



REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA
Thursday, May 16, 2019

<u>PAGE NO.</u>	<u>ADMINISTRATION REPORT</u>	<u>ACTION</u>
3	Debbie Evans, Agriculture Coordinator -RDBN Agricultural Plan and Investment Agriculture Foundation	Direction
	<u>ENVIRONMENTAL SERVICES</u>	
	<u>VERBAL REPORT</u>	
	Rory Mckenzie, Director of Environmental Services – Smithers Recycling	Receive
	<u>DEVELOPMENT SERVICES</u>	
	<u>Application</u>	
4-5	ALR Application 1213–Exclusion, Electoral Area A (Refer to Board Agenda Page 92-111) -Ministry of Agriculture Referral Response -Agriculture Coordinator Referral Response	Receive
	<u>ELECTORAL AREA PLANNING</u> (<i>All Directors</i>)	
	<u>Bylaws for 1st and 2nd Reading</u>	
6	Bylaw No. 1871 & 1872, 2019, Rezoning File B-01-19 Electoral Area “B” (Refer to Board Agenda Page 119-131) Area B APC Meeting Minutes	Receive
7-10	Replacement Pages 125-128 in Board Agenda Bylaw No. 1871 & 1872, 2019, Rezoning File B-01-19 - Electoral Area “B”	Receive
11-12	Bylaw No. 1873, 2019, Rezoning File B-03-19 Electoral Area “B” (Refer to Board Agenda Page 132-139) - Area B APC Meeting Minutes -MOTI Referral Response	Receive
	<u>Bylaw for 3rd Reading and Adoption</u>	
13	Public Hearing Report Endako, Fraser Lake, and Fort Fraser Official Community Plan Review (Refer to Board Agenda Page 140-144)	Receive

Referrals

14-19

**OGC Referral Multi-Use Site
Notices for Pacific Trails Pipeline Project
Electoral Area "E & G"**

**Recommendation
(Page 17)**

NEW BUSINESS

ADJOURNMENT



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Memorandum

TO: Chair Thiessen and the Board of Directors
FROM: Debbie Evans, Agriculture Coordinator
DATE: May 15, 2019
SUBJECT: RDBN Agricultural Plan and Investment Agriculture Foundation

Purpose

The purpose of this memorandum is to receive direction from the Board of Directors on future direction of the RDBN Agricultural Plan.

Background

The Agriculture Coordinator submitted an application to Investment Agriculture Foundation (IAF). The IAF Board approved the \$25,000 in funding but IAF has put constraints on the funding. IAF would like an Agriculture Advisory Committee established for the RDBN, a detailed outline of the outcomes from the 2012 RDBN Agricultural Plan, the use of IAF approved contractor, lead on the project by BC Ministry of Agriculture and ALC planners and a detailed plan with who is responsible for outcomes approved by the IAF.

Mark Parker, the Agriculture Committee Chairman, Jason Llewellyn and the Agriculture Coordinator had a conference call to discuss what was the strategy in 2012 for the RDBN Agriculture Plan. The Regional District did not access IAF funding due to the restrictions implemented by the IAF.

The requested \$25,000 from IAF could be sourced from the Northern Capital and Planning Grant, NCPG. John Illes has checked if the RDBN Agricultural Plan would be eligible under NCPG and the \$25,000 is eligible upon Board approval. The Agriculture department budget has matching funding already approved in the budget for \$25,000 for this \$50,000 project.

Options

- 1) Continue with IAF funding and meet the constraints issued by IAF.
- 2) Respond back to IAF that the RDBN will not be utilizing IAF funding on the RDBN Agriculture Plan and access the \$25,000 from Board approved funding from the NCPG.

RECOMMENDATION:
(All/Directors/Majority)

Direction

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Jennifer MacIntyre

From: Stevenson, John J AGR:EX <John.J.Stevenson@gov.bc.ca>
Sent: May 7, 2019 2:14 PM
To: Jennifer MacIntyre
Subject: ALR 1213 - Penninga

Hi Jennifer,

Thank you for the opportunity to comment on the proposed ALR exclusion on behalf of the Canadian Reformed School Association of Smithers.

From an agriculture perspective, I have no concern with this application; the school is an integral component of Smithers community and surrounding area, and I concur with your application package assessment, the current and future agriculture use potential of the proposed area is marginal due to the very small parcel size and also marginal soil capability for field based agriculture. I would request though that if granted permission from the ALC, the application area for exclusion consideration be consolidated with larger school property.

If you would like to discuss this application further with me, please do not hesitate to call or email.

Regards,

John Stevenson, Regional Agrologist, Highway 16 West
BC Ministry of Agriculture, Smithers | 250-847-6379 cell 250-643-2445
1-888-221-7141 | www.gov.bc.ca/agriservicebc

RESPONSE SUMMARY

ALR No. 1213

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

I support the comments from the planning departments for school use of the property.

