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REGIONAL DISTRICT OF BULKLEY-NECHAKO

RURAL DIRECTORS COMMITTEE  
AGENDA  
Thursday, April 4, 2019

PAGE NO.

ACTION

AGENDA- April 4, 2019

Approve

Supplementary Agenda

Receive

MINUTES

3-6 Rural Directors Committee Meeting Minutes  
- March 7, 2019

Receive

REPORTS

7-12 Cheryl Anderson, Manager of Administrative  
Services – Lakes Animal Friendship Society  
- Request for Grant in Aid – Electoral Areas “B”  
(Burns Lake Rural) and “E” (Francois/Ootsa Lake  
Rural)

Recommendation  
(Page 7)

13-18 Cheryl Anderson, Manager of Administrative  
Services – Burns Lake & District Seniors Society  
- Request for Grant in Aid – Electoral Area “B”  
(Burns Lake Rural)

Recommendation  
(Page 13)

19-23 Cheryl Anderson, Manager of Administrative  
Services – Fort St. James Bargain Basement  
- Request for Grant in Aid – Electoral Area “C”  
(Fort St. James Rural)

Recommendation  
(Page 23)

DEVELOPMENT SERVICES

Memo

24-27 Jennifer MacIntyre, Planner 1  
Land Referral File No. 7410065 (McLeod)  
(Area F)

Recommendation  
(Page 24)

28-38 Jennifer MacIntyre, Planner 1  
Land Referral File No. 7410043 (Regnier)  
(Area D)

Recommendation  
(Page 29)

39-41 Jennifer MacIntyre, Planner 1  
Land Referral File No. 7410032 (Williamson)  
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Recommendation  
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42-46	Jennifer MacIntyre, Planner 1 Land Referral File No. 7409756 (Crystal Lake Resort) (Area D & F)	Recommendation (Page 42)

DISCUSSION ITEMS

- 47-53
- Connectivity (density maps attached)
  - Rural Public Engagement

SUPPLEMENTARY AGENDA

NEW BUSINESS

ADJOURNMENT

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**RURAL DIRECTORS COMMITTEE MEETING**

**Thursday, March 7, 2019**

**PRESENT:** Chair Rob Newell

Directors Mark Fisher  
Tom Greenaway  
Clint Lambert  
Mark Parker  
Jerry Petersen

Director Absent Michael Riis-Christianson, Electoral Area "B" (Burns Lake Rural)

Alternate Director Doug Bysouth, Electoral Area "B" (Burns Lake Rural)

Staff Melany de Weerd, Chief Administrative Officer  
Cheryl Anderson, Manager of Administrative Services  
John Illes, Chief Financial Officer  
Jason Llewellyn, Director of Planning and Protective Services – arrived at 4:07 p.m.  
Wendy Wainwright, Executive Assistant

**CALL TO ORDER** Chair Newell called the meeting to order at 3:41 p.m.

**AGENDA** Moved by Director Lambert  
Seconded by Alternate Director Bysouth

**RDC.2019-3-1** "That the Rural Directors Committee Agenda for March 7, 2019 be approved."  
  
(All/Directors/Majority) **CARRIED UNANIMOUSLY**

**SUPPLEMENTARY AGENDA** Moved by Director Petersen  
Seconded by Director Parker

**RDC.2019-3-2** "That the Rural Directors Committee Agenda for March 7, 2019 be approved; and further, that the Supplementary Agenda be dealt with at this meeting."  
  
(All/Directors/Majority) **CARRIED UNANIMOUSLY**

**MINUTES**

**Rural Directors Committee Meeting Minutes -January 17, 2019** Moved by Director Fisher  
Seconded by Director Petersen

**RDC.2019-3-3** "That the minutes of the Rural Directors Committee meeting of January 17, 2019 be received as amended."  
  
(All/Directors/Majority) **CARRIED UNANIMOUSLY**

## REPORTS

Fort St. James Secondary  
School– Request for Grant  
in Aid – Electoral Area “C”  
(Fort St. James Rural)

Moved by Director Parker  
Seconded by Director Petersen

RDC.2019-3-4

“That the Rural Directors Committee recommend to the Regional District of Bulkley-Nechako Board of Directors that the Fort St. James Secondary School be given \$1,000 grant in aid monies from Electoral Area “C” (Fort St. James Rural) for a Grade 12 Scholarship.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Electoral Area Allocations  
of Federal Gas Tax Funds  
-Fourth Quarter 2018

Moved by Director Petersen  
Seconded by Director Lambert

RDC.2019-3-5

“That the Rural Directors receive the Accounting Clerk’s February 21, 2019 memo titled “Electoral Area Allocations of Federal Gas Tax Funds – Fourth Quarter 2018.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Rural Director’s Travel and  
Conference Remuneration

Moved by Director Parker  
Seconded by Alternate Director Bysouth

RDC.2019-3-6

“That the Rural Directors receive the Chief Financial Officer’s February 26, 2019 memo titled “Rural Director’s Travel and Conference Remuneration Budget.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Discussion took place in regard to the importance for Rural Directors to be in attendance at a number of meetings and to ensure as an elected official Directors are interacting with their electorate. Chair Newell commented that it is beneficial to provide meeting reports to the Regional Board and/or Rural Directors Committee.

John Illes, Chief Financial Officer clarified the need for Regional Board ratification for Directors’ attendance at meetings in regard to taxable benefits.

Discussion took place regarding staff including costs for attending events. Staff will provide the information in the future.

## DEVELOPMENT SERVICES

Land Referral File No. 7404781  
Ministry of Transportation  
And Infrastructure

Moved by Director Petersen  
Seconded by Director Parker

RDC.2019-3-7

“That the “Regional District of Bulkley-Nechako Comment Sheet on Crown Land Referral 7404781” be provided to the Province as the Regional District’s comments on Crown Land Referral 7404781.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

## **SUPPLEMENTARY AGENDA**

### **REPORT**

**Friends of the Smithers Public Library– Request for Grant in Aid – Electoral Area “A” (Smithers Rural)**

Moved by Director Fisher  
 Seconded by Director Lambert

**RDC.2019-3-8**

“That the Rural Directors Committee recommend to the Regional District of Bulkley-Nechako Board of Directors that the Friends of the Smithers Public Library be given \$2,000 grant in aid monies from Electoral Area “A” (Smithers Rural) for costs associated with the Community Repair Café Program.”

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

### **DISCUSSION ITEMS**

#### **1. Grant Distribution**

Discussion took place in regard to the recently announced Provincial Northern Capital Infrastructure Grant. Staff will provide the allocation and distribution model information to the Regional Board once the Provincial Government has released the information.

#### **2. Protective Services**

Addressed at the March 7, 2019 Special Board Meeting.

#### **3. Wildfire Management**

Addressed at the March 7, 2019 Special Board Meeting.

#### **4. FCM Attendance**

**Federation of Canadian Municipalities Conference**  
**-May 30-June 2, 2019**  
**-Quebec City, Quebec**

Moved by Director Petersen  
 Seconded by Director Lambert

**RDC.2019-3-9**

“That the Rural Directors Committee recommend that the Regional District of Bulkley-Nechako Board of Directors authorize Director Newell’s attendance at the Federation of Canadian Municipalities Conference May 30 to June 2, 2019 in Quebec City, Quebec.”

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

#### **5. Cell Coverage locations (for discussion with Trans Canada Pipelines)**

Chair Newell and Director Lambert recently attended an ABC Communications Webinar. Chair Newell mentioned that the information provided in regard to past happenings and direction taken in regard to wireless cell coverage was interesting.

Chair Newell spoke of having a similar meeting with CityWest in the future.

### **DISCUSSION ITEMS (CONT'D)**

Discussion took place in regard to the works being conducted by Rio Tinto Alcan and Telus to construct towers and infrastructure on the Southside and Northside of Francois Lake. Rio Tinto has provided mapping information of proposed infrastructure locations to Director Lambert. Director Lambert noted that discussions are also taking place in regard to the towers having wifi capabilities and an additional tower to increase coverage.

Discussion took place in regard to potential funding sources for additional infrastructure. Chair Newell spoke of having discussions with TransCanada Pipelines similar to discussions taking place with Rio Tinto regarding connectivity infrastructure.

### **NEW BUSINESS**

#### **Water Sustainability Act -Licensing Groundwater Use**

Director Lambert brought forward concerns in regard to the *Water Sustainability Act* – Licensing Groundwater Use and the potential impact to residential water users. Discussion took place in regard to a clause in the *Act* that pertains to the ability to meter ground water/well water for residential use. Staff will review the *Act* and bring forward information at a future RDBN meeting.

### **ADJOURNMENT**

Moved by Director Lambert  
 Seconded by Director Petersen

**RDC.2019-3-10**

"That the meeting be adjourned 4:24 p.m."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

\_\_\_\_\_  
 Rob Newell, Chair

\_\_\_\_\_  
 Wendy Wainwright, Executive Assistant

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****MEMORANDUM**

**TO: Chair Newell and Rural Directors Committee**

**FROM: Cheryl Anderson  
Manager of Administrative Services/Acting CAO**

**DATE: March 29, 2019**

**SUBJECT: Lakes Animal Friendship Society – Request for Grant in Aid –  
Electoral Areas “B” (Burns Lake Rural) and “E”  
(Francois/Ootsa Lake Rural)**

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Attached is a request for Grant in Aid monies from the Lakes Animal Friendship Society.

The Society is seeking \$3,000 grant in aid monies from Electoral Areas “B” (Burns Lake Rural) and “E” (Francois/Ootsa Lake Rural) for costs associated with the construction of a dog park.

Directors Riis-Christianson and Lambert have each indicated their support of \$1,500 toward this application.

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

**“That the Rural Directors Committee recommend to the Regional District of Bulkley-Nechako Board of Directors that Lakes Animal Friendship Society be given \$1,500 grant in aid monies from each of Electoral Areas “B” (Burns Lake Rural) and “E” (Francois/Ootsa Lake Rural) for costs associated with the construction of a dog park.”**

**Cheryl Anderson**

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**From:** Regional District of Bulkley-Nechako <inquiries@rdbn.bc.ca>  
**Sent:** March 22, 2019 2:54 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:

***Lakes Animal Friendship Society***

Mailing Address:  
*Box 49 Southbank BC V0J 2P0*

Email:

*lsynotte@telus.net*

Contact Person:

*Lynn Synotte, 250 692 9574. 250  
692 1750*

**APPLICATION SUMMARY**

Project or purpose for which you require assistance:

*Dog Park*

Amount Requested:

*\$3000.00*

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?

*Please check out our web site: [www.lakesanimalfriendship.ca](http://www.lakesanimalfriendship.ca) for more information about our programs.*

*Our motto is "Happy, healthy animals are part of happy, healthy families and communities." Proper animal care is good for the animals and helps keep families and communities safe and healthy. Our services and the resultant benefits are available to all residents in the Lakes District and are not available from other organizations. Here are some of the ways we achieve those goals.*

#### *Education*

*Making a difference starts with education! We educate students and other community members about animal care, compassion and bite safety. Children are the most common dog bite victims. Proper animal care and safety skills help keep kids from getting hurt. Students learn about respect for each other and all living things. We have completed over 7000 student visits to date.*

#### *Spay/Neuter Programs*

*There are way too many animals and not enough good homes! Spaying and neutering ('fixing') is healthier for your pets, your family and community. We work with groups like the Canadian Animal Assistance Team and The Burns Lake Veterinary Clinic to help lower-income families have their pets spayed and neutered. We have spayed and neutered over 1300 cats and dogs in the community of Burns Lake to date.*

#### *Dog Houses*

*Dogs and cats need a warm house for the winter. We fix and insulate donated dog houses. Local school groups and the College of New Caledonia have also pitched in to build and paint new houses for dogs and cats in need! We have built and distributed over 300 dog houses.*

#### *Pet Food for the Food Bank*

*Hungry families have hungry pets. We collect donations of cash and food so we can keep the food bank supplied with dog and cat food. We have collected and distributed over 15 tonnes of pet food.*

*Our programs are making a difference, here are some examples:*

- 48% fewer children are ending up in the local Emergency Room with dog bites*
- 79% fewer dogs are being impounded by the Village of Burns Lake for bylaw violations*
- 69% fewer dogs are ending up in shelters*
- 67% fewer cats are ending up in shelters*

*Fewer roaming, dangerous and nuisance animals has made our community a better, safer and healthier place for all, including tourists and visitors. The dog park project takes this effort to the next level.*

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

*The Village of Burns Lake and the entire Lakes District including the Southside.*

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

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

*Lakes Animal Friendship Society (LAFS) was incorporated in 2011. In December 2016 we were granted registration as a charity in Canada.*

## 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:

*We would like to construct a public dog park (75m X 45m) on the former Dick Schritt Ball Park site at #167 Francois Lake Drive in Burns Lake. The ball park has been out of use for several years. This location is adjacent to the municipal sani dump station. This project is desirable from a community and tourist perspective. It has been identified as a priority in the recently completed economic development plan for the Village of Burns Lake prepared by EcoPlan International (<http://ecdev.burnslake.ca/wp-content/uploads/2019/01/2019-Economic-Development-Strategy.pdf> Page 64 - Quality of Life and Resident Attraction).*

*The park will include two fenced enclosures with entry areas and gates to permit access for maintenance equipment. One enclosure will be for larger / active dogs and one for smaller / shy dogs. There will be a parking area and storage for maintenance equipment and supplies. An information kiosk and signage will be placed to welcome park users and describe the park rules, as well as safety information for dog guardians and others. We see the Kiosk as a place for Village Events and retail advertising to draw tourists into the a Burns Lake experience as well.*

*The Village of Burns Lake has agreed to lease the property from CN Rail and cover the liability insurance for a potential dog park. The budget includes some basic landscaping to help beautify the site, as well as critical features such as two 60 gallon solar waste digesters, garbage cans, benches, signage, bag dispenser and faucet / watering station.*

Describe how this proposal will benefit the community:

*Dog parks are a desirable amenity for both residents and visitors. They can contribute to helping entice new residents and visitors and retaining current residents.*

*This will be a public recreation facility available to residents and non-residents alike. The most direct benefit will be to dog guardians, which represent 32% of Canadian households (Can Vet J. 2009 Jan; 50(1): 48–52) and an even greater percentage in our northern communities with a significant rural population (Lakes District estimates from LAFS surveys in 2015 of 173 households showed about 66% of households had pets, with dogs outnumbering cats by two to one). However there are other social*



and economic benefits.

1) It will encourage tourists to extend their stays, which will encourage expenditures at local businesses and enhance tourism-related revenues (which are critical to economic diversification and reduced reliance on the traditional economic drivers such as forestry which has suffered from the mountain pine beetle and wildfires).

2) It will provide a controlled, safe place for dogs to run off-leash, which reduces the problems associated with people using other public spaces to run their dogs.

3) It will provide local employment through sourcing of local materials and services (outside of those provided in-kind).

4) It is a venue for education (through signage and volunteers working with users) to help enhance the level of responsibility of guardians and help dogs be "good canine citizens" (this improves community health and safety).

5) It creates the opportunity for a variety of local groups and individuals to work together on a project to build a community asset. So the end result is not just the park itself, it is a working example of how the community can be improved through collective effort.

6) It will beautify an area that is currently in neglect, at a spot where many tourists already stop (it is across from the Sani-dump location).

## 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: *1Bulkley Valley Credit Union*  
Amount Applied for 1: *\$5,000.*  
Status of Grant Application1: *Approved*

Name of Grant or Funding Agency2: *Burns Lake Rotary Club*  
Amount Applied for2: *\$5,000*  
Status of Grant Application2: *Pending*

Name of Grant or Funding Agency3: *Community Foundation*  
Amount Applied for3: *\$5,000*  
Status of Grant Application3: *Pending*

Name of Grant or Funding Agency4: *Nechako Kitamaat Deveopment Fund*  
Amount Applied for4: *\$20,000*  
Status of Grant Application4: *Pending*

Have you received assistance before from us. Yes

Year, Amount and Purpose for assistance *2016 \$1,300 for Spaying and Neutering Programs for lower income families*

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 campaign?: **Yes**

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****MEMORANDUM**

**TO: Chair Newell and Rural Directors Committee**

**FROM: Cheryl Anderson  
Manager of Administrative Services/Acting CAO**

**DATE: March 29, 2019**

**SUBJECT: Burns Lake & District Seniors Society – Request for Grant in Aid – Electoral Area “B” (Burns Lake Rural)**

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Attached is a request for Grant in Aid monies from the Burns Lake & District Seniors Society.

The Society is seeking \$1,000 from Electoral Area “B” (Burns Lake Rural) grant in aid monies for an electronic information kiosk to chronicle the history of healthcare in the Lakes District.

Director Riis-Christianson has indicated that he is supportive of this application.

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

“That the Rural Directors Committee recommend to the Regional District of Bulkley-Nechako Board of Directors that the Burns Lake & District Seniors Society be given \$1,000 grant in aid monies from Electoral Area “B” (Burns Lake Rural) for an electronic information kiosk.”

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

APPLICATION SUBMITTED BY:

Applicant Name: BURNS LAKE + DISTRICT SENIORS SOCIETY

Mailing Address: c/o Box 790, BURNS LAKE, BC  
VOJ 1E0

E-mail Address: bernicemagee45@gmail.com

Contact(s): BERNICE MACREE 250.692.7081  
Name, Telephone/Fax Number

RON MILLER 250.695.6597  
Name, Telephone/Fax Number

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APPLICATION SUMMARY

Project or purpose for which you require assistance: Electronic

Information Kiosk to chronicle the history of health care  
in the Lakes District

Amount of Grant Requested \$ 1000<sup>00</sup>

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.



(signature of authorized signatory)

(title) TREASURER

Amount Approved: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Electoral Area Director

**APPLICANT PROFILE**

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

THE BURNS LAKE + DISTRICT SENIORS SOCIETY PROVIDES  
RECREATION + SOCIAL FUNCTIONS FOR THE SENIORS  
IN THE LAKES DISTRICT.

THERE IS NO OTHER ORGANIZATION IN THE AREA  
THAT OFFERS THESE SERVICES

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

SENIOR RESIDENTS IN THE LAKES DISTRICT  
ELECTORAL AREAS B + E IN THE RDBN

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

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

N/A

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

77 members - 2018  
Society registration - 2009

**PROJECT/PROPOSAL PROFILE**

1. Assistance is being requested for:

- capital project and/or equipment
- special event
- other purpose ( \_\_\_\_\_ )

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

The Lakes District Museum Society, The Burns Lake & District Health Care Auxiliary, Northern Health, in partnership with the Seniors Society plan to install an electronic information kiosk in the Lakes District Hospital & Health Centre. It will chronicle the history of healthcare in the Lakes District from pioneer days to the present through stories and photographs.

3. Describe how this proposal will benefit the community.

- This project will chronicle the history of healthcare and make available to all people that would like to access this history
- It will be a permanent record located all in one place.



### Funding and Financial Information

1. Attach supporting financial information, ie., budget/financial report. Ensure the following information is clearly itemized:
  - Total cost of project/proposal;
  - Grants/funding from other sources;
  - Funding contributed by applicant through funding raising activities or other sources of revenue;
  - Total expenses for the fiscal year, including any monies and/or benefits paid to members or officers.
  
2. Have you applied for a grant/funding from other source(s)?  
 \_\_\_\_\_ YES     NO

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

A majority of the funds necessary have been donated.  
The funds requested on this application would be for advertising, postage, freight charges, etc. as per attachment.

Name of Grant or Funding Agency	\$ Amount Applied for	Status of Grant Application		
		Approved (Y)	Denied (Y)	Pending (Y)

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

\_\_\_\_\_ YES  NO If yes, complete the following chart.

Year:	\$ Amount	Purpose for which assistance was used

4. Does your organization:

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

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

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

OR, is your organization:

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

**Don't forget to attach the required financial report.**



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**MEMORANDUM**

**TO: Chair Newell and Rural Directors Committee**

**FROM: Cheryl Anderson  
Manager of Administrative Services/Acting CAO**

**DATE: March 29, 2019**

**SUBJECT: Fort St. James Bargain Basement – Request for Grant in Aid –  
Electoral Area “C” (Fort St. James Rural)**

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Attached is a request for Grant in Aid monies from the Fort St. James Bargain Basement.

The Society is requesting \$5,000 grant in aid monies from Electoral Area “C” (Fort St. James Rural) for costs associated with relocation and renovations.

Director Greenaway has indicated that he is supportive of this application.

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

**“That the Rural Directors Committee recommend to the Regional District of Bulkley-Nechako Board of Directors that the Fort St. James Bargain Basement be given \$5,000 grant in aid monies from Electoral Area “C” (Fort St. James Rural) for costs associated with relocation and renovations.”**

**Cheryl Anderson**

**From:** Regional District of Bulkley-Nechako <inquiries@rdbn.bc.ca>  
**Sent:** March 24, 2019 9:35 AM  
**To:** Cheryl Anderson  
**Subject:** New submission from "Grant in Aid Application"  
**Attachments:** 5c97b1a332311-Bargain Basement store reno.xlsx



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

APPLICATION SUBMITTED BY:

**Fort St James Bargain Basement**

Mailing Address:  
 Box 1789

Email:  
 Contact Person:

mortj@telus.net  
 Julie-Ann Mortenson 250 996-7485

**APPLICATION SUMMARY**

Project or purpose for which you require assistance:

*Bargain Basement is having to relocate and new space renovations*

Amount Requested: \$5,000

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**

_____ <small>(signature of authorized signatory)</small>	_____ <small>(title)</small>	_____ <small>Signature of Electoral Area Director</small>
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?

*This non-profit society has been operating entirely by volunteers since 1991 here in Fort St James. We provide gently used items for affordable prices. We also give free items and clothing to those in need. It is an opportunity for members of the community, to contribute their time in a purposeful manner. We are helping to create a cleaner, greener planet by providing a place for unwanted items, which we sort for resale, recycle, or reuse. The society raises money to enhance the quality of life for Fort St James and surrounding community members. We are the only thrift shop in Fort St James.*

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

*We have customers and donors from Nak'azdli Whut'en, Tl'azt'en, Yekooche, Binche Keyoh, Takla Lake, Middle River First Nation communities, Fort St James, Vanderhoof, Prince George and other places we do not know!! Tree planters, in the spring come to our store regularly. Our purpose is to give funds raised or actual items directly given back to the communities. We donate over \$15,000 a year to organizations and community members.*

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

*All staff and executive provide many volunteer hours in order to keep this society active and the business operating.*

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

*We have 30+ volunteers involved in many varying ways from bringing recycled materials to Prince George to those who are involved almost everyday, sorting and emptying the donation box. The Bargain Basement has been in operation since 1991.*

**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:

*Our current location's contract has been terminated, as the space is needed for more programs for that group. We have found a new site for our store, but it needs minor renovations of a wall, window and paint. Since the space is bigger we will need more shelving, racks and a new counter. An estimate*



for these improvements is \$10,000, and that is with volunteers doing the clean-up, painting and move!!

Describe how this proposal will benefit the community:

*It is our hope to increase the store hours to 5 days a week. We will be able to hold more and bigger items, as the space is about 3 times the size as the old space. Since we have always been tight for space we have had to send a fair amount of usable items to Prince George.  
Hoping to entice more volunteers to come out as the place will be much bigger, more practical and nicer a place to work.*

**FUNDING AND FINANCIAL INFORMATION**

files Submitted:

*5c97b1a332311-Barqain Basement store reno.xlsx*

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

*Yes*

If not, please comment.:

*Spoke to John Rustad our local MLA not sure but maybe getting an unknown amount.*

Name of Grant or Funding Agency1:

Amount Applied for 1:

Status of Grant Application1:

*Fort St James Community Foundation  
\$2,000  
Pending*

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.

Year, Amount and Purpose for assistance

Year, Amount and Purpose for assistance

*No*

Does your organization:

Offer direct financial assistance to individuals or families?:

**Yes**

Duplicate services that fall within the mandate of either:

23

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 campaign?:



24

## MEMORANDUM

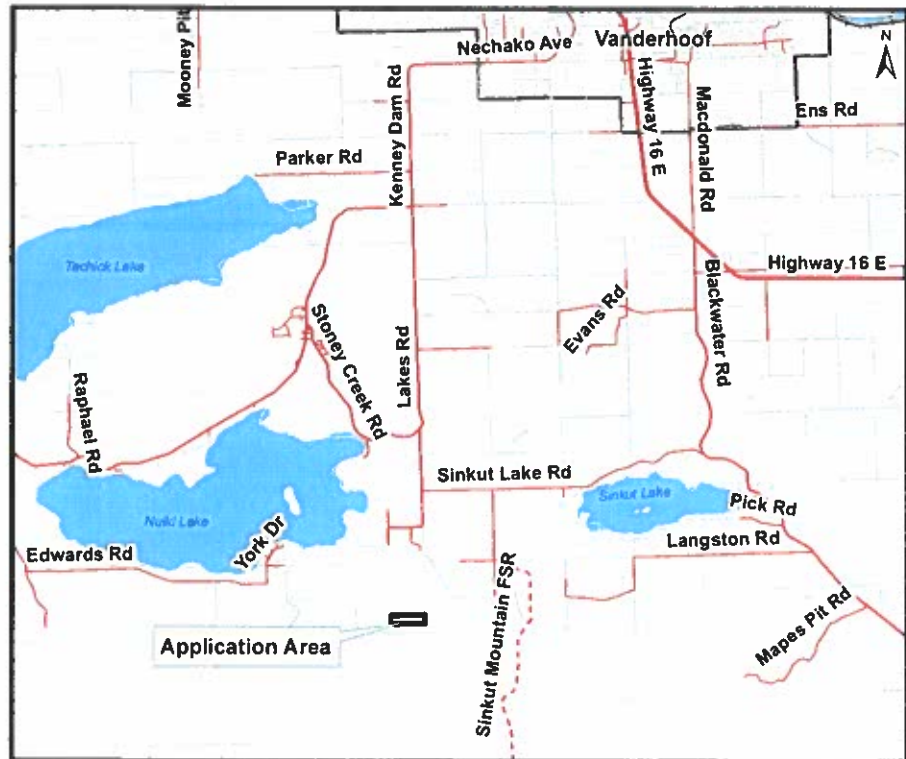
To: Rural Directors  
From: Jennifer MacIntyre, Planner I  
Date: March 25, 2019  
Re: Land Referral File No. 7410065 (McLeod)

This application is regarding a Crown Grant to obtain additional land for extensive agriculture purposes. The subject property is legally described as 'Part of the Remainder of SE ¼, Section 25, Township 6, Range 4, Coast District' and located near Sinkut Mountain FSR, approximately 15 km south of the District of Vanderhoof.

The application area is approximately 16.03 ha. in size.

The applicants currently operate a cattle farm in the area. The intent of this application is to provide additional arable land to their existing farm operation. This Crown Grant will allow the applicant to establish fencing, harvest merchantable timber, and clear land for forage production.

The application area is zoned Rural Resource (RR1) and is located outside the Agricultural Land Reserve (ALR).

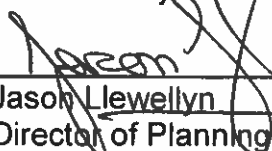


### Recommendation

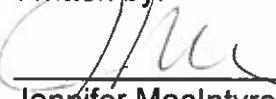
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7410065.

Rural Directors – All/Directors/Majority

Reviewed by:

  
Jason Llewellyn  
Director of Planning

Written by:

  
Jennifer MacIntyre  
Planner I





## REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 7410064

---

<b>Electoral Area:</b>	F
<b>Applicant:</b>	Darlene McLeod
<b>Existing Land Use:</b>	Vacant, Forested
<b>Zoning:</b>	Rural Resource (RR1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
<b>Plan Designation</b>	Agriculture (AG) under Vanderhoof Rural Official Community Plan, Bylaw No. 1517, 2009
<b>Proposed Use Comply With Zoning:</b>	Yes
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	Outside the ALR
<b>Access Highway:</b>	Sinkut Mountain FSR
<b>Archaeological Site:</b>	None according to provincial mapping
<b>Building Inspection:</b>	Outside the Building Inspection Area
<b>Fire Protection:</b>	Outside the Rural Fire Protection Area
<b>Other comments:</b>	None.

26

February 4, 2019

Management plan for Macleod Crown Grant

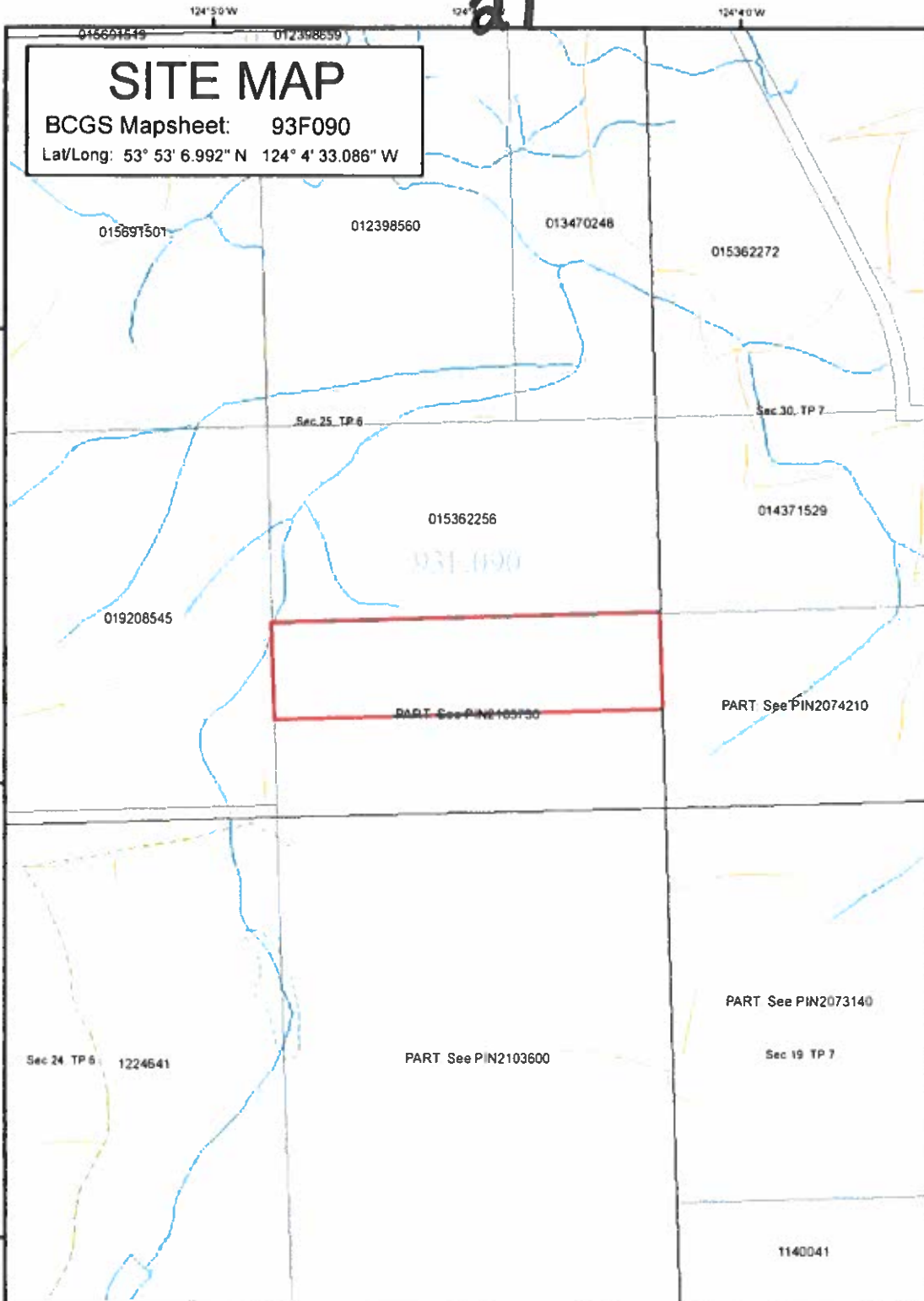
My present herd is 135 head. The farm is planning increase the herd size to 180 head. The additional 40 acres will help with the feeding of the increased herd size.

If approved the Area of interest will be included in the planned development of the arable areas within Sec 30 blk A and Sec 25 TP 6.

The application area will be developed for forage and hay production. All riparian areas will be protected, critical wildlife habitat will be protected. Immature conifer stands will be left intact for future forestry purposes, and cultural heritage features will be protected.

I presently have a grazing permit that is adjacent to the home farm.

Darlene Macleod



File Number: 7410065

Site # 1 of 1 - APPLICATION Area = 16.03 Ha.

TYPE CROWN GRANT

PURPOSE AGRICULTURE

SUBTYPE DIRECT SALE

SUBPURPOSE EXTENSIVE

LOCATION NULKILAKE

IMAGERY N/A

Produced by  
 Ministry of Forests, Lands &  
 Natural Resources Operations  
 Northern Service Centre  
 FrontCounter BC  
 Date February 8 2019

Scale 1:10,000

\* if printed on 8.5X14 page

Projection BC Albers  
 Datum NAD 83



Legend

- |                          |                             |
|--------------------------|-----------------------------|
| Crown Land Application   | Protected Area              |
| Primary Survey Parcel    | Provincial Park             |
| Subdivision              | Protected Area              |
| Municipality             | OC Ecological Reserve       |
| Surveyed Rights of Way   | Recreation 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 | Reservoir - Defined         |
| Miscellaneous R/W        | Glacier/ice field           |
| Transportation Corridors | Contour - 20m interval      |
| Highway                  | Transportation Lines (20K)  |
| Railway                  | Arched                      |
| Surveyed Road R/W        | Road                        |
|                          | Forest Service Road         |
|                          | Road Permit                 |
|                          | Trail                       |
|                          | Red Line                    |

All measurements are approximate



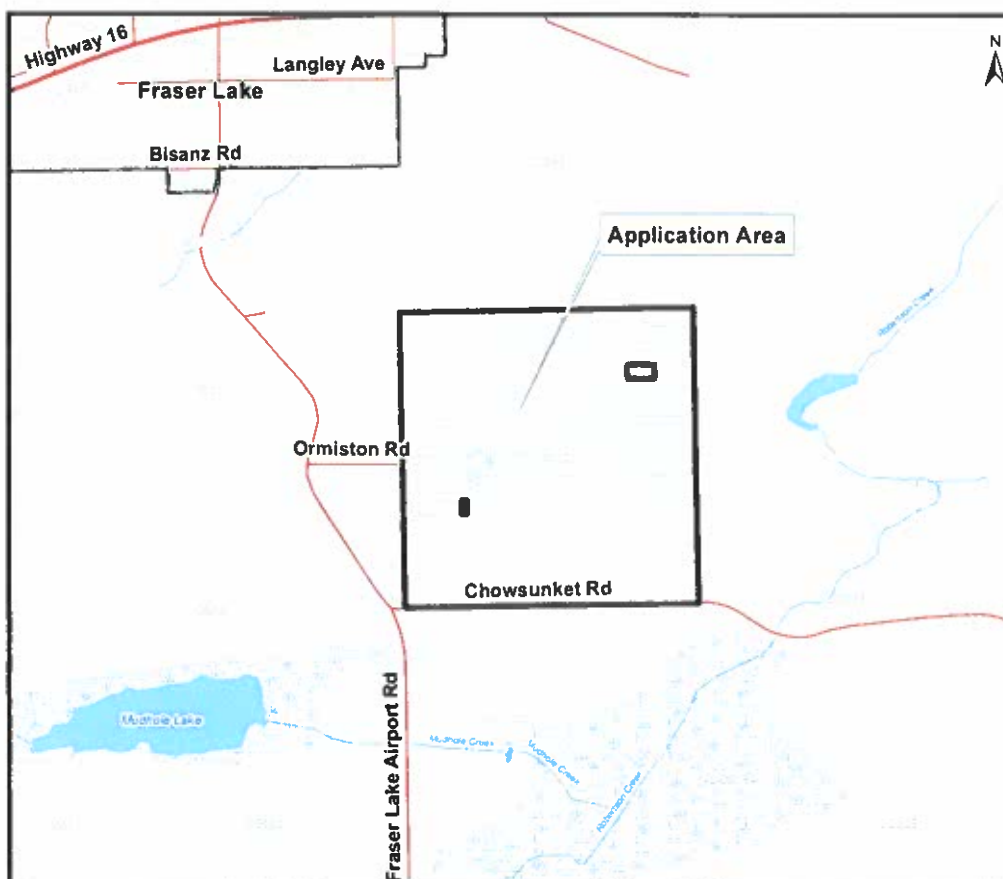
## MEMORANDUM

To: Rural Directors  
 From: Jennifer MacIntyre, Planner I  
 Date: March 25, 2019  
 Re: Land Referral File No. 7410043 (Regnier)

This application is regarding a Crown Grant to obtain additional land for extensive agriculture purposes.

The application area consists of multiple lots within 'District Lot 2019, Plan 998, Except Lots 3 and 4 of Block 12 and Lots 24 to 33 of Block 25, Plan 998, Range 5, Coast District.' And is located at Chowsunket Road, approximately 1.2 kilometres south of the Village of Fraser Lake. The application area is approximately 64.1 ha. in size.

### General Location



The applicants own and farm the property directly north of the application area. The intent of this application is to provide additional arable land to their existing farm operation. This Crown Grant will allow the applicant to establish fencing, harvest merchantable timber, and clear land for forage production.

The applicant wishes to consolidate the multiple lots found within District Lot 2019 and remove any undeveloped tenured roadways.

The report states that the Ministry of Forests, Lands, Natural Resources and Rural Development is working with the applicant to figure out the best way to consolidate the lots. The Ministry of Transportation and Infrastructure would process any road closure application.

The application area is zoned Agricultural (Ag1), designated Agriculture (AG) and is located within the Agricultural Land Reserve (ALR). The consolidation of legal parcels which form part of the same farm unit are encouraged under the Area's OCP. Subdivisions and consolidations which permit more efficient use of land for agricultural purposes are generally supported. Staff encourage the removal of these undeveloped small lots within the region and support the consolidation of the District Lot. However, it is noted that there are 12 undeveloped privately-owned lots found within District Lot 2019 that are not included in the application area for Crown Grant. Therefore, it is recommended that all the property owners within District Lot 2019 be consulted by the Province as part of their application review process.

**Recommendation**

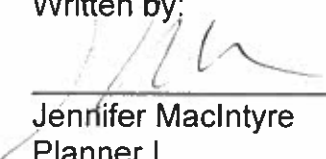
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7410043.

*Rural Directors – All/Directors/Majority*

Reviewed by:

  
\_\_\_\_\_  
Jason Llewellyn  
Director of Planning

Written by:

  
\_\_\_\_\_  
Jennifer MacIntyre  
Planner I



## REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 7410043

---

<b>Electoral Area:</b>	D
<b>Applicant:</b>	Kerry and Jason Regnier
<b>Existing Land Use:</b>	Vacant, Forested
<b>Zoning:</b>	Agricultural (Ag1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
<b>Plan Designation</b>	Agriculture (AG) under Endako, Fraser Lake, Fort Fraser Rural Official Community Plan, Bylaw No. 1487, 2008.  Policy 3.1.2(8) states that the consolidation of legal parcels which form part of the same farm unit will be encouraged. Subdivisions and consolidations which permit more efficient use of land for agricultural purposes will also be supported.
<b>Proposed Use Comply With Zoning:</b>	Yes
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	Within the ALR
<b>Access Highway:</b>	Chowsunket Road
<b>Archaeological Site:</b>	None according to provincial mapping
<b>Building Inspection:</b>	Within the Building Inspection Area
<b>Fire Protection:</b>	Outside the Rural Fire Protection Area
<b>Other comments:</b>	It is noted that there are 12 undeveloped privately-owned lots found within District Lot 2019 that are not included in the application area for Crown Grant. Since the applicants intend to consolidate the lots and close the road rights-of-way(s) back to one parcel, it is recommended that all the property owners within District Lot 2019 be consulted by the Province as part of their application review process.

**Agricultural **Direct Sale / Crown Grant**  
Management Plan**

**District Lot 2019, Coast Range 5  
Bulkley Nechako Regional District, Zone D**

**Written by: Jason Regnier, Proponent**

**Date: November 30, 2018**

**(Revised January 3, 2019)**

**(Revised February 3, 2019)**

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process with First Nations will vary, depending on a variety of factors that agencies undertaking the consultation take into account. The proponent is willing to engage with First Nations under the direction of the Crown.

## Location

### General Description

The proponent has provided a general location map as well as a Detailed Site Plan Map as part of this application package. The proponent used IMapBC to produce these maps. If more formal mapping is required, the proponent can hire a local mapping company to produce an ARC based product. The general location map shows the Village of Fraser Lake, neighboring properties, and a major BC Hydro high voltage transmission line which dissects the property.

### Location Justification

The proponent has exhausted efforts to purchase neighboring agricultural lands with little success. DL2019, CR5 is also directly adjacent to lands already owned and farmed by the proponent. In addition, it is the last piece of crown land located within the ALR which is near the proponent.

### Seasonal Expectations of use

The proponent will be utilizing this property in all seasons as they bring the land into production.

## Infrastructure

### New Facilities or Infrastructure

The proponent is not anticipating the need to construct any permanent structures.

The proponent will be looking to upgrade existing fencing and or construct new fencing to the standards acceptable to the Crown. Fencing will be limited to the property line or around riparian features if requested by the Crown. The proponent understands fencing in and around BC Hydro high transmission lines will require the approval of BC Hydro in advance of project start-up.

### Access

With a direct sale / crown grant, there is not a requirement to maintain public access. It is not the intent of the proponent to block access and will work with the Crown to ensure access which is required is maintained. The proponent has contacted the two land owners which hold several small lots in DL 2019 with both of them indicating they would be willing to sell to the proponent. The proponent would be looking to amalgamate the lots and road right-of-ways back to one piece if successful.

### Utilities Requirements and Sources

#### Water Supply

There are three small wetlands in the center of this property. The main focus of the proponent in the short term will be to clear the arable lands with a longer term goal of converting the non-arable lands adjacent to the wetlands to treed pasture, where cow calf pairs can be put out onto alfalfa fields (arable lands) and access water from the wetlands, so to avoid the need to drill a water well on the property. The proponent will seek appropriate approvals before any surface water is used.

### Archaeological Sites

The proponent has not carried out an Archaeological Assessment at the time of this submission.

### Construction Methods/Materials

The proponent is not planning to construct any permanent structures on this property.

### Atmospheric Impacts

Land clearing will involve open burning the wood waste material which is not sold. Currently there is a market for sawlog, pulp logs and deciduous. It is expected these markets will drastically reduce the amount of fibre which has typically been burnt in the past.

### Sound, Odor, Gas or Fuel Emissions

The proponent has no plans to limit sound, odor, gas or fuel emissions at the time of this application. The proponent is intending to use this property for intermittent grazing of livestock as well as for forage production. These activities will have a limited impact on neighbors.

### Restrictions on Tenuring of Aquatic Lands

The proponent is prepared to establish a 10m buffer on all wetlands located on the property which is >1.0ha in size. The buffer will ensure the riparian zones will be maintained and restrict the use of these wetlands for watering.

### Drainage Effect

The proponent is not looking to change any drainage pattern.

### Public Access

For safety reasons, the proponent will look to restrict access to this property.

### Flood \ Potential

There is no known risk of flood.

### Fish and Wildlife Habitat

**Fish:** There are no known fish streams. Shotgun creek was walked in the fall of 2018 and deemed to be an ephemeral drainage. The proponent has walked this drainage from Roberson Creek up to the east end of the main wetland found within DL2019. The stream channel is intermittent, with no sign of an eluvial bottom. The wetlands are isolated from any fish stream and are unlikely to contain rainbow trout as there is only seasonal flow feeding the wetland. A formal fish assessment has not been carried out by the proponent.

**Wildlife:** There are beaver, ducks and other migratory birds that can be found in and around the wetlands. Moose, bear and mule deer are commonly sighted on the upland sites. Although the wildlife use is high, the proponent is not aware of any special wildlife protection associated with this property.

### Disturbance to Wildlife or Wildlife Habitat

The proponent is looking to establish a 10m reserve along the wetlands so to minimize the impact on wildlife habitat. The Proponent is also proposing to limit land clearing to the area identified on image 1 as arable. The proponent is not intending to land clear the low value agricultural lands as they have high wildlife habitat potential. The long-term goal of the proponent will be to clear and produce crops on

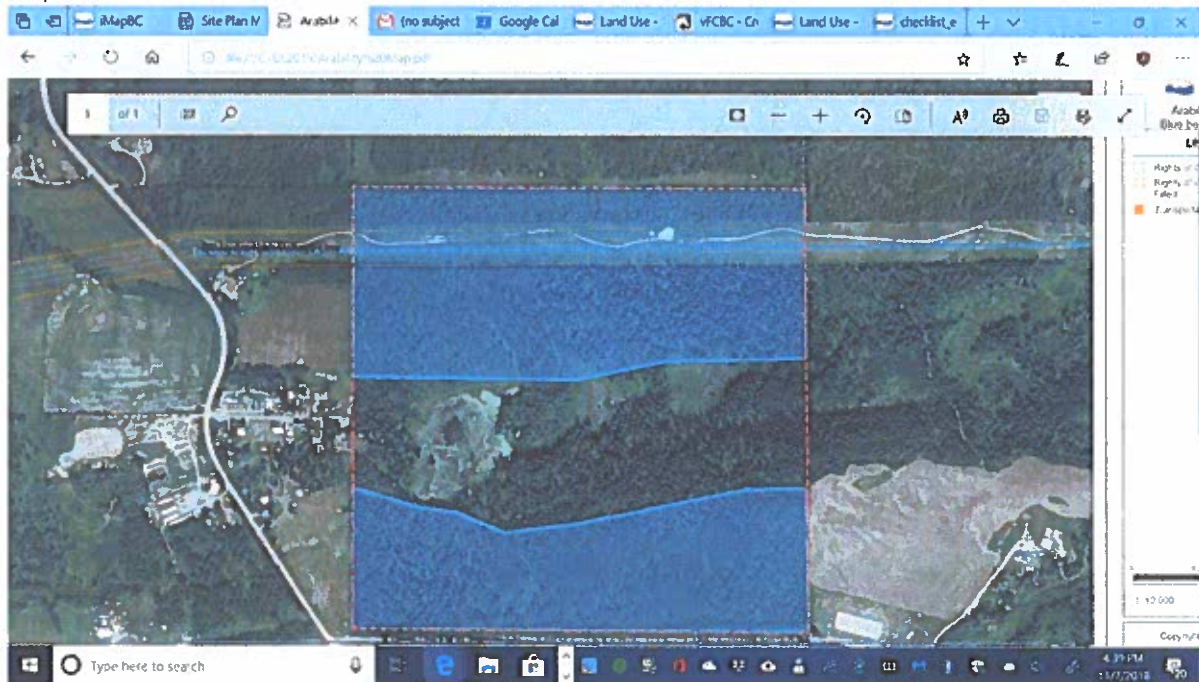
The proponent has walked the BC Hydro high voltage power transmission line, to assess arable land potential. Soils in this area can be classified as silt loams with low coarse fragments. Soils appear to be suitable for forage production.

There are currently small fields being cultivated by neighboring land owners abutting DL 2019 on the east, west and southern boundaries. The forest cover around the edge of the property is dominated by mature aspen, with pockets of spruce. The elevation of the property is between ~740 and ~780 meters.

The center of the property has three small wetlands. The steeper slopes down to these wetlands are too steep to produce forage but would be suitable for treed range.

The proponent believes much of this property is suitable for intensive agriculture (forage production or range). Suggested arable land identified by the proponent has been identified on Image 1.

Image 1: Potentially arable land has been highlighted in blue. BC Hydro high voltage transmission line is shown as a blue dash line. Wetland complex can be seen in the center of DL2019.



### Land Clearing:

#### Harvesting:

The proponent is looking to clear the arable lands found on DL2019 under a Forestry Licence to Cut following a legal survey of the property so to establish the property lines. (year 1)

Pushover method of land clearing will be undertaken where trembling aspen is the dominant species and there is little rock. (year 1 or 2) It is the expectation of the proponent to market the aspen fibre to the local pellet mill which would maximize the utilization of the residual fibre.

More traditional logging methods will be undertaken where spruce is the leading species. (Year 1 or 2) There are several sawmills in the local area which are soon to be impacted by a drop in fibre available as a result of the mountain pine beetle, large wildfires and a changing climate. The proponent will be

### Land Survey 1912:

DL2019 was surveyed in 1912 with the purpose of establishing a subdivision for a future town. With this survey being over 100 years old this survey and residential plan appears to be out of touch with local land plans. (The site plan map shows the survey parcels.) The proponent visited the Regional District of Bulkley Nechako to inquire about this status of this property when this survey was made known by them to ensure this would not impede this application. Jennifer McIntyre, Land Planner 1, indicated there was not a zoning issue. Her recommendation was to amend the survey back to one parcel and contact Ministry of Transportation in Smithers or Prince George to ensure they are aware of the application. The proponent is supportive of the direction given by Jennifer McIntyre but will need direction from Lands Branch how to move forward.

### First Nation Consultation:

The proponent recognizes the need for consultation and will follow the direction of the Crown. Before consultation starts, the proponent believes there needs to be some resolution on how to address the small earth dam on the wetland complex, the BC hydro high voltage transmission line as well as confirmation if the parcel can be amalgamated back to one piece.

### Summary:

The proponents have been in contact with Daniel Stayner, Front Counter BC before this Management Plan was drafted. Daniel suggested the proponent start the process by applying for a direct sale / crown grant as the Crown works internally to address the land survey over this parcel.

The proponents, Kerry and Jason Regnier look forward to working with the Crown to establish a clear understanding of all outstanding items affecting this application, and expect there to be a need to modify this application as more information becomes available.





© 2016 Airbus Defence and Space licensed by Planet Labs Geomatics Corp

File Number: 7410043

Site # 1 of 1 - APPLICATION Area = 64.1 Ha.

TYPE CROWN GRANT

PURPOSE AGRICULTURE

SUBTYPE DIRECT SALE

SUBPURPOSE EXTENSIVE

LOCATION SHOT GUN CREEK

IMAGERY Spot - 2016-2017

Produced by  
Ministry of Forests, Lands &  
Natural Resource Operations  
Northern Service Centre  
FransCo/MLR/BC  
Date January 22 2019

Scale 1:10,000

\* if printed on 8.5X14 page

Projection BC Albers  
Datum NAD 83



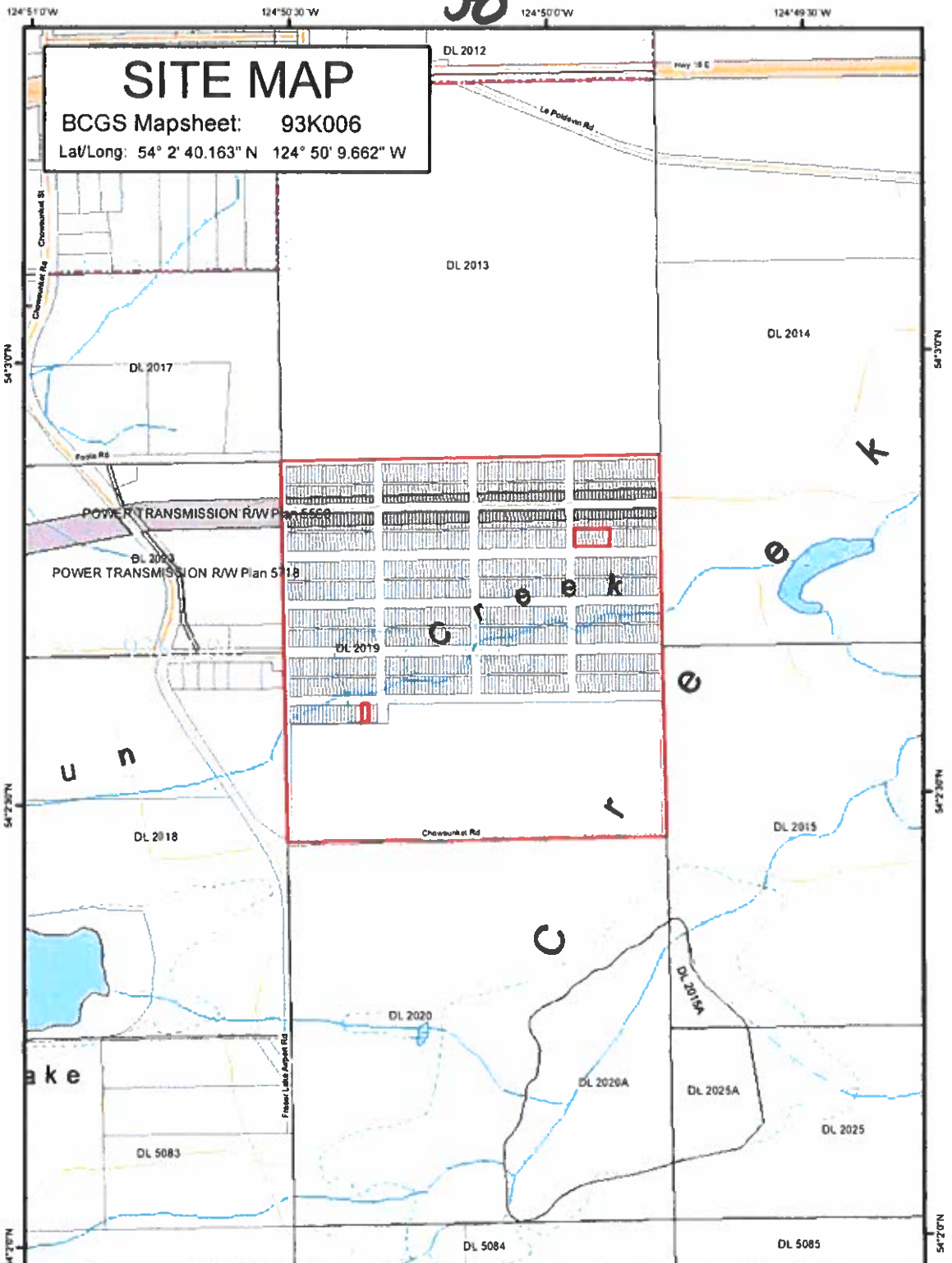
Legend

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| Crown Land Application          | Protected Areas                     |
| Primary Survey Parcel           | Provincial Park                     |
| Subdivision                     | Protected Area                      |
| Municipality                    | OC Ecological Reserve               |
| Surveyed Rights of Way          | Recreation Area                     |
| Surveyed Road R/W               | <b>Base Mapping Features (20K)</b>  |
| 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        | Reservoir - Define                  |
| Miscellaneous R/W               | Glacier/ice field                   |
| <b>Transportation Corridors</b> | Contour - 20m interval              |
| Highway                         | <b>Transportation - Lines (20K)</b> |
| Railway                         | Arched                              |
| Surveyed Road R/W               | Road                                |
|                                 | Forest Service Road                 |
|                                 | Road Permit                         |
|                                 | Trail                               |
|                                 | Rail Line                           |

All measurements are approximate



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**SITE MAP**  
 BCGS Mapsheet: 93K006  
 Lat/Long: 54° 2' 40.163" N 124° 50' 9.662" W

**File Number: 7410043**  
 Site # 1 of 1 - APPLICATION Area = 64.1 Ha.  
 TYPE CROWN GRANT PURPOSE AGRICULTURE  
 SUBTYPE DIRECT SALE SUBPURPOSE EXTENSIVE  
 LOCATION SHOT GUN CREEK IMAGERY N/A

Produced by  
 Ministry of Forests, Lands &  
 Natural Resources Operations  
 Northern Service Centre  
 FrontCounter-BC  
 Date January 27, 2019

Scale 1:10,000  
 \*if printed on 8.5x14 page

Projection BC Albers  
 Datum NAD 83  
 Meters  
 0 100 200 300



- Legend**
- Crown Land Application
  - Primary Survey Parcel
  - Subdivision
  - Municipality
  - Surveyed Rights of Way
  - Surveyed Road R/W
  - Gas/Oil R/W District Lot
  - Power Transmission R/W
  - Gas/Oil R/W
  - Telecom R/W District Lot
  - Miscellaneous R/W
  - Transportation Corridors
  - Highway
  - Railway
  - Surveyed Road R/W
  - Protected Areas
  - Provincial Park
  - Protected Area
  - OC: Ecological Reserve
  - Recreation Area
  - Base Mapping Features (20K)
  - River or Stream
  - River or Stream - Dry
  - Lake
  - Reservoir - Defined
  - Glacier/icefield
  - Contour - 20m interval
  - Transportation - Lines (20K)
  - Artificial Road
  - Road
  - Road Service Road
  - Road Perme
  - Tra
  - Rail Line

All measurements are approximate





## MEMORANDUM

To: Rural Directors  
 From: Jennifer MacIntyre, Planner I  
 Date: March 25, 2019  
 Re: Land Referral File No. 7410032 (Williamson)

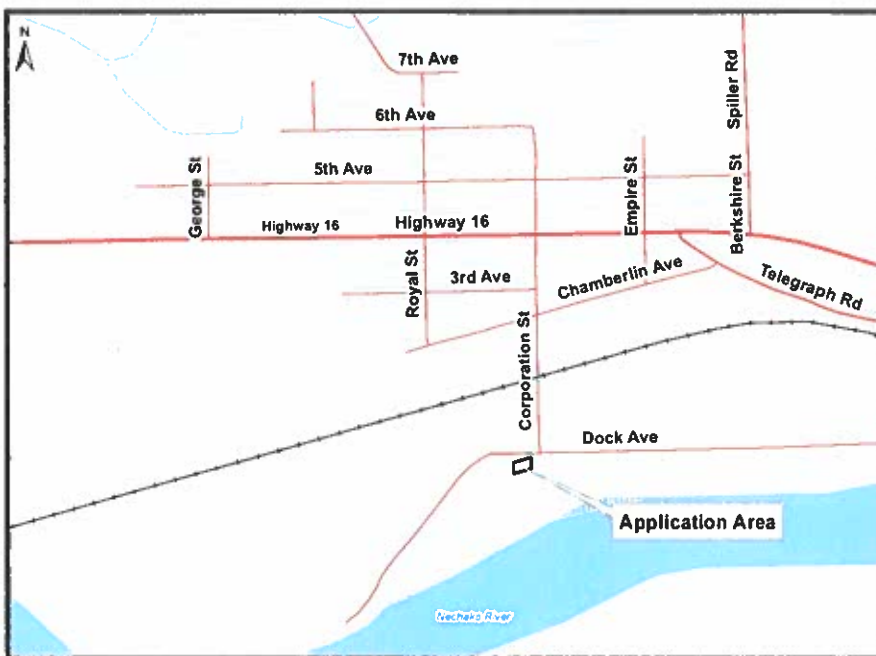
This application is regarding a Crown Grant to obtain land for residential purposes. The subject properties are legally described as 'Lots 18 and 19, Block 170, Section 23, Township 15, Range 5, Coast District, Plan 960A' and are located on Dock Ave in the community of Fort Fraser.

The application area is approximately 0.072 hectares (0.17 acres) in size.

The area is serviced by the community water system.

However, the properties are not serviced by the community sewer system.

The application area is designated Rural Residential (RR) under the area's OCP, and zoned Small Holdings (H1). Therefore, the area is intended to be used for residential purposes. However, given that the application area is not serviced by the community sewer system and the proposed size of the lot is relatively small, it is recommended that the Ministry of Forests, Lands and Natural Resource Operations and Rural Development ensure the parcel has the capacity to accommodate an on-site sewage disposal system prior to the sale of the land.



### Recommendation

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7410032.

Rural Directors – All/Directors/Majority

Reviewed by:

Jason Llewellyn  
 Director of Planning

Written by:

Jennifer MacIntyre  
 Planner I



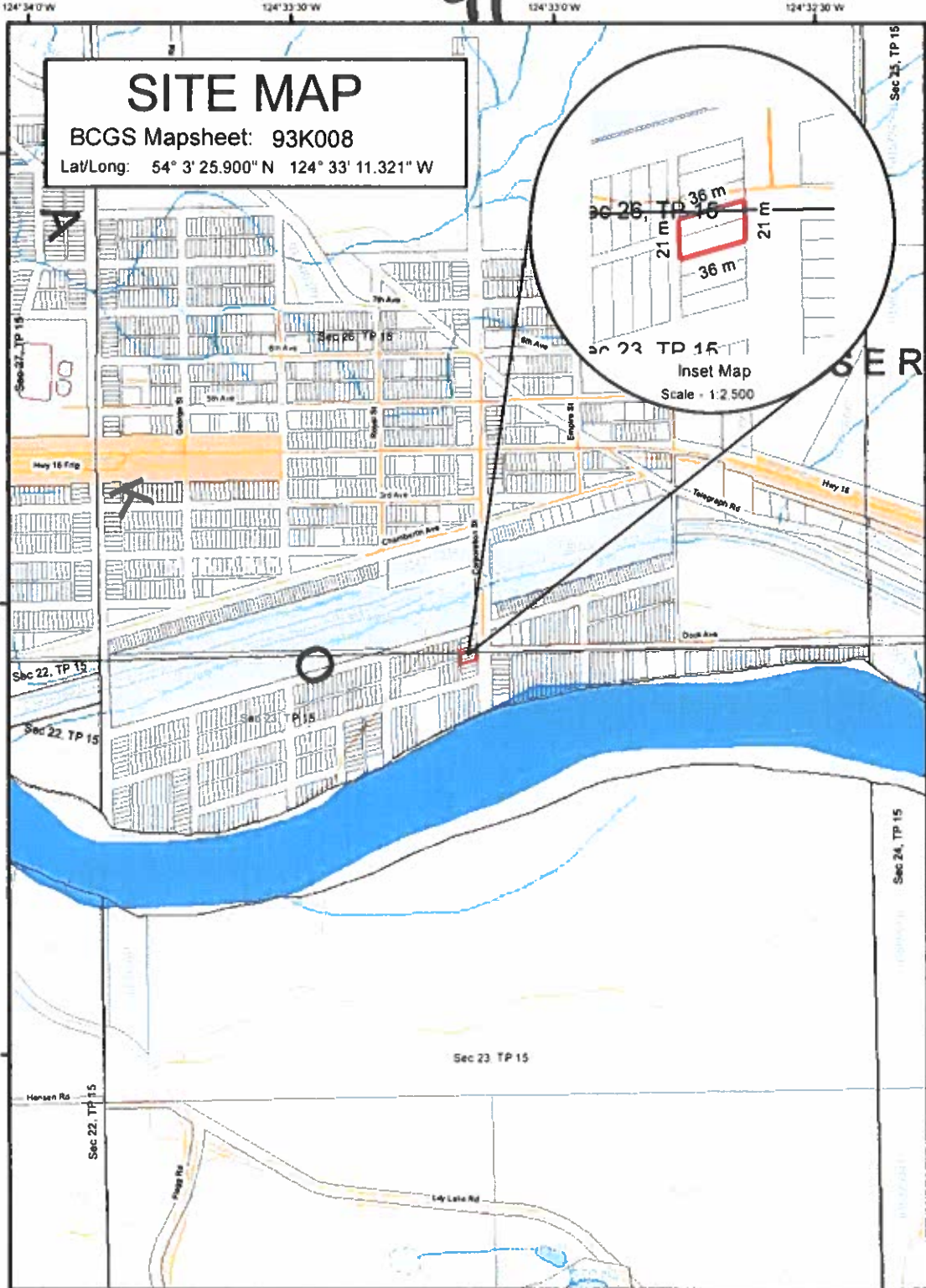
## REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 7410032

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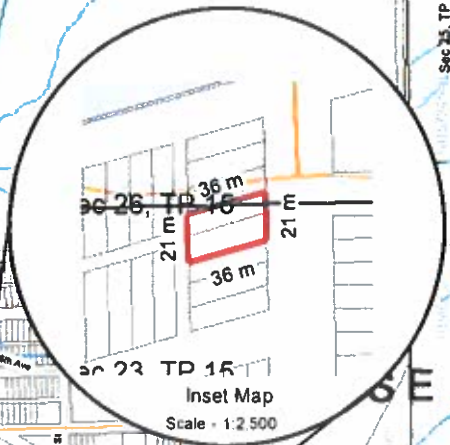
Electoral Area:	D
Applicant:	Garth Williamson
Existing Land Use:	Vacant
Zoning:	Small Holdings (H1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
Plan Designation	Rural Residential under Endako, Fort Fraser, Fraser Lake Rural Official Community Plan, Bylaw No. 1487, 2008.
Proposed Use Comply With Zoning:	Yes
Agricultural Land Reserve:	Outside the ALR
Archaeological Site:	None according to provincial mapping, but within 100 m from a known site (#GaSd-43).
Building Inspection:	Within the Building Inspection Area
Fire Protection:	Within the Rural Fire Protection Area
Comments:	However, given that the application area is not serviced by a community sewer system and the proposed size of the lots are relatively small, it is recommended that the Ministry of Forests, Lands and Natural Resource Operations and Rural Development ensure the parcel has the capacity to accommodate an on-site sewage disposal system prior to the sale of the land.



41



**SITE MAP**  
 BCGS Mapsheet: 93K008  
 Lat/Long: 54° 3' 25.900" N 124° 33' 11.321" W



**File Number: 7410032**

Site # 1 of 1 - APPLICATION      Area = 0.072 Ha.

TYPE    CROWN GRANT      PURPOSE  
    RESIDENTIAL

SUBTYPE    DIRECT SALE      SUBPURPOSE  
    RURAL RESIDENTIAL

LOCATION    FORT FRASER      IMAGERY    NA

Produced by  
 Ministry of Forests, Lands &  
 Natural Resource Operations  
 & Rural Development  
 Northern Service Centre  
 FrontCounter/BC  
 Date: February 22, 2019

Scale 1:10,000  
 \* if printed on 8.5X14 page

Projection: BC Albers  
 Datum: NAD 83

0    120    240    360  
 Meters

**Legend**

Crown Land Application	Protected Areas
Primary Survey Parcel	Provincial Park
Subdivision	Protected Area
Municipality	OIC Ecological Reserve
Surveyed Rights of Way	Recreation Area
Surveyed Road R/W	<b>Base Mapping Features (20K)</b>
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	Reservoir - Defined
Miscellaneous R/W	Glacier/ice field
Highway	Contour - 20m interval
Railway	<b>Transportation - Lines (20K)</b>
Surveyed Road R/W	Aired Road
	Forest Service Road
	Road Permit
	Trail
	Rail Line

All measurements are approximate



## MEMORANDUM

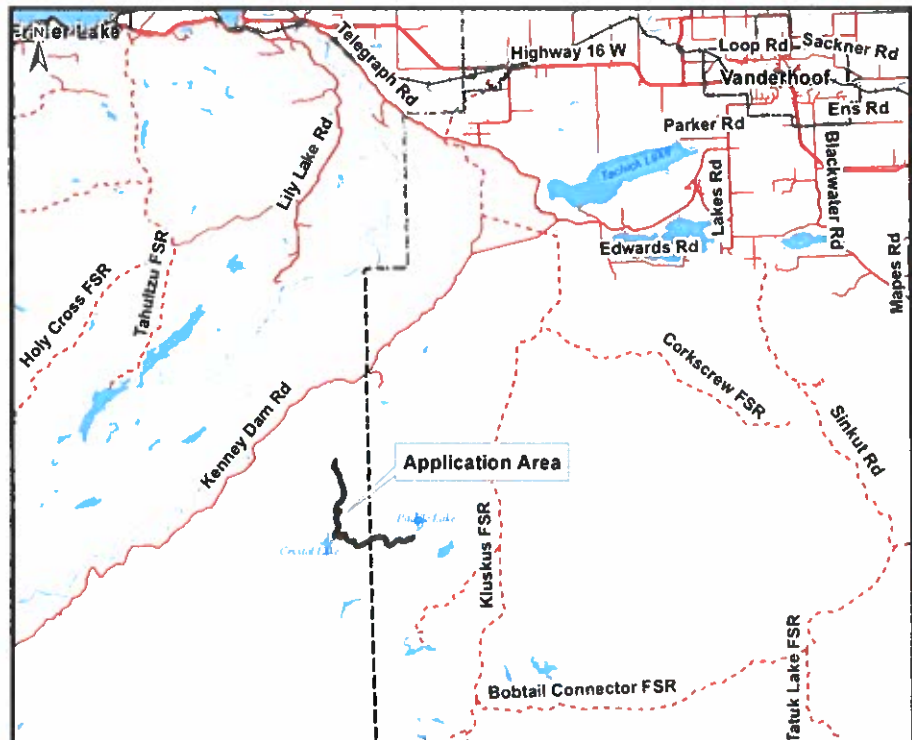
To: Rural Directors  
 From: Jennifer MacIntyre, Planner I  
 Date: March 25, 2019  
 Re: Land Referral File No. 7409756 (Crystal Lake Resort Ltd.)

This referral from the Province is for a Licence of Occupation to allow the applicant to develop and use the application area for a roadway for a 10 to 30 year term.

The application area is known as Chrystal Lake Road and Paddle Lake Road, located 45 kilometres southwest of the District of Vanderhoof and is 37.87 ha. in size.

These roads connect two private properties, used by the resort. The applicants wish to continue to make improvements by

widening the road up to 5 meters, construct ditches, install culverts, resurface where needed, and remove brush and dangerous trees within 10 meters of the road.

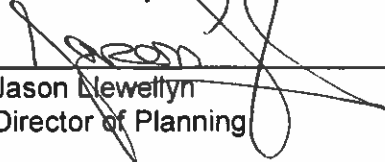


### Recommendation:


That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7409756.

*Rural Directors – All/Directors/Majority*

Reviewed by:

  
 Jason Newell  
 Director of Planning

Written by:

  
 Jennifer MacIntyre  
 Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT  
SHEET ON CROWN LAND REFERRAL 7409756**

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<b>Electoral Area(s):</b>	F & D
<b>Applicant:</b>	Crystal Lake Resort Ltd.
<b>Existing Land Use:</b>	Roadway
<b>Zoning:</b>	Not Zoned
<b>Proposed Use Comply With Zoning:</b>	N/A
<b>Plan Designation</b>	Not Designated
<b>Agricultural Land Reserve:</b>	Outside the ALR
<b>Access Highway:</b>	Kenney Dam Road
<b>Archaeological Site:</b>	None according to Provincial mapping
<b>Building Inspection:</b>	Outside the building inspection area.
<b>Fire Protection:</b>	Outside the Rural Fire Protection Area.
<b>Other comments:</b>	None.

## Management Plan for Crystal & Paddle Lake Roads

Crystal Lake Resort  
 PO Box 619  
 Vanderhoof, BC  
 V0J 3A0  
 604-629-9836  
[contact@crystallakebc.com](mailto:contact@crystallakebc.com)

### Section A - details of application and Site Plan.

#### Location details

Crystal Lake Resort is a wilderness tourism resort located 63km's SW of Vanderhoof down the Kenney Dam Road. Access to Crystal Lake is limited to a single remote wilderness road called the Crystal Lake Road which also continues past Crystal Lake to Paddle Lake, called the Paddle Lake Road. The Crystal Lake Road is 16 km's long, and is not accessible to the public as it connects two private properties, one of which is deeded land and the other a 30 year lease on crown land. The Paddle Lake Road is 8km's long, and connects two leases on crown land. No other road intersects these roads. The roads were constructed in the 1960's and have been continuously maintained and repaired at the sole expense of Crystal Lake Resort for over 50 years.

A previous tenure application was approved on 3 specific sites on the Crystal Lake Road and construction of 3 new bridges was completed in June 2018.

Canfor has a road permit on the lower 8 kms of the Crystal Lake Road. This application starts where their road permit ends at what is called 5 Mile Creek Crossing.

### Section B – Project Description

#### Details of work being applied for:

Improvements to be made over entire length of road (Crystal Lake Road 8kms – Paddle Lake Road 8.5 kms). This work will be done incrementally in those sections of greatest need first. Some areas of the road may never receive this work, however Crystal Lake Resort wishes the permit to cover the entire road so that it does not need to revisit the application if the need arises.

1. Widening of the road surface up to 5 meters
2. Construction of ditches along the road up to 0.5 meters deep and 0.5 meters wide
3. Installation of culverts where necessary to ensure rainwater flow not impeded by road or causes erosion on grades. None of these culverts will be in fish bearing streams.
4. Surfacing with gravel obtained from pits along the road
5. Removing brush, dead or dangerous trees within 10 meters either side of road – to be piled and burned.

#### Fish bearing streams

1. No work will be done in or around fish bearing streams.
2. There are 4 creek crossings over fish bearing streams in the application area.

- a. Crystal Creek @ 4 Mile – as part of previous tenure construction the culverts here were replaced with a bridge structure.
- b. Crystal Creek @ Abyss - as part of previous tenure construction the culvert here was replaced with a bridge structure.
- c. Blueberry Creek Crossing - as part of previous tenure construction the culvert here was replaced with a bridge structure.
- d. Holler Creek between Veronica and Holler
  - i. No structure, the creek is forded.
  - ii. The structure of the creek bed is extremely rocky and is in good condition despite being forded for 45+ years.
  - iii. It is our intention to continue to ford this creek in its current condition. It would only be forded by light pickups or ATVs.

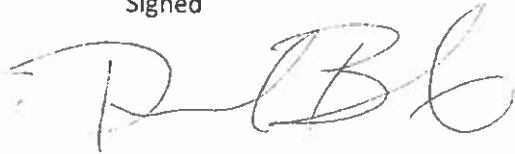
#### Other considerations

Over 5 decades of erosion have taken a steady toll on the road. Past improvements were made to address erosion concerns. As each incremental improvement is made, every ditch or culvert installed etc, the road condition improves and erosion is slowly eliminated. Managing water on the road is the single largest problem with the road and can be addressed through these improvements. Minor patchwork repairs have proved inefficient. More extensive repairs and reconstruction are required for a long term solution.

Crystal Lake Resort will continue to operate, and the Crystal Lake and Paddle Lake roads will be used in perpetuity. Improvements have long term benefits to the value of the resort.

Access for fire hazard mitigation is an important aspect of the Crystal Lake Road. The Crystal Lakes, like much of the interior plateau of BC, is very susceptible to forest fires as a result of the Mountain Pine Beetle. There are no other access means to fight fire in this area. Maintaining and improving these roads will facilitate efficient and effective movement of manpower and equipment into otherwise inaccessible areas for fighting forest fires.

Signed



Crystal Lake Resort  
Daniel Brooks

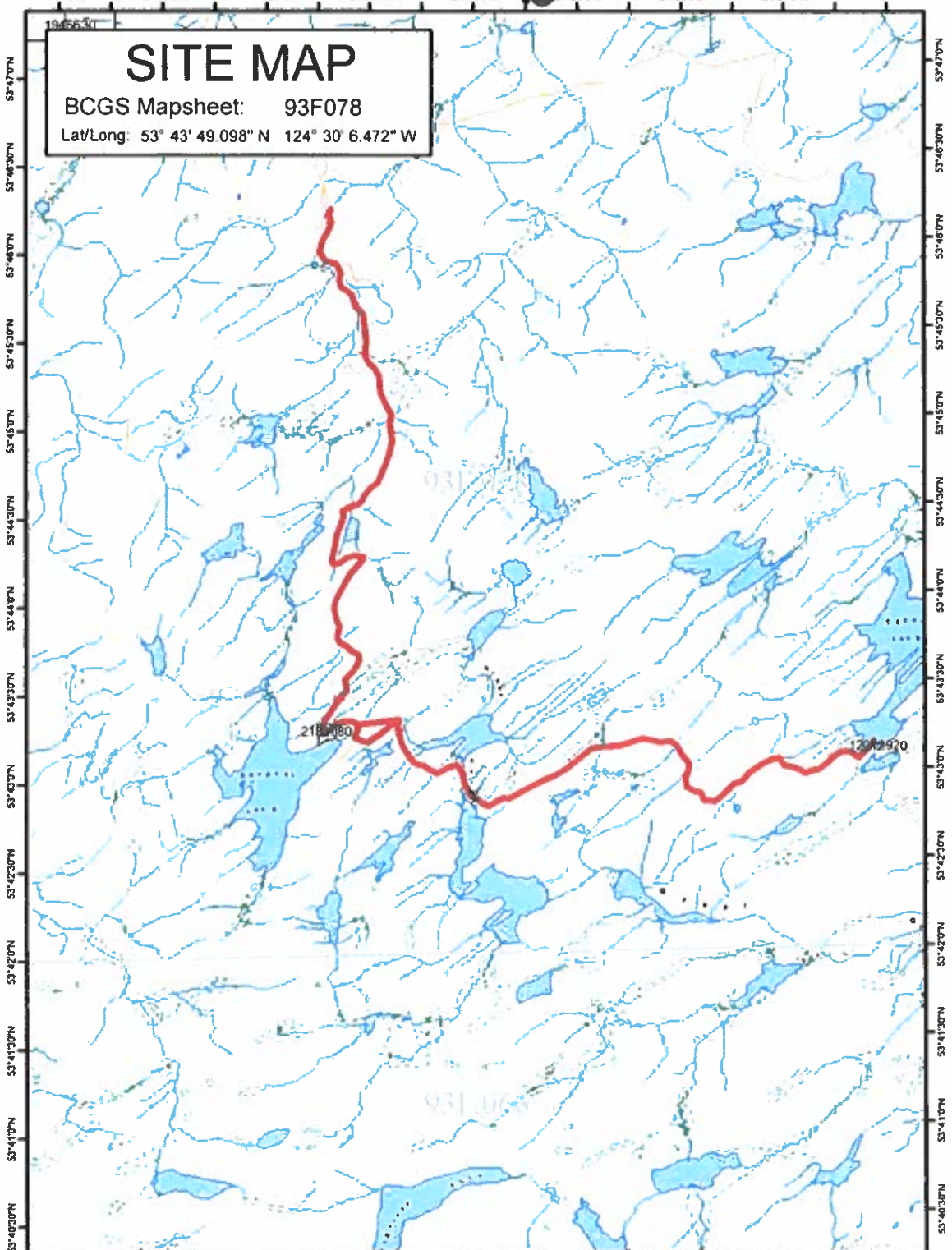
Dated

5 FEB 2019



46

124°34'0"W 124°33'0"W 124°32'0"W 124°31'0"W 124°30'0"W 124°29'0"W 124°28'0"W 124°27'0"W 124°26'0"W



**SITE MAP**  
 BCGS Mapsheet: 93F078  
 Lat/Long: 53° 43' 49.098" N 124° 30' 6.472" W

File Number: 7409756

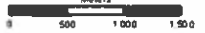
Site # 1 of 1 - APPLICATION Area = 37.87 Ha.

TYPE LICENCE PURPOSE  
 TRANSPORTATION  
 SUBTYPE LICENCE OF OCCUPATION SUBPURPOSE  
 ROADWAY  
 LOCATION CRYSTAL LAKE IMAGERY N/A

Produced by  
 Ministry of Forests, Lands &  
 Natural Resource Operations  
 Northern Service Centre  
 Francophone BC  
 Date: February 15, 2019

Scale 1:50,000  
 \* if printed on 8.5X14 page

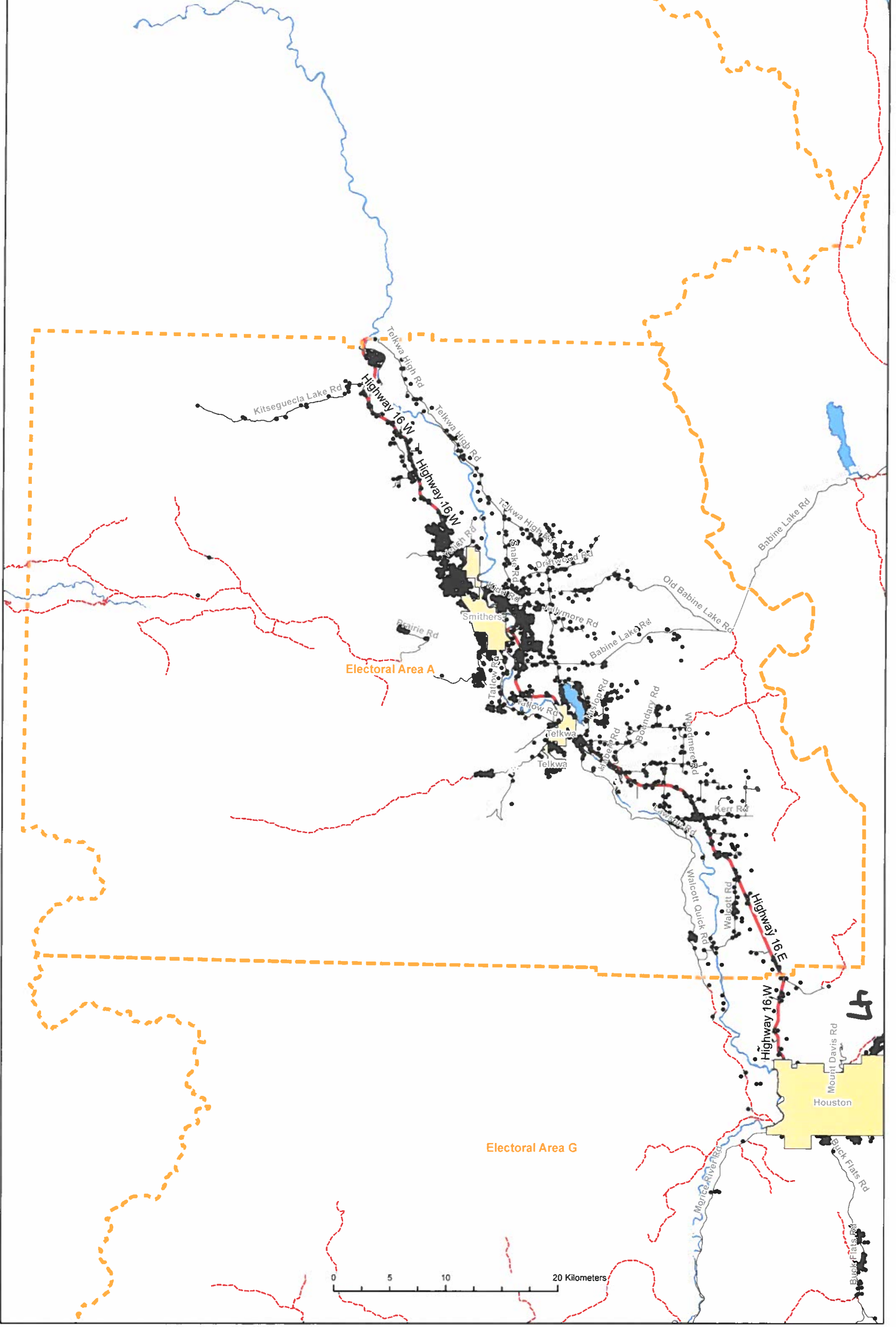
Projection: BC Albers Datum: NAD 83



Legend

- Crown Land Application
- Primary Survey Parcel
- Subdivision
- Municipality
- Surveyed Rights of Way
- Surveyed Road R/W
- Gas/Oil R/W Distinct Lot
- Power Transmission R/W
- Gas/Oil R/W
- Telecom R/W Distinct Lot
- Miscellaneous R/W
- Transportation Corridors
- Highway
- Railway
- Surveyed Road R/W
- Protected Area
- Provincial Park
- Protected Area
- OIC Ecological Reserve
- Recreation Area
- Base Mapping Features (20K)
- River or Stream - Dry
- Lake
- Reservoir - Definite
- Glaciated field
- Contour - 20m interval
- Transportation - Lines (20K)
- Arched Road
- Forest Service Road
- Road Paralle
- Trail
- Rail Line

All measurements are approximate

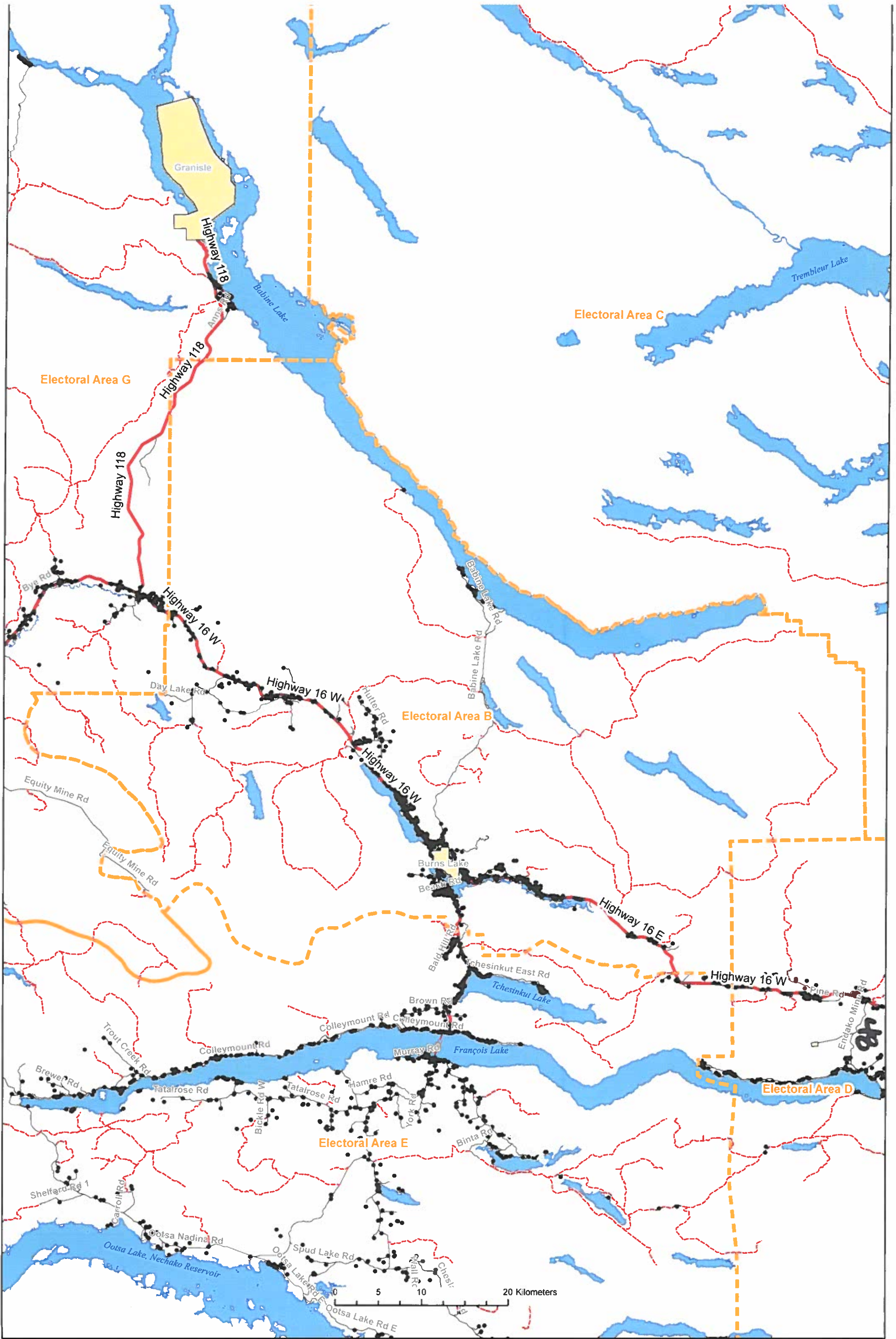


• Address Point

# Electoral Area 'A' Address Density

Date: 27-Mar-2019



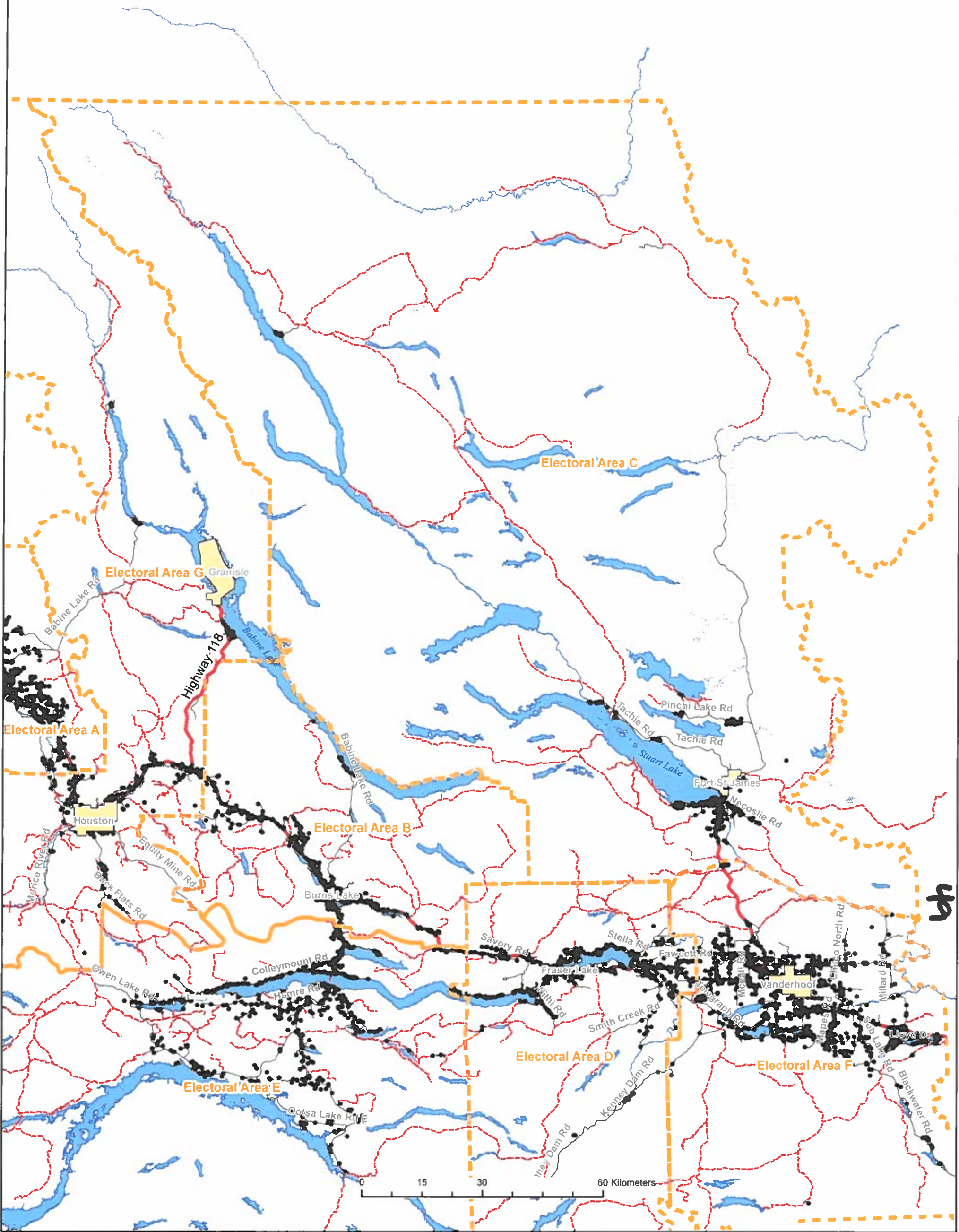


• Address Point

## Electoral Area 'B' Address Density

Date: 27-Mar-2019



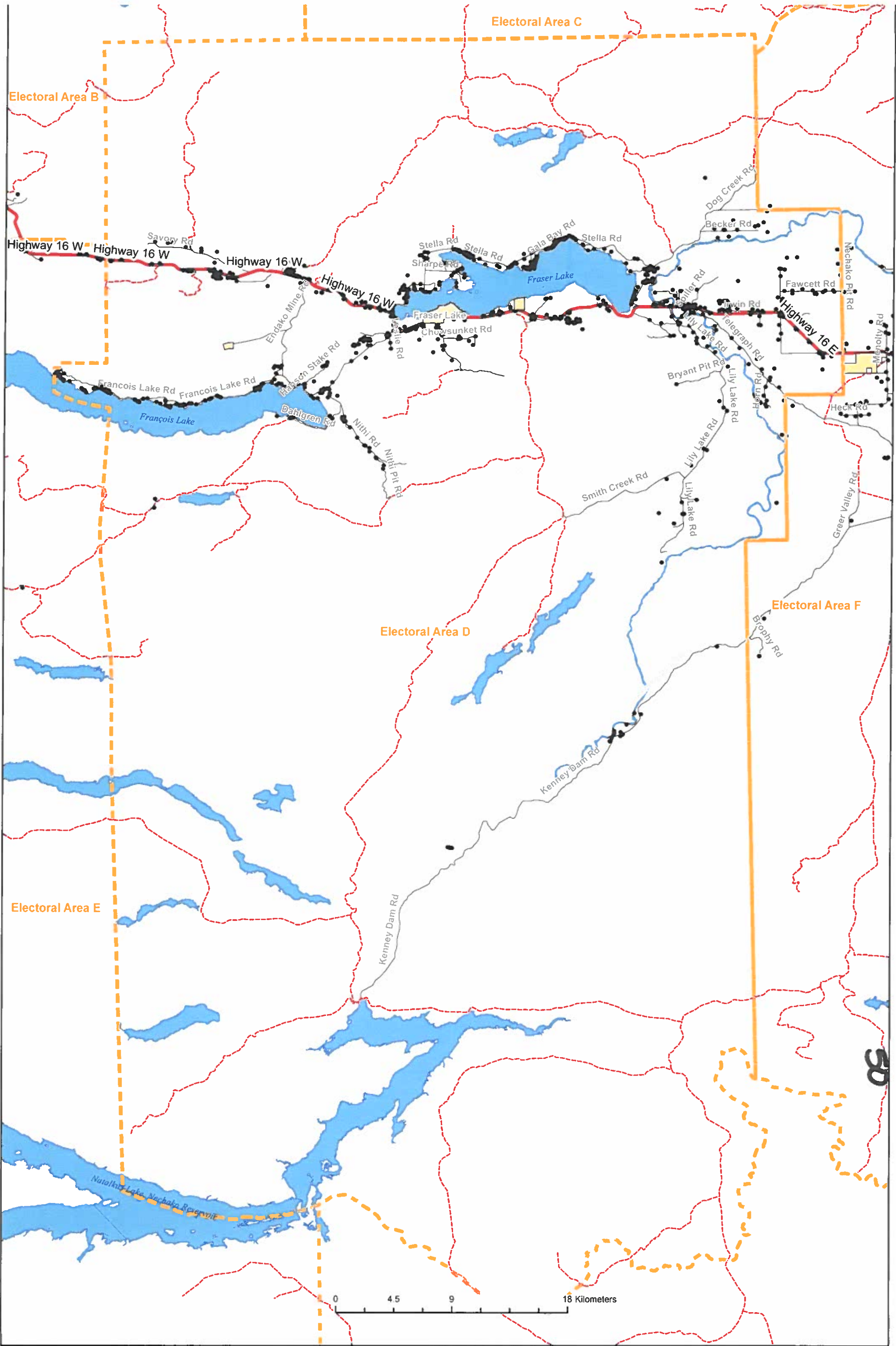


• Address Point

# Electoral Area 'C' Address Density

Date: 27-Mar-2019



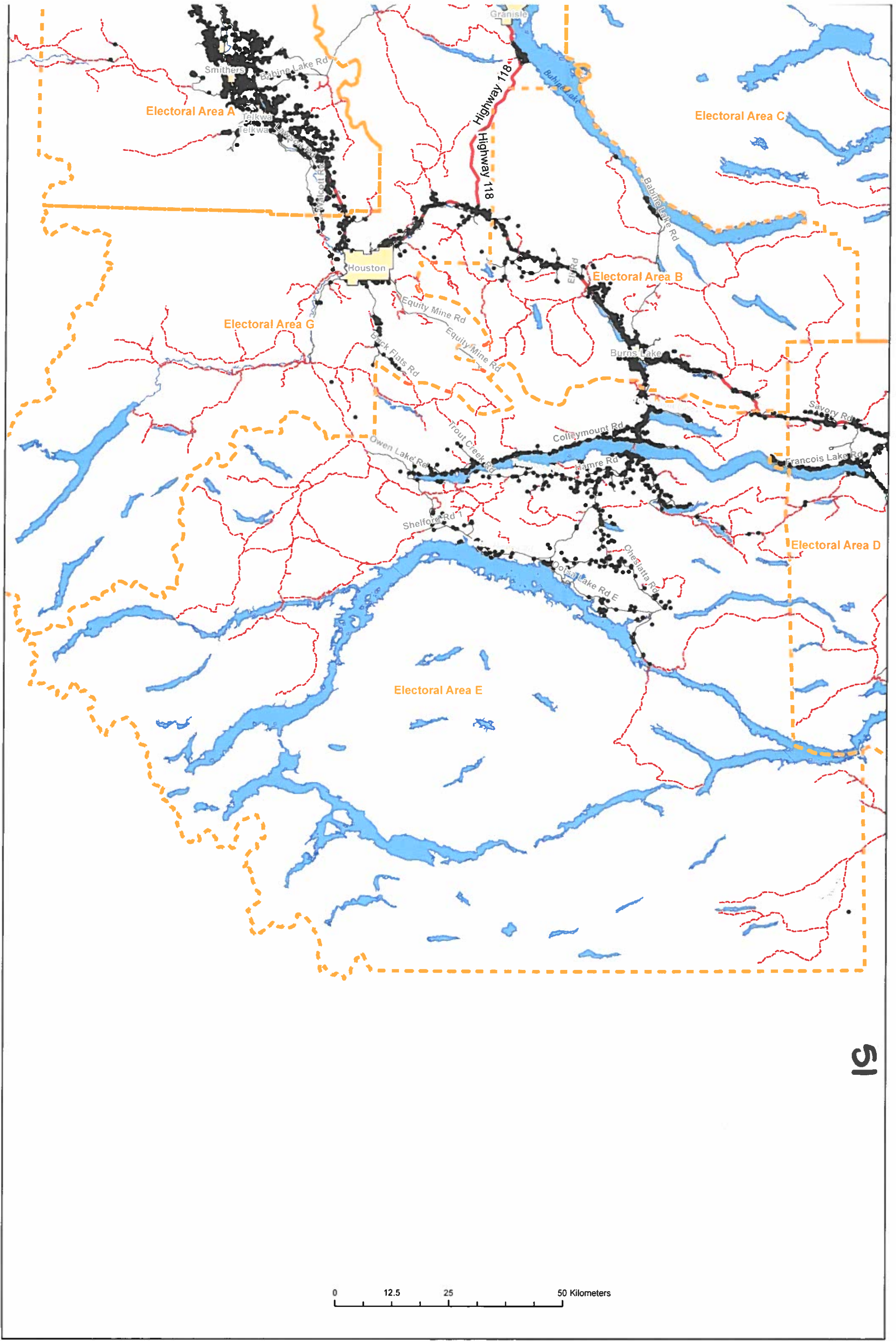


• Address Point

# Electoral Area 'D' Address Density

Date: 27-Mar-2019





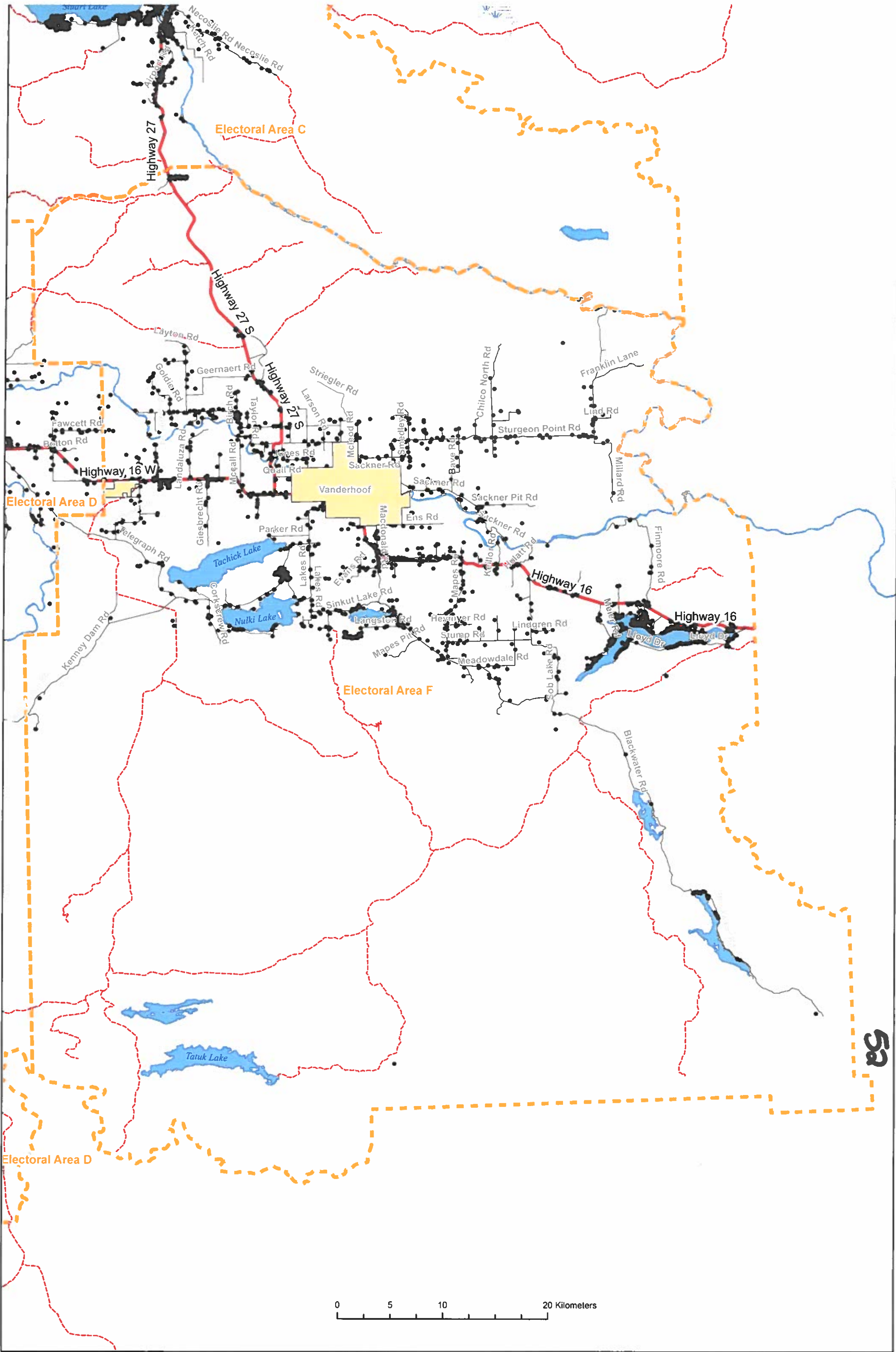
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• Address Point

# Electoral Area 'E' Address Density

Date: 27-Mar-2019



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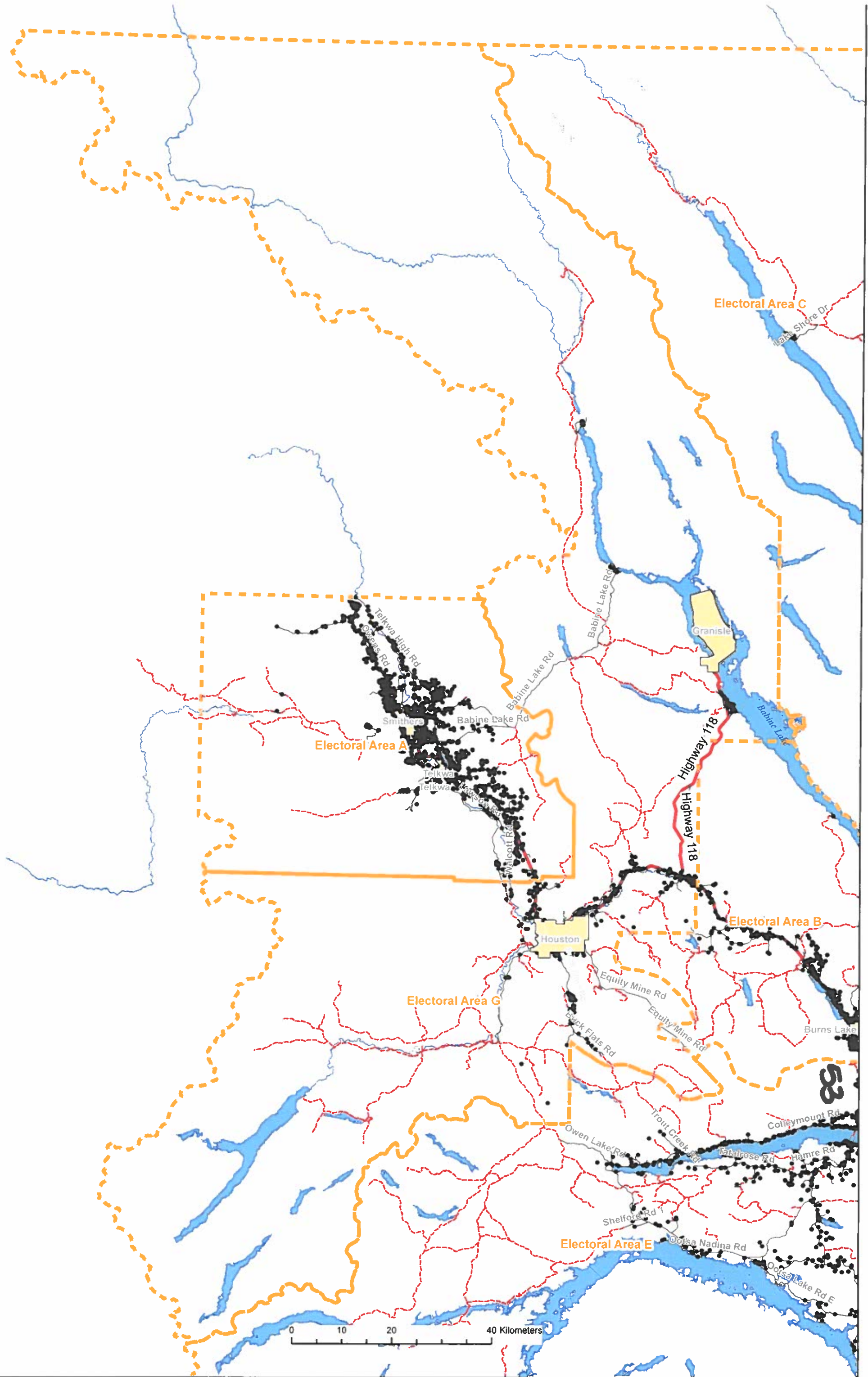


• Address Point

# Electoral Area 'F' Address Density

Date: 27-Mar-2019





• Address Point

## Electoral Area 'G' Address Density

Date: 27-Mar-2019