting roads. Thereby providing a better transportation system for emergency services, residents of Fort Babine and Smithers Landing, logging contractors, forest workers and recreational users.

c. Public Health

- No public health effects.
- Tenure area is not intended to be used for waste disposal.

d. First Nations

- No contact has been made at this point.

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Direction
- Drafted by DBA
for submission to
UBCM

Draft Resolution to FCM (July 2015)

Category "A" – Municipal Resolutions

Sponsor: (Member in good standing)

Title: A Call for follow-through on the Government of Canada's \$800 million commitment to Mountain Pine Beetle impacted communities.

WHEREAS the attached supporting documentation provides an overview of the regional and national impacts of the Mountain Pine Beetle epidemic in central British Columbia, and

WHEREAS local governments in the impacted areas have collaborated to devise detailed plans and strategies that address the social and economic consequences of the epidemic; and

WHEREAS there has been much needed support from the Government Canada in the past; and

WHEREAS continued support from senior governments is essential now that the serious economic, public safety, and social consequences are beginning to manifest; and

WHEREAS the attached documentation from the Government of British Columbia shows that the Government of Canada made a commitment to an additional \$800 million investment in mitigation; and

WHEREAS that commitment is outstanding; and

WHEREAS the wellbeing of the region and its communities is of significant importance to Canada's economic health, particularly in regard to trade in forest products with the United States, Europe and Asia; be it

RESOLVED: that the Federation of Canadian Municipalities immediately and publicly call on the Government of Canada to fulfill its commitment to invest \$800 million in targeted mitigation programs in the region during the next eight years; and urge that such investments occur in consultation with the Province, First Nations and local governments.

Attachments:

1. June 2015 Briefing Note: *Community impacts of the Mountain Pine Beetle in central BC*
2. Government of BC FACTSHEET dated October 2013

British Columbia Emergency Response
Management System (BCERMS)

Regional District of Bulkley-Nechako

WHEREAS the British Columbia Emergency Response Management System was developed to ensure a coordinated and organized provincial response and recovery to any and all emergency incidents;

AND WHEREAS the BCERMS Response Objectives are not being applied to flooding events to ensure residents of B.C. are ranked first;

THEREFORE BE IT RESOLVED that the Province of British Columbia ensure the residents of B.C. are ranked first during all emergency incidents including flooding events; and further, that the ranking apply to both natural and unnatural (industry) led events.