

REGIONAL DISTRICT OF BULKLEY-NECHAKO

**RURAL AGRICULTURE COMMITTEE
AGENDA**

Thursday, February 6, 2020

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	<u>AGENDA- February 6, 2020</u>	Approve
	<u>Supplementary Agenda</u>	Receive
	<u>MINUTES</u>	
3-7	Rural Directors Committee Meeting Minutes - January 9, 2020	Adopt
	<u>AGRICULTURE CORRESPONDENCE</u>	
8-11	Ministry of Agriculture Policy Intentions Paper Residential Flexibility in the ALR	Receive
12-25	Ministry of Agriculture – Supporting B.C. Farmers Public Engagement – “What We Heard” Report	Receive
	<u>AGRICULTURE DISCUSSION ITEM</u>	
	Agriculture Update – Verbal Report – Chair Parker	
	<u>PLANNING DEPARTMENT (Rural Directors)</u>	
	<u>Crown Land Application Referrals</u>	
26-43	Jennifer MacIntyre, Planner 1 Crown Land Application Referral 7410116 (Blue Jay Farm) Electoral Area “C”	Recommendation
44-61	Jennifer MacIntyre, Planner 1 Crown Land Application Referral 7410117 (TBT Enterprises) Electoral Area “C”	Recommendation
62-76	Jennifer MacIntyre, Planner 1 Crown Land Application Referral 7409873 (BC Hydro Takla Lake) Electoral Area “C”	Recommendation
77-80	Jennifer MacIntyre, Planner 1 Crown Land Application Referral 6409180 (BC Hydro) Electoral Area “A”	Recommendation

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	<u>Mines Application Referrals</u>	
81-99	Jennifer MacIntyre, Planner 1 Mines Application Referral 1640462-202001 (Kwanika Copper Corp)	Recommendation
	<u>RURAL REPORTS</u>	
100-102	Jason Blackwell, Regional Fire Chief – Protective Services - Rescind and/or New Bylaws	Direction
103-104	Kim Fields, Accounting Clerk 2 – Electoral Area Allocation of Federal Gas Tax Funds – Fourth Quarter 2019	Receive
	<u>RURAL DISCUSSION ITEM</u>	
	John Illes, Chief Financial Officer – 2020 Rural Budget (please refer to C.O.W. Budget Report)	
	<u>SUPPLEMENTARY AGENDA</u>	
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	<u>ADJOURNMENT</u>	

REGIONAL DISTRICT OF BULKLEY-NECHAKO**RURAL DIRECTORS COMMITTEE MEETING****Thursday, January 9, 2020**

PRESENT: Chair Mark Parker

Directors Tom Greenaway
Clint Lambert
Andrea Newell
Jerry Petersen
Michael Riis-Christianson
Gerry Thiessen – left at 2:01 p.m.

Director Absent Mark Fisher, Electoral Area “A” (Smithers Rural)

Alternate Director Megan D’arcy, Electoral Area “A” (Smithers Rural)

Staff Curtis Helgesen, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services – left at 1:51 p.m.
Jason Blackwell, Regional Fire Chief – left at 2:29 p.m.
Nellie Davis, Regional Economic Development Coordinator – left at 1:06 p.m.
Debbie Evans, Agriculture Coordinator – left at 1:06 p.m.
John Illes, Chief Financial Officer
Deborah Jones-Middleton, Director of Protective Services
Jason Llewellyn, Director of Planning – arrived at 1:55 p.m., left at 2:02 p.m.
Wendy Wainwright, Executive Assistant

Others Gladys Atrill, Town of Smithers
Shane Brienen - left at 1:37 p.m.
Dolores Funk, Village of Burns Lake
Brad Layton, Village of Telkwa – left at 12:59 p.m., returned at 1:06 p.m.

CALL TO ORDER

Chair Parker called the meeting to order at 12:38 p.m.