Signed By: *William Lee P. Hy*

Title: *Deer Agricultural Coordinator*

Date: *7/15/2019*

Agency: *RDAD*

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Doug Bysouth

Advisory Planning Commission Meeting Minutes

Electoral Area B	Meeting Date: May 14, 2019	Meeting Location: Regional District of Bulkley-Nechako
Attendance		
<u>APC Members</u> <input checked="" type="checkbox"/> Marvin Strimbold <input type="checkbox"/> Erwin Tom <input type="checkbox"/> Dale Ross <input checked="" type="checkbox"/> Lynn Synotte <input type="checkbox"/> Valerie Anderson <input checked="" type="checkbox"/> Louise Fisher <input checked="" type="checkbox"/> Bob Saul	<u>Electoral Area Director</u> <input checked="" type="checkbox"/> Director Michael Riis-Christianson <input checked="" type="checkbox"/> Alternate Director Doug Bysouth <u>Other Attendees</u> <input type="checkbox"/> <u>Klaus Posselt</u> <input type="checkbox"/> <u>Jason Hewellyn</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____	
Chairperson:	Secretary:	
Call to Order:		
Other Business/Updates (If applicable) <ol style="list-style-type: none"> 1. Election of Chairperson and Secretary 2. APC Workshop <p style="margin-left: 200px;"><i>Bob + Louise Chair Secretary for this meeting only.</i></p>		
Applications (Include application number, comments, and resolution) <ol style="list-style-type: none"> 1. Rezoning B-01-19 (Sensenig)? <p style="margin-left: 100px;"><i>The APC Recommends that the application be supported</i></p>		



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REGIONAL DISTRICT OF BULKLEY-NECHAKO BYLAW NO. 1871

A Bylaw to Amend "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017"

The Board of Directors of the Regional District of Bulkley-Nechako in open meeting assembled enacts as follows:

That the "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Bylaw No. 1785, 2017" be amended such that the designation of the following land is changed from "Resource (RE)" to "Rural Residential (RR)".

'The Fractional West ½ of District Lot 4169A, Range 5, Coast District, Except Plans 10527, 10987, PRP14316 and 4623' and shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Amendment Bylaw No. 1871, 2019".

READ A FIRST TIME this day of , 2019

READ A SECOND TIME this day of , 2019

PUBLIC HEARING HELD this day of , 2019

READ A THIRD TIME this day of , 2019

I hereby certify that the foregoing is a true and correct copy of "Burns Lake Rural and Francois Lake (North Shore) Official Community Plan" Amendment Bylaw No. 1871, 2019".

DATED AT BURNS LAKE this day of , 2019

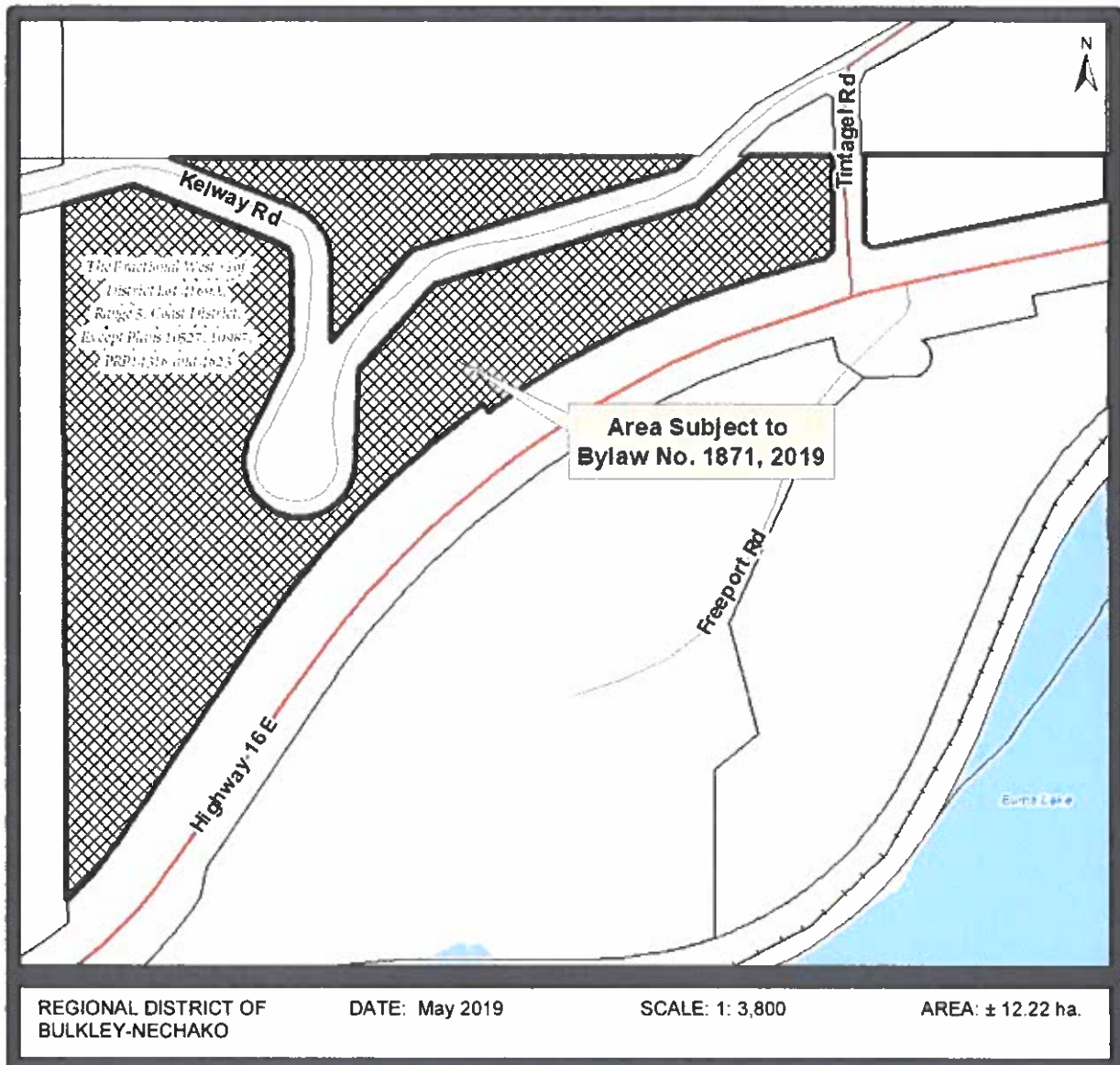
Corporate Administrator

APPROVED BY THE MINISTRY OF TRANSPORTATION
this day of

ADOPTED this day of , 2019

Chairperson

Corporate Administrator



SCHEDULE "A" BYLAW NO. 1871

'The Fractional West 1/2 of District Lot 4169A, Range 5, Coast District, Except Plans 10527, 10987, PRP14316 and 4623', comprising of ± 12.22 hectares. Designation being changed from "Resource (RE)" to "Rural Residential (RR)" as shown

I hereby certify that this is Schedule "A" of Bylaw No. 1871, 2019.

Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 1872

A Bylaw to Amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993" be amended such that the following land is rezoned from the "Manufactured Home Park (R7)" Zone to "Small Holdings (H1)" and "Rural Residential (R6)" Zones.

'The Fractional West ½ of District Lot 4169A, Range 5, Coast District, Except Plans 10527, 10987, PRP14316 and 4623' and shown on Schedule "A", which is incorporated in and forms part of this bylaw.

This bylaw may be cited as the "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1872, 2018."

READ A FIRST TIME this day of , 2019

READ A SECOND TIME this day of , 2019

PUBLIC HEARING HELD this day of , 2019

READ A THIRD TIME this day of , 2018

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1872, 2019"

DATED AT BURNS LAKE this day of , 2019

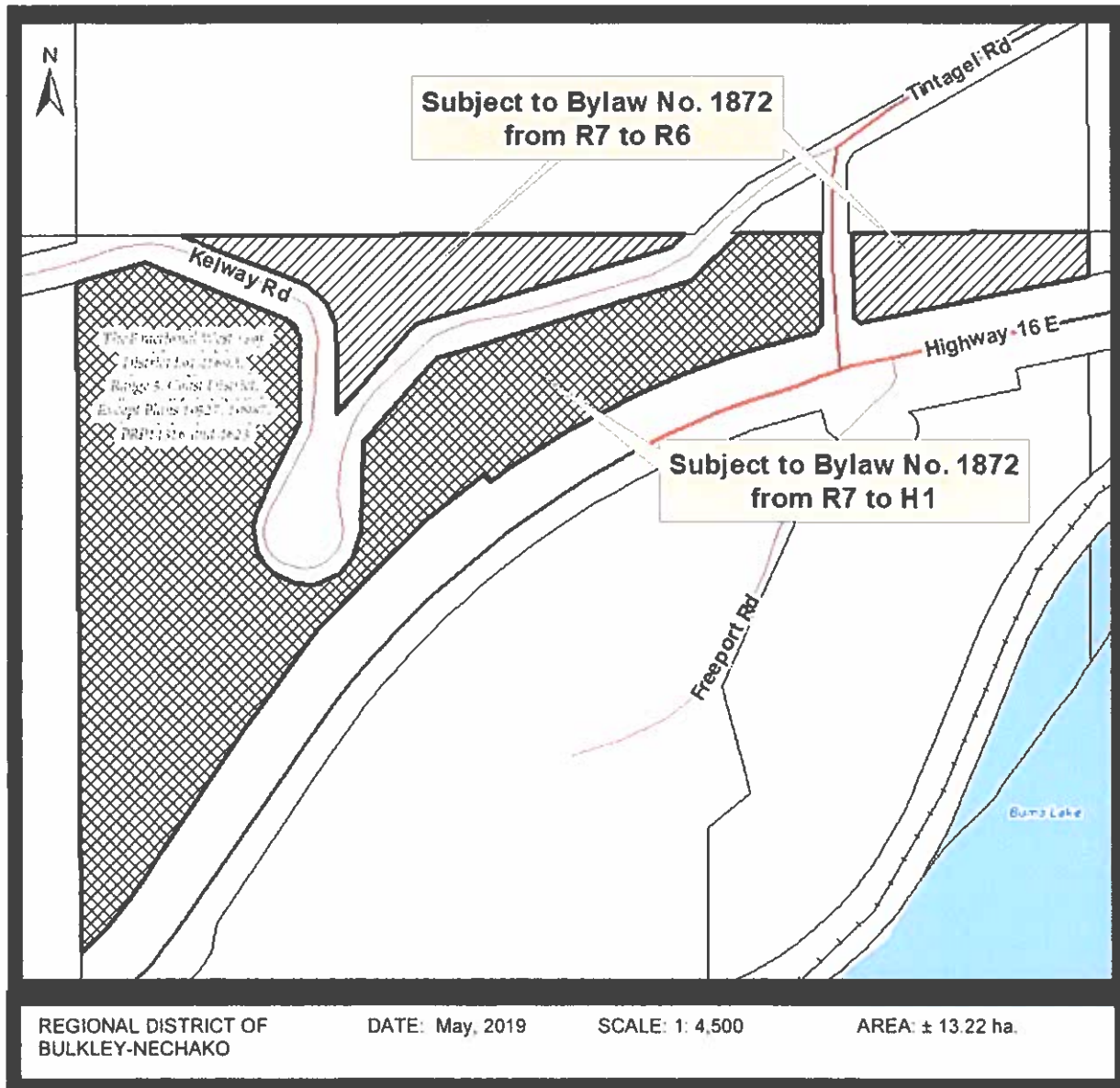
Corporate Administrator

APPROVED BY THE MINISTRY OF TRANSPORTATION
this day of

ADOPTED this day of , 2019

Chairperson

Corporate Administrator



SCHEDULE "A" BYLAW NO. 1872

'The Fractional West ½ of District Lot 4169A, Range 5, Coast District, Except Plans 10527, 10987, PRP14316 and 4623', comprising of ± 13.22 hectares. Being rezoned from the "Manufactured Home Park (R7) Zone" to the "Small Holdings (H1) Zone" and "Rural Residential (R6) Zone" as shown.

I hereby certify that this is Schedule "A" of Bylaw No. 1872, 2019.

Corporate Administrator

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2. Rezoning B-02-19 (Tahtsa) ✓

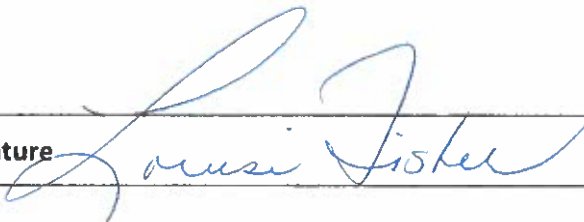
The APC recommends that the proposed land uses be supported.

3. Rezoning B-03-19 (MacCulloch)

The APC recommends that the application be supported.

Meeting Adjourned:

Secretary Signature



RESPONSE SUMMARY
Application B-03-19

- | | |
|---|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input type="checkbox"/> Interests Unaffected by the Bylaw |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |
| <input checked="" type="checkbox"/> No Objections | |

* Although the Ministry has no objections to this application, the applicant should be made ~~very~~ aware that the Sheraton FSR/Hansen Rd is listed under a lower maintenance classification, meaning it receives little maintenance in both the summer and winter. According to our records, it does not receive any maintenance in the winter.

* East End Rd is listed as a public road and is listed at a higher maintenance class, but only for the first few hundred metres.

* Any questions should be directed to myself, Leanne Helkenberg @ Leanne.Helkenberg@gov.bc.ca or (250) 847-7396.

Signed By: 

Date: April 26/2019

Title: Sr District Development Technician

Agency: Ministry of Transportation and Infrastructure

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1865, 2019
May 13, 2019**

Report of the Public Hearing held at 7:00 P.M. Monday May 13, 2018 in the meeting room at the CH Foote Memorial Arena (Fraser Lake Arena), 30 Carrier Crescent, Fraser Lake, B.C. regarding Bylaw No. 1865.

Present: Mark Parker, Electoral Area D Director
Jason Llewellyn, Director of Planning, Recording Secretary

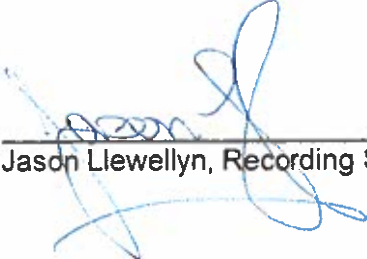
CALL TO ORDER The meeting was called to order at 7:05 P.M.

BUSINESS

No members of the public attended the public hearing, and no written submissions were received.

ADJOURNMENT Chairperson Parker adjourned the public hearing at 7:20 P.M.

Mark Parker, Chairperson



Jason Llewellyn, Recording Secretary



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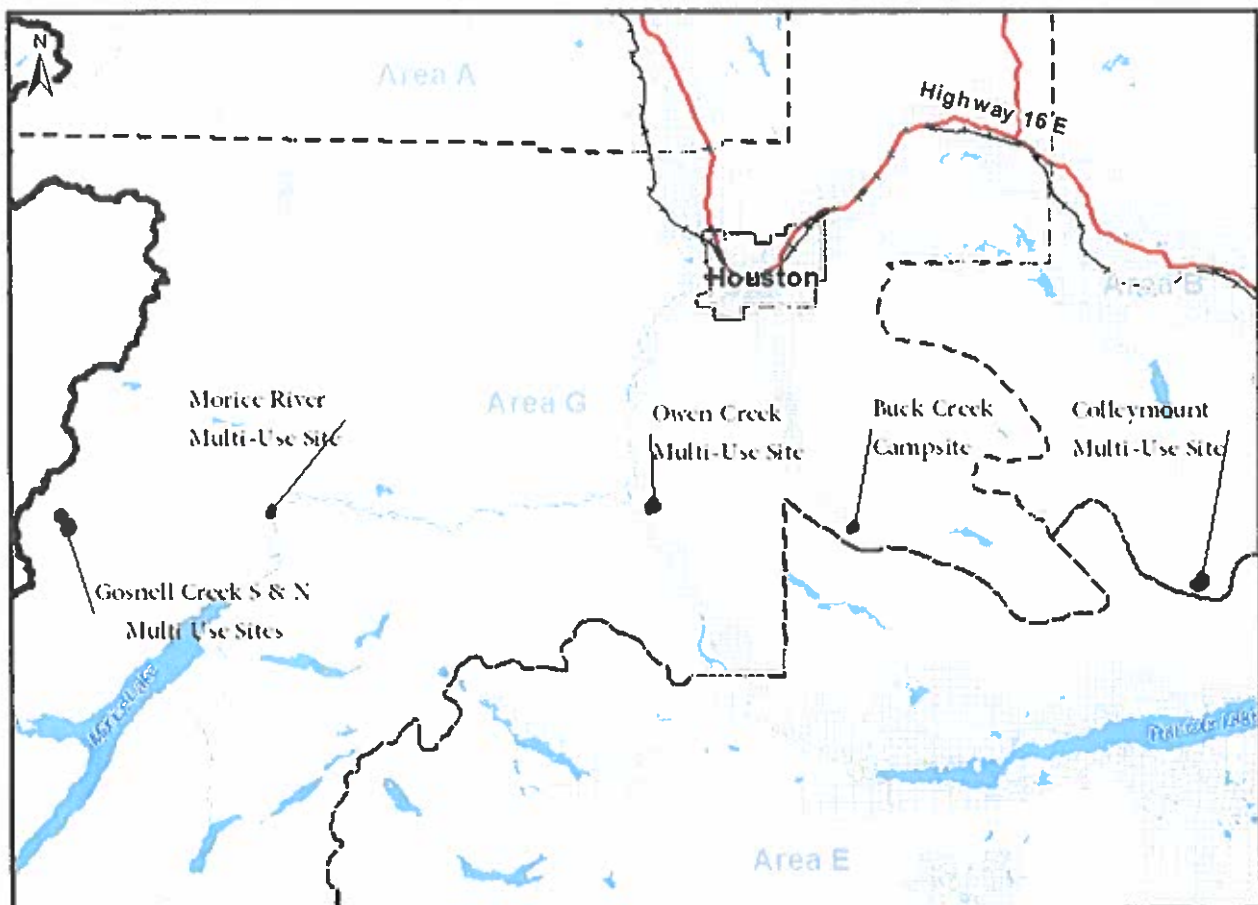
MEMORANDUM

To: Regional District Board
From: Jennifer MacIntyre, Planner I
Date: May 6, 2019
Re: **OGC Referral Multi-Use Site Notices for Pacific Trails Pipeline Project**

The RDBN has received six referrals from the Oil and Gas Commission (OGC) to allow Chevron Canada Ltd. to construct and operate five Multi-Use Sites and one Campsite to support the construction of the Pacific Trails Pipeline Project (PTP Project).

The PTP Project is a proposed 463-kilometre, natural gas pipeline that will deliver gas from Summit Lake, BC to the proposed Kitimat LNG facility site at Bish Cove near Kitimat. The project has received an environmental assessment certificate, as well as permits from the OGC for all 5 pipeline sections and associated facilities.

All six referrals are requesting an extension to Chevron's existing permit for a two-year term. No changes to the original proposals have been made. Below is a summary of the proposed sites.

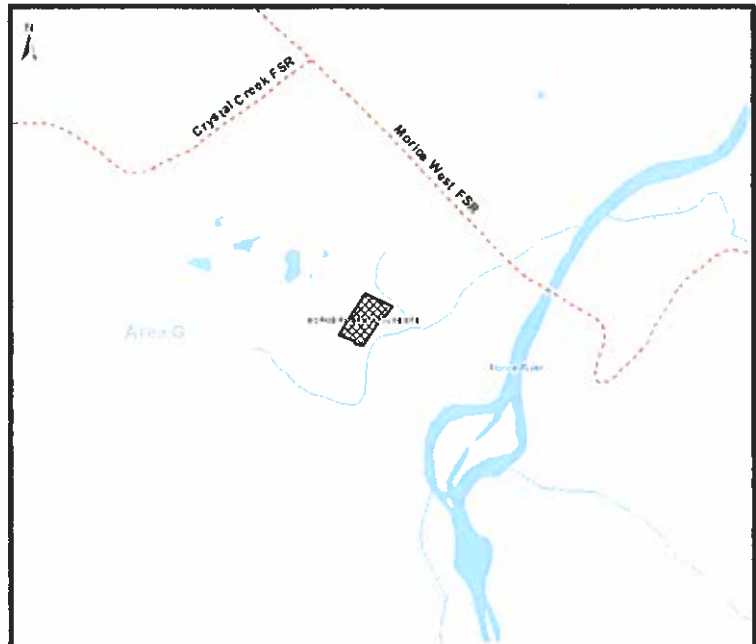


Multi-Use Sites

Multi-Use sites are infrastructure to support pipeline construction activities such as temporary construction camps, contractor yards, and designated refuelling areas. Multi-Use Sites are proposed to contain land uses that are separate from the construction process and are subject to zoning regulation.

Morice River Multi-Use Site

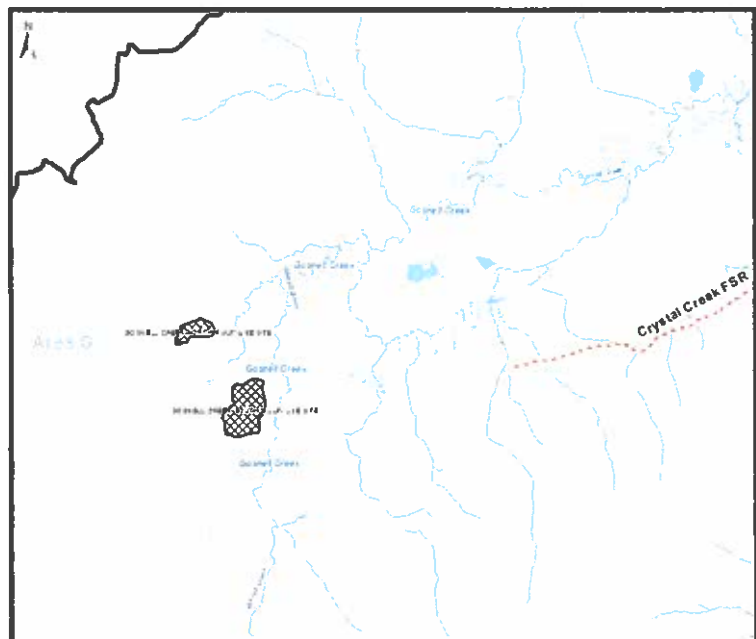
The proposed Morice River Multi-Use site is found in Electoral Area G off the Morice West FSR, approximately 45 km west of the District of Houston and is 2.68 ha in size. The area is not zoned or located within the RDBN Building Inspection Area.



Gosnell Creek North & South Multi-Use Sites

Both proposed Gosnell Creek Multi-Use Sites are located in the far western area of Electoral Area G, off of Crystal Creek FSR. Gosnell Creek North site's application area is 12.46 ha in size. Gosnell Creek South site's application area is 37.88 ha in size. Both application areas are approximately 70 km southwest of the District of Houston.

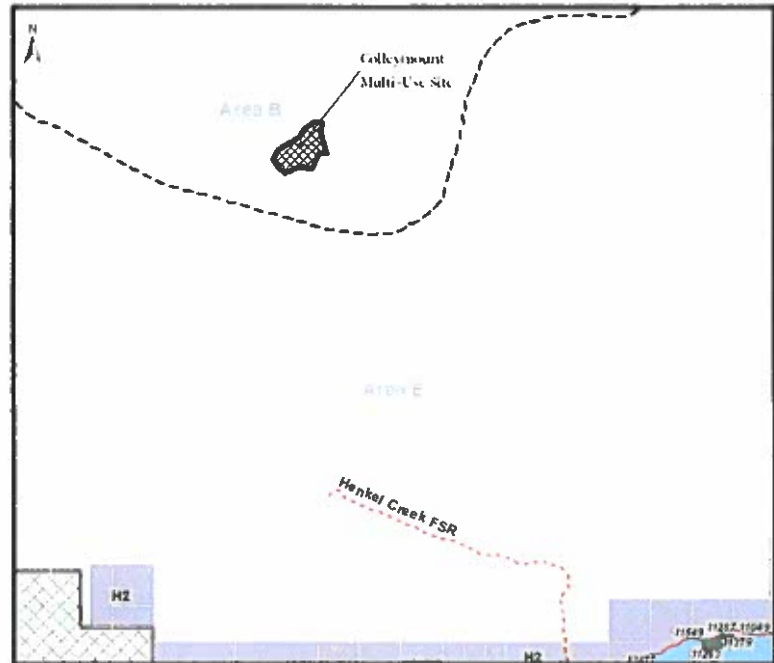
Both areas are not zoned or located within the RDBN Building Inspection Area.



Collymount Multi-Use Site

The proposed Collymount Multi-Use site is found in Electoral Area B off the Henkel Creek FSR, approximately 45 km east of the District of Houston and is 48.23 ha in size.

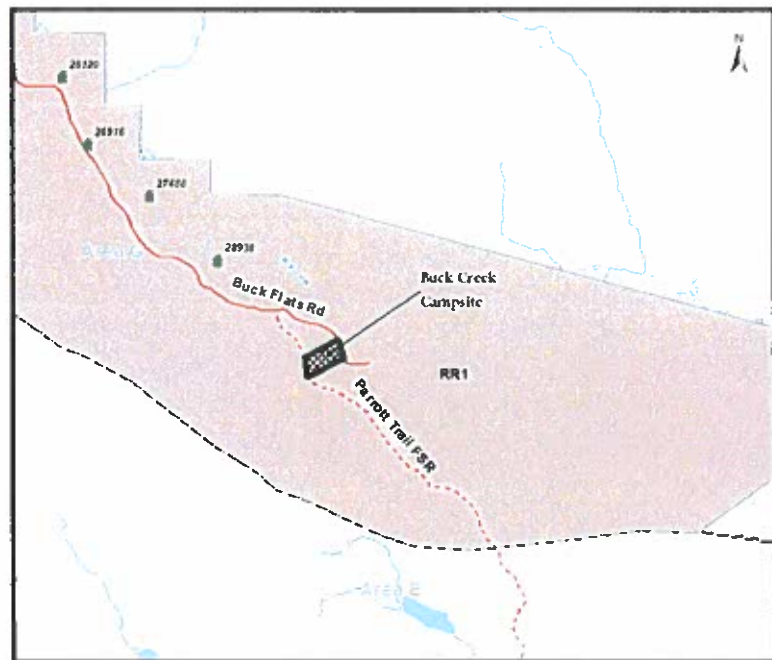
The area is not zoned but is located within the RDBN Building Inspection Area. Therefore, building on this site may require a building permit.



Buck Creek Campsite

The proposed Buck Creek Campsite is found in Electoral Area G off the Buck Flats Road and Parrott Trail FSR, approximately 22 km south of the District of Houston and is 8.44 ha in size.

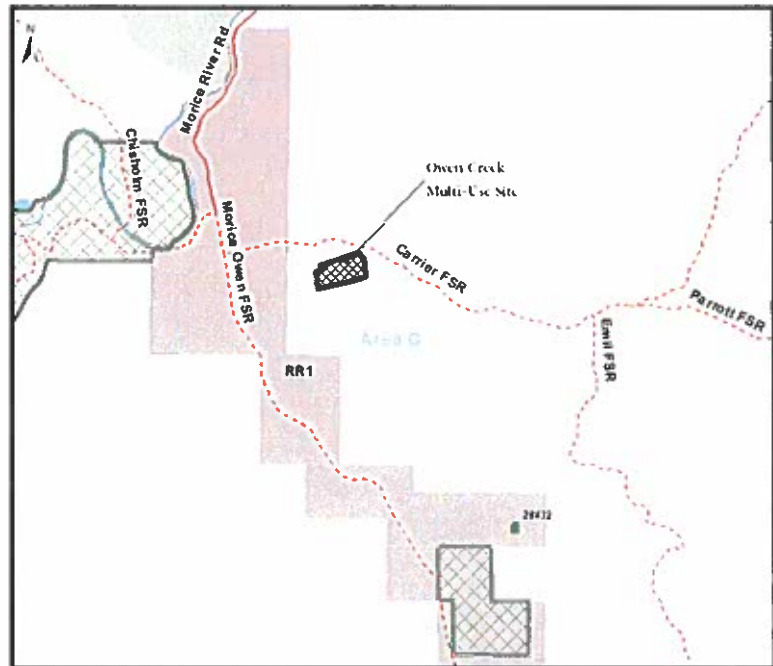
The area is zoned Rural Resource (RR1) and is found outside the RDBN Building Inspection Area. The proposed uses are not permitted on lands zoned RR1. Therefore, the proposed uses may not occur on this site without the issuance of a TUP or rezoning application.



Owen Creek Multi-Use Site

The proposed Owen Creek Multi-Use Site is found in Electoral Area G off the Carrier FSR, approximately 20 km south of the District of Houston and is 25.47 ha in size.

The area is not zoned and is found outside the RDBN Building Inspection Area.



Discussion

Planning Department staff shall ensure that Chevron and the OGC are aware that the proposed Colleymount Multi-Use Site will require a Building Permit. The Buck Creek Campsite is not a permitted use under the existing zoning of the land. Therefore, an application for a Temporary Use Permit may be applied for to allow the proposed uses; and that the Board may or may not approve any Temporary Use Permit application at their discretion.

In addition, there are notable concerns regarding pipeline development which can also be addressed at the referral stage; such as, hazardous waste management, fire protection, waste and sewage disposal, traffic management, and invasive weed management, etc. Therefore, it is recommended that the Regional District Board direct staff to send the attached letter.

Recommendation:

That the Regional District Board direct staff to send the attached letter dated May 16, 2019 to the Oil and Gas Commission and Chevron Canada Ltd. in response to the OGC Referral Notices for the proposed Morice River, Gosnell Creek, Collymount, Owen Creek Multi-Use Sites, and Buck Creek Campsite.

(All Directors / Majority)

Reviewed by:

Jason Jewellyn
Director of Planning

Written by:

Jennifer MacIntyre
Planner I



37, 3RD AVE, PO Box 820
 BURNS LAKE, BC
 V0J 1E0

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REGIONAL DISTRICT OF BULKLEY NECHAKO
 "A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

May 16, 2019

BC Oil and Gas Commission
 Bag 2, Fort St. John, BC, V1J 2B0

Re: OGC Referral Multi-Use Site Notices for Pacific Trails Pipeline Project

Thank you for the referrals regarding the proposed Multi-Use Sites for the Pacific Trails Pipeline Project. The Regional District Board is taking this referral as an opportunity to remind Chevron Canada Ltd., and the Oil and Gas Commission, of the following issues relating to work camps and other facilities in the RDBN.

RDBN Required Permits

The proposed Colleymount Multi-Use Site is located within the RDBN Building Inspection Area. Therefore, the applicant may be required to apply for any structures proposed.

The Buck Creek Campsite is zoned Rural Resource (RR1) under the RDBN Zoning Bylaw, No. 700, 1993. The proposed uses are not permitted under the RR1 zone. Therefore, an application for a Temporary Use Permit may be applied for to allow the RDBN Board to consider the proposed uses.

It is noted that RDBN approval is discretionary and is not guaranteed. Therefore, the RDBN continues to request that the outstanding land use applications be initiated immediately to determine if these facilities can be located as proposed.

Liquid Waste Disposal

The RDBN encourages Chevron Ltd. to explore options for cooperation with member municipalities for the disposal of liquid waste from work camps. It is expected that there are options that will require facility upgrades. If Chevron Ltd. does not engage with municipalities to identify options well in advance of construction, opportunities may be lost. It would be a shame if money is spent unnecessarily on hauling waste long distances or building on-site disposal facilities which will be abandoned, rather than investing in improving local community infrastructure.

MUNICIPALITIES:

SMITHERS FORT ST. JAMES
 VANDERHOOF FRASER LAKE
 HOUSTON TELKWA
 BURNS LAKE GRANISLE

ELECTORAL AREAS:

A - SMITHERS RURAL E - FRANCOIS/OOTSA LAKE RURAL
 B - BURNS LAKE RURAL F - VANDERHOOF RURAL
 C - FORT ST. JAMES RURAL G - HOUSTON RURAL
 D - FRASER LAKE RURAL

INQUIRIES@RDBN.BC.CA

WWW.RDBN.BC.CA

PH: 250-692-3195

FX: 250-692-3305

TF: 800-320-3339

The RDBN's Concerns Regarding Fire Protection and Emergency Response

RDBN requests that Chevron Ltd. address emergency response issues with the RDBN as soon as possible. Specific areas of RDBN interest include consistent communications protocols for all work camps, and evacuation plans for workers that do not use resources needed by local residents.

Public Communications During Construction

The RDBN wants to ensure that Chevron Ltd. and the OGC have an adequate plan in place to accept, evaluate, and respond to public complaints associated with work camps and pipeline construction. It is expected that the Province and industry may look to the RDBN to play a role in accepting public complaints and representing concerns to the OGC and industry. Chevron Ltd. should not rely on the RDBN playing this role as the Province and industry should be directly accountable for adequately responding to the public regarding negative impacts associated with work camps, and the pipeline construction process.

The RDBN continues to recommend that Chevron Ltd. develop specific procedures and processes by which they will accept, evaluate, and respond to public complaints and questions, and that this plan include the use of storefront offices in impacted communities.

The RDBN looks forward to addressing the above noted issues with Chevron Ltd. as soon as possible.

Sincerely,

Gerry Thiessen, Chair
Regional District of Bulkley-Nechako

cc. Surface Land Team Lead,
PTPMI c/o Chevron Canada Ltd.
500 fifth Ave SW
Calgary, AB T2P 0L7