AGENDAMoved by Director Petersen
Seconded by Director Newell**RDC.2020-1-1**

“That the Rural Directors Committee Agenda for January 9, 2020 be approved.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY**MINUTES****Rural Directors Committee Meeting Minutes -November 7, 2019**Moved by Director Lambert
Seconded by Director Riis-Christianson**RDC.2020-1-2**

“That the minutes of the Rural Directors Committee meeting of November 7, 2019 be received.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

AGRICULTURE REPORTS

Agricultural Community Meeting on Water Sustainability Act – February 5, 2020 -Vanderhoof, B.C. Moved by Director Riis-Christianson
Seconded by Director Lambert

RDC.2020-1-3

“That the Rural Directors Committee recommend that the Board authorize Chair Parker to attend the Agricultural Community Meeting on the *Water Sustainability Act* in Vanderhoof, B.C. on February 5, 2020.”

Moved by Director Greenaway
Seconded by Director Lambert

RDC.2020-1-4

“That Motion RDC.2020-1-3 be amended to include: authorize any Directors wanting to attend.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

“That the question be called on Motion RDC.2020-1-3 as amended.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

Regional Agriculture Forum Oct 23-24, 2020 “Soil to Table -Celebrating Local Agriculture” Moved by Director Riis-Christianson
Seconded by Director Lambert

RDC.2020-1-5

“That the Rural Directors Committee recommend that the Board approve the ‘draft’ agenda for Soil to Table – Celebrating Local Agriculture October 23rd and 24th, 2020 in Burns Lake.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

Alternate Director D’arcy provided an overview of the Smithers Farmers Institute Forum that has taken place in the past in the Smithers area. Discussion took place in regard to the RDBN hosting a Regional Agriculture Forum every two years and reviewing future scheduling of a Regional Forum.

RDBN Food Hub and Food Economy Assessment Moved by Director Riis-Christianson
Seconded by Director Lambert

RDC.2020-1-6

“That the Rural Directors Committee recommend that the Board approve:
1. The RDBN Food Hub and Food Economy Assessment.
2. Staff to proceed with a Request for Proposal on BC Bid.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

RURAL REPORTS

Rural/Agriculture Committee Moved by Director Petersen
Seconded by Director Newell

RDC.2020-1-7

“That the Rural Directors Committee recommend to the Board that the Rural Directors Committee be renamed the Rural/Agriculture Committee to reflect the work of the Committee.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

RURAL REPORTS (CONT'D)

Electoral Area Directors' Forum Moved by Director Riis-Christianson
-February 4-5, 2020 Seconded by Director Lambert
-Richmond, B.C

RDC.2020-1-8

"That the Rural Directors Committee receive the Manager of Administrative Services' December 20, 2019 memo titled "Electoral Area Forum – February 4-5, 2020 – Richmond, B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Deadline for registration is January 17, 2020. Any Directors wanting to attend will provide information to staff. Discussion took place in regard to requesting the Federal Gas Tax Program – 3rd Party Agreements Panel be held at another opportunity due to the Electoral Area Directors inability to attend the Forum.

RDBN Grant Services
Facilitation

Moved by Director Lambert
 Seconded by Director Greenaway

RDC.2020-1-9

"That the Rural Directors Committee receive the Regional Economic Development Coordinator's December 17, 2019 memo titled "RDBN Grant Services Facilitation."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Fire Department Emergency Services PowerPoint

Jason Blackwell, Regional Fire Chief and Deborah Jones-Middleton, Director of Protective Services provided a PowerPoint Presentation.

Fire Department Emergency Services

- Emergency Management British Columbia (EMBC)
- RDBN Bylaws
- Additional Services
- Road Rescue Equipment Costs
- Apparatus & Equipment
- Certifications & Maintenance
- Fire Underwriters Survey (FUS)
- Fire Departments in the RDBN
- Fire & Road Rescue Maximum Taxation & 2019 Taxation
- Taxation vs. Funds to Distribution
- Alternate Funding Model
- Conclusion.

Discussion took place regarding the following:

- Number of road rescues and fire calls for 2018 (latest accumulated data)
- Area F Emergency Extrication Contribution Local Service Area Establishment Bylaw No. 1113, 1999 – repealed by Bylaw 1823 on June 21, 2018
- Two potential options moving forward
 - o Emergency Preparedness Planning Service
 - All residents pay same tax rate
 - Service levels maintained across the region
 - \$7,500 proposed for each municipal and rural Fire Department in the RDBN
 - o Developing separate services for each electoral area
 - Each Electoral Area Director determining funding contribution

RURAL REPORTS (CONT'D)

Fire Department Emergency Services PowerPoint (Cont'd)

- Taxpayer contribution
- Importance of road rescue
- Ensuring Fire Departments are adequately funded moving forward
- Consistent service levels across the region in regard to Fire Department Emergency Services
- All travelers along the Highway 16 corridor within the RDBN boundaries receive road rescue service from rural and/or municipal fire departments.

Fire Department Emergency Services

Moved by Director Riis-Christianson
Seconded by Director Greenaway

RDC.2020-1-10

1. "That the Rural Directors Committee recommend that the Board repeal the following:
a. "Topley Rural Road Rescue and Medical First Responders Service Establishment Bylaw No. 1745, 2015"
b. "RDBN Electoral Area C (Fort St. James Rural) Road Rescue Contribution Service Establishment Bylaw No. 1651, 2012" and "RDBN Electoral Area D Emergency Extrication Service Area Establishment Bylaw No. 1516, 2009"; and
c. "Electoral Area 'A' Emergency Response Contribution Local Service Amendment Bylaw No. 853, 1995."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Fire Department Emergency Services

Moved by Director Newell
Seconded by Director Greenaway

RDC.2020-1-11

"That the Rural Directors Committee recommend that the Board direct staff to establish a budget of \$7,500 for each municipal and rural Fire Department in the region through the Emergency Preparedness Planning Service for Fire Departments."

Opposed: Director Petersen

CARRIED

(All/Directors/Majority)

DISCUSSION ITEMS

Federal Gas Tax Program – 3rd Party Agreements

See Motion RDC.2020-1-8.

NCLGA Resolutions

Provincial funding of Major Hospital Projects.

- SNRHD lead

New Drivers L/N Graduated Licensing Program

Director Lambert spoke of drafting a resolution in regard to the New Drivers L (Learner's Licence)/N (Novice Licence) Graduated Licensing Program in regard to providing a mechanism to address labour shortages. He spoke of the need to have driver's education introduced into the high school education curriculum. He referenced the City of Fort St. John 2007 UBCM resolution titled "Reduce Driving Age Restrictions" which was not endorsed.

ADJOURNMENT

Moved by Director Lambert
Seconded by Director Greenaway

RDC.2020-1-11

“That the meeting be adjourned 2:36 p.m.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Executive Assistant

January 27, 2020

Introduction

This paper outlines the Ministry of Agriculture's (the Ministry) proposed policy direction to increase residential flexibility in the Agricultural Land Reserve (ALR).

The intentions summarized here have been developed through collaborative work with the Union of BC Municipalities, the Agricultural Land Commission (ALC) and the BC Agriculture Council and are responsive to what the Ministry heard during recent public consultations.¹

The Ministry is publicly sharing this proposed policy direction now in order to ensure those interested have an opportunity to review. As always, input from the public and from stakeholders is appreciated.

Context

In February 2019, the province brought into force amendments to the *Agricultural Land Commission Act* (Act) to better protect ALR land for farming. There were three key changes that:

- Directly address mega-mansions and speculation in the ALR by limiting the size of primary residences and empowering the ALC to approve additional residences for farm use;
- Restrict the removal of soil and increased penalties for dumping of construction debris and other harmful fill in the ALR; and,
- Reunify the ALR as a single zone, ensuring consistent rules with strong protections for all provincial ALR land.

The first change noted above included a phase-out of a long-standing previous rule that had allowed ALR landowners to place a small secondary residence in the ALR without ALC approval, so long as it was a manufactured home for immediate family members.

In response to some public concerns about this phase-out change, in July 2019, the Ministry delayed its implementation to February 22, 2020. This grandfathering period has now been extended a second time to December 31, 2020, in order to allow time for the possible implementation of the policy direction outlined in the paper.

During the September to November 2019 engagement, the Ministry heard a key theme: more flexibility is needed for residences in the ALR. Therefore, this work has been given priority.

The rationale for more residential flexibility is argued in a number of ways. For example, it may be necessary to keep a loved one, especially an aging parent, on the property. It creates options for jointly owning a property (for farming or not). It can provide a residence for a farmer transitioning out of farming, or for a young or new person transitioning into farming. It can create efficiency for small-scale farmers as it could allow for farmer or farm-worker accommodation, without the need to apply to the ALC. Or it could be simply needed as a source of rental revenue (that may or may not be invested back into a farm).

Current and previous legal framework relating to secondary residences

Recent changes to the Act and regulations modified approval processes for residential uses. Under the previous law, local governments (LG) had the authority to approve all principal residences (up to any size

¹ See <https://engage.gov.bc.ca/supportingfarmers/> for more information on the Supporting BC Farmers public engagement.

as stipulated in bylaws) in the ALR, and LG had the authority to approve additional residences if they were necessary for farm use. In practice, if a LG did not want to approve, or was not sure if the additional residence was necessary for farm use, or it wasn't for farm use, the owner then applied to the ALC through a non-farm use application.

The Act and regulations additionally permitted the following dwelling types without a decision from the ALC if local bylaws allowed them to be constructed:

- Zone 1: one secondary suite in the single family dwelling, and either one manufactured home 9 meters wide for immediate family; OR, an accommodation constructed above an existing building on the farm and that has only a single level.
- Zone 2: one secondary suite in the single family dwelling, and either one manufactured home (as above); OR, an accommodation constructed above an existing building on the farm and that has only a single level; and, if parcel is greater than 50 hectares a residence that fits all residential needs into an area of 4,000m².

After the recent amendments, a LG can only approve a principal residence if the total floor area is less than 500m² (5,400ft²) but may also restrict the principal residence to a smaller size by bylaw. A suite within a principal residence's total floor area is still permitted if a LG permits it by bylaw. A principal residence larger than 500m² (5,400ft²) or an additional residence now requires application to the ALC. The ALC may not approve an additional residence unless it is necessary for farm use.

Considerations

The policy work outlined below will maintain the purpose of the Act and its regulations, is also guided by the results of the Minister of Agriculture's Advisory Committee on ALR Revitalization² (the Committee), including the core ALR policy objectives that came out of the Committee's work to:

- Preserve the productive capacity of ALR land.
- Encourage agriculture as the priority use of ALR land.
- Strengthen ALR and ALC administration and governance to increase public confidence and ensure land use regulation and land use decisions preserve agricultural land and encourage farming and ranching in the ALR.

The Ministry will also consider how to incorporate views on residential flexibility that were raised through recent engagement, such as:

- Many participants expressed a desire to allow for a small second residence for all ALR land owners without requiring ALC approval;
- Some ALR landowners felt uncertain over their ability to replace a structure if it is destroyed (75% or more), or needs to be replaced because it is in disrepair;
- Some retiring and new farmers felt disadvantaged because they can't provide a secondary residence for family/workers without approval from the ALC;
- Participants generally wanted to ensure that the needs of LG, First Nation governments and regional districts are considered in the development of any future policy changes;
- It was recognized that some regional districts do not have zoning bylaws and there is a need to consider what this might mean against any policy options; and,

² See <https://engage.gov.bc.ca/agriculturalallandreserve/> for more information on the independent committee's work.

- BC ALR regions have different residential land uses, including the size of properties, population densities, and pressures to use ALR for non-farm uses.

These and potentially other considerations that were brought forward from the Committee's work and the Supporting BC Farmers engagement will help guide the Ministry in its work to increase residential flexibility in the ALR.

Proposed policy direction

In order to support farmers and non-farmers living in the ALR, the Ministry is considering a change to regulations that will enable landowners in the ALR to have both a principal residence and a small secondary residence on their property, provided they have approval from their LG. In other words, there would be no required application to the ALC. Further, the province would not impose restrictions to require this secondary residence be a manufactured home, or be for an immediate family member, or be part of a farming plan.

Farmers have always had the option to build additional residences in the ALR (two, three or more), provided they are needed for farming and have approval from LG and the ALC. The ALC routinely provides this approval for farming purposes.

The primary use of ALR land is, and will continue to be, for agriculture. Residential uses should be developed in a way that minimizes disturbance to agriculture. New secondary residences should be registered with the ALC for long-term land-use planning purposes.

This direction does not include reconsideration of the maximum size of a principal residence; nor changing the ALC as the decision maker for additional residences for farm use.

In terms of defining a "small secondary residence", consideration will be given to:

- a manufactured secondary home with conditions such as whether:
 - the foundation type should be limited to a concrete slab and no basement;
 - it can be restricted to a maximum of 9 meters in width and 22.86 meters in length; and
 - it can be restricted to the Canadian Standards Association (CSA) Z240 Manufactured Home (MH) series.
- a garden suite, guest house or carriage suite (e.g. usually meaning a detached dwelling, often no larger than 90m²).
- accommodation above an existing building on a farm with conditions on what type of existing structure it could be built on and whether it can be located on a parcel that already has a suite in the principal residence.
- permitting a principal residence to be constructed in addition to a manufactured home that was placed as the first principal residence.

Any of these concepts may also consider:

- per parcel, the maximum number of residences, maximum size, siting, and total floor area.
- how to preserve a total cumulative floor area of residential uses on a single parcel (e.g. additional dwellings that may be reintroduced so as not to exceed 500m² when added to principal dwelling).
- options to minimize impact on agriculture.

Next steps

Nothing in this paper should be considered as a final decision; it should be viewed as a policy direction and development guidance document. Its purpose is to inform interested parties and to assist Ministry discussions in further developing and finalizing the policy ideas presented in this document.

This Intentions Paper and links to current legislation are posted on the BC Government website and can be accessed via the following link: <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/agricultural-land-reserve/the-agricultural-land-reserve>

The Ministry has created a technical review committee that includes the Ministry of Agriculture, ALC, Ministry of Municipal Affairs and Housing, Union of BC Municipalities, and the BC Agriculture Council. As part of the technical review committee process, the Ministry also works directly with local governments from across British Columbia. The Ministry will work through this technical review committee process on the further refinement of these options until April 17th, 2020, in preparation for potential recommendations to government.

Individuals or associations who would like more information on this process, or who want to provide feedback for policy consideration, should contact ALR_ALCRevitalization@gov.bc.ca, write the Minister of Agriculture at PO Box 9043 Victoria BC V8W 9E2, or call the AgriServiceBC line at 1 888 221-7141.

Supporting B.C. Farmers Public Engagement “What We Heard” Report

INTRODUCTION: The Engagement Process

In Fall 2018 and Spring 2019, legislative amendments to B.C.’s *Agricultural Land Commission Act* (ALCA) were enacted. These amendments sought to promote the continued protection of the Agricultural Land Reserve (ALR), encourage farming and ranching in British Columbia, and strengthen the independence of the ALC to better fulfill its mandate of preserving the ALR. These changes considered the findings and recommendation of an independent Advisory Committee (the Committee) that concluded public consultations on revitalizing the ALR and the ALC in 2018.

Following the legislative amendments, the Ministry undertook additional public engagement to continue to address how to strengthen farming in B.C. The engagement process ran between September 19, 2019 and November 15, 2019. During that time, the Ministry of Agriculture sought to engage British Columbians on how to best:

- Support farmers and ranchers in the ALR to expand and diversify their businesses;
- Help new or young farmers become established on the land and in business; and,
- Ensure there is flexibility for residential options while prioritizing agriculture in the ALR.

British Columbians were encouraged to provide feedback by attending in-person meetings held throughout the province; completing an online questionnaire; and, making formal submissions. In summary:

- 1,580 online surveys were completed;
- 87 personal submissions were made;
- 613 British Columbians registered for in person sessions in Merville, Delta, Dawson Creek, Prince George, Kamloops, Kelowna, Castlegar and Cranbrook; and,
- 19 formal submissions from associations/institutes/local governments were received.

WHAT WE HEARD

Key themes that emerged in all formats of the engagement process included:

- The need to balance farming and residential uses on ALR land
- The importance of recognizing regional differences and regional realities for farming
- The impact that regulatory burdens can place on family farming operations
- The need for reasonable business opportunities to be able to occur within the ALR

The following sections reflect each format of engagement and present a more detailed description of what was heard.

ONLINE SURVEY SUBMISSIONS

The Ministry received 1,580 online survey submissions between September 19, 2019 and November 15, 2019. Additional information on the respondent demographics can be found in Appendix A.

ONLINE SURVEY SUBMISSIONS – THE RESPONSES

Question 1: How can the Ministry help new or young farmers become established on the land and in business?

Background

Most farmers in B.C. and across Canada are over the age of 55. Of B.C.'s 26,430 farmers nearly sixty percent are over 55, almost thirty-five percent are between 35 and 54, and seven percent are under 35. Farming can offer a variety of economic opportunities and be a viable business, however, entering the industry can be difficult for new entrants. Farm land is expensive in many parts of B.C. and the cost of starting a farm business may be a barrier to new farmers.

The Ministry currently funds programs such as the land matching program and has developed resources for new and young farmers, has created guiding documents such as the New Entrant Strategy, and has collected information about the needs of new farmers through the New Entrants Needs Assessment. Government is now considering what more it can do to help new or young farmers become established on the land and in the business of agriculture.

Themes raised by participants

Multiple residences: Many respondents supported the idea of multiple residences on ALR. Many B.C. farms are small and costly to operate. Further still, many B.C. farms are family-owned and operated and have been for generations. For many of these family-owned farms, multi-generational living arrangements are part of their succession plans. In these cases, additional residences allow for a younger generation to learn the family business and can also secure a safe spot for aging farmers to retire and live. The engagement process highlighted that there are economic benefits to multi-generational farming operations, and that having a secondary residence can be an important part of an overall farming succession plan.

In other cases, multiple residences support the farm's viability by augmenting the primary farming income. We heard from farmers who choose to rent the farmhouse and/or secondary dwellings or use these buildings to house farm workers.

Regulations: Respondents spoke of the huge learning curve required when starting a new farm business and noted that clear and simple rules would lessen that burden. Many noted that regulations regarding land ownership within the ALR is confusing, can lead to uncertainty for a new entrant, and can result in farmers spending too much time making sense of "what they can and cannot do on their land". Suggestions were made about working with the real estate community to ensure prospective purchasers of ALR understand the ALR regulations as they contemplate purchase.

Other respondents noted that some regulations limit their ability to conduct activities to augment their primary farming income. While some farmers that the Ministry heard from did identify that their farming operation was economically viable without secondary supportive income, others suggested that business opportunities such as food processing, restaurants, breweries, events and agri-tourism allow them to diversify their incomes and economic prospects.

Many stakeholders spoke about the limited availability of farmland and the need to protect it through the current ALCA and its regulations. Suggestions for doing so included maintaining the limit on house size, restricting the building of structures on the land, and limiting the subdividing of parcels so future farmers can purchase large parcels of farmland. Other suggestions included taxing ALR land that is not being used for farming to make it less attractive to let sit idle.

Education: Many responses suggested that the Ministry promote post-secondary programs in agriculture; support K-12 school programs that introduce children to farming, gardening, and raising animals; and, provide resources to new farmers on business development, financial literacy, and market development.

Financial Support: Submissions received spoke to the hardships that can be faced in starting up a farm. Several respondents suggested the need for increased government assistance in purchasing land, for example through low interest mortgages, easy-access loans, co-owning land, or increased opportunities to lease Crown owned ALR land. Other suggestions included government funding for infrastructure, fencing, clearing land, equipment purchases and safe water development.

Local market: Some respondents noted the importance of the local economy and support for farmers by encouraging the use of B.C. food in government institutions. Getting more local food into grocery stores was also noted.

Support for Current Farmers: Various respondents highlighted that new farmers are not necessarily “young” and that support for a new entrant should not be determined by their age. Respondents further suggested that supporting current and aging farmers and farming families creates positive experiences that can be passed on to new entrants.

Question 2: How can the Ministry support farmers and ranchers in the ALR to expand and diversify their business?

Background

Farmers and ranchers are business people and work hard to have sustainable, profitable and productive farm businesses. In addition to farming and ranching, some farm businesses engage in other ventures directly linked to farming on their farmland as part of their business model. Examples of additional farm uses that are permitted in the ALR include: wineries, breweries, distilleries and other alcohol producers; farm retail sales; storage, packing and processing of farm products; temporary or seasonal agri-tourism activities; production of compost; among many others.

Government is considering how best to support farmers and ranchers in the ALR expand and diversify their businesses, while limiting impacts to farmland.

Themes raised by participants

Economic opportunities: The Ministry received numerous ideas on ways to provide economic opportunities to farm business in the ALR. These included but were not limited to: restaurants, weddings, campsites, farm stands, farm stay vacations, pumpkin patches, antique farm stores, concerts, butcher shops, senior housing, wineries, breweries, distilleries, dog boarding, yoga studios, processing facilities, kids’ camps, storage facilities, home based business, and RV camper parking.

ALR for Farming and Farm-related Businesses: Overall there were mixed viewpoints on the diversification into value-add economic opportunities for farmers on the ALR. Some respondents felt strongly that ALR land should only be used for the primary production of food and were not supportive of ALR land being used for greenhouses, cannabis growing, or agri-tourism. Others felt that there should be some flexibility in the use of ALR land for farm uses other than primary production, so long as the ALR land was primarily being used for farming and value-added businesses were related to farming.

Multiple Uses of ALR: Some respondents expressed that farming as a sole source of income is not economically viable, and farmers need to be able to diversify their businesses through agri-tourism, processing or other business opportunities. Many submissions expressed frustration over the amount of regulations imposed on farmers. They felt these regulations limited their creativity and discretion to advance their farm business. People also expressed the desire for the government to create incentives to encourage farming and agriculture activity, as opposed to restrictions on entrepreneurial ideas or regulating activity to achieve an outcome.

Question 3: How can the Ministry ensure there is flexibility for residential options while prioritizing agriculture in the ALR?

Background

Residences are an important part of the ALR. They provide a home to those that steward their land, as well as support business opportunities to help balance farming demands. Residential uses, however, can impact the farm land, both in terms of the availability of the land for farming and in terms of increasing land costs. The ALR was originally developed in the 1970s to help strike that balance by preserving farmland from development.

Today, Government is considering how to ensure there are diverse residential options for people living in the ALR while at the same time prioritize the land to be used for farming or ranching.

Themes raised by participants

House Size: In general, respondents were supportive of the recent change that limited a principal residence size on ALR land to 500m². There were mixed viewpoints on flexibility for secondary residential dwelling options. Some people showed support for the new regulations in their potential to protect valuable farmland by restricting multiple residences on ALR land to those that would be in direct support of farming.

Secondary Dwellings: Others expressed the need for secondary dwellings for situations they felt may not be considered “farm use” by the ALC. This included various housing purposes such as for aging farmers, seasonal farm workers, multiple families who wish farm the land together, as well as for supplementary income through rentals. Confusion and frustration were expressed regarding the requirement that manufactured homes receive approval from the ALC as these houses were not viewed as negatively affecting farm land.

Home Plate Strategy: Various respondents suggested using the Home Plate strategy whereby there is a maximum percentage or area of the land that can be covered with hard surfacing, which can be used to build whatever the land owner feels necessary to farm (multiple residences, a business, a barn, a parking

lot etc.). Others pointed out challenges to this approach related to regional issues, geography, local government by in and that it is a long-term idea to investigate.

Regional Differences: Many respondents referred to how different the various regions in B.C. are and how blanket rules were seen to not be effective. Many participants noted that there are different issues in different regions and that some regulations, especially those relating to housing, may be necessary in some regions and not in others.

ALR Land Assessment: Various submissions requested an assessment of current ALR land to determine whether some parcels are farmable. Participants noted that the size of land, quality of soil, and weather conditions all affect the ability for the land to be farmed. Suggestions to use the non-farmable land for secondary housing or other structures were made.

WHAT WE HEARD FROM PERSONAL EMAILED SUBMISSIONS

The Ministry received 87 emailed submissions which shared individual experiences with farming in the province and the difficulties they have and are currently experiencing.

What the Ministry heard from many of these submissions was that flexible housing options are needed and that recent legislative amendments created a sense of insecurity for many respondents. Many people shared personal stories about the planning that they have put in to securing a future for themselves and their families on ALR land and the perceived negative consequences that resulted from the legislative amendments.

Another concern expressed by many emailed submissions was around the need for flexibility to operate creative business ventures (farm to table, agritourism, farm retail sales, mechanic shops) within the ALR. Some of the submissions explained how in addition to farming, they currently have home based businesses that they are now worried will not be allowed. Some respondents identified a need for further flexibility to support value added opportunities on farms, such as canning, freezing, preserving and for slaughter facilities and/or on farm slaughtering.

A general theme throughout the emailed submissions was that farmers are working very hard and feel little to no benefits of their work. Some identified feeling “overregulated” by government. While understanding the intention of protecting ALR land, people described feeling that the regulations, intentionally or unintentionally, were ultimately impacting family farms that require a secondary residence to house aging parents, siblings, or as an income source.

Many people who emailed were not aware or fully aware of the consultation undertaken by the Independent Committee in 2018. They expressed concern with a perceived lack of consultation taken before Bill 52 and 15 were introduced. Many people felt that they were not properly informed of the consultations that were taking place and that there was a lack of advanced notice of the changes. Many submissions asked that Bills 52 and 15 be repealed and that a more thorough consultation with ALR land owners be done before any other regulations are made.

A few emailed submissions also raised concern around issues such as fill regulations, water regulations, satellite surveillance, oil and gas activity/impacts, foreign ownership and Site C.

WHAT WE HEARD FROM IN-PERSON ENGAGEMENT SESSIONS

The Ministry of Agriculture organized eight in person sessions in all 6 of the ALR panel regions throughout the province to provide the public an opportunity to voice concerns, ask questions and discuss new ideas. A general summary of main points raised at each session is provided below.

MERVILLE September 19, 2019 (Island Panel Region)

This session was attended by 135 people. The following is a summary of the discussion topics and concerns raised by those who attended this session.

- Lots of questions and frustrations regarding the closure of the Rusted Rake and the inconsistency of ALR requirements regarding food service areas for non-alcohol producers.
- Concerns related to recent changes made to residential uses of ALR do not support succession planning or generational farming. It was noted that second homes combined with the primary residence often make up a smaller footprint than the maximum primary house size of 500m².
- Parcels for farming in this region are often small and value-added business is necessary to make farming economically viable.
- Small farms may not be able to manage all the certifications needed to sell into a retail market, small scale livestock farms not having good access to slaughter facilities.
- Blanket regulations are not an effective way to address policy issues.
- Requests for better engagement and communication directly with ALR land owners, through sending letters directly to all ALR land owners and creating white papers for discussion before policies are passed. Concerns were raised with communicating only through the internet as not everyone uses these platforms.

DELTA October 1, 2019 (South Coast Panel Region)

A total of 85 people registered for this session. The following is a summary of the discussion topics and concerns raised by those who attended this session.

- People felt that the alcohol industry has support in pursuing value-add practices and would like agriculture to have the same support.
- Housing flexibility and security for residential uses was a very common topic and dominant theme.
- Questions around the differences in municipal regulations and ALC regulations around definition of a farm.
- Interest in knowing what level of farming needs to occur before ALC will approve and application for a secondary dwelling for farm use or other non-farm uses, and many types of questions related to identifying or defining farming/a farmer.
- Discussions on the limits of slaughter capacity.
- Feelings that the new regulations don't support "small scale" farmers.
- Discussions about types and forms of agri-tourism and the relative importance of agri-tourism as revenue as well as helping non-farmers see and understand farming.
- Lack of direct communication to land owners and a lack of communication between the different governing bodies for example between ministries, between local government and ALC and Ministry of Agriculture.

DAWSON CREEK October 2, 2019 (North Panel Region)

A total of 19 people registered for this session. The following is a summary of the discussion topics and concerns raised by those who attended this session.

- A range of concerns related to Agriculture and Oil and Gas, including health and safety, lack of remediation of lands, feeling inundated by letters from big companies with no support, complex legal and regulatory environment leads to a power imbalance between farmers/land owners and oil and gas companies.
- Concerns about residential uses and why restrictions are necessary when the parcel sizes in the north are so large.
- Discussion about where to go for meat slaughter and meat processing as livestock farmers have limited choices in the area.
- Concerns on the limited communication and information about the session as well as direct communication with farmers and ALR land owners in general about what government is doing.
- Concerns around foreign ownership related to both purchasing land to open a farm business but not returning value to community, and comments about companies coming in and buying open land to plant trees for carbon sequestration.

PRINCE GEORGE October 3, 2019 (North Panel Region)

A total of 63 people registered for this session. The following is a summary of the discussion topics and concerns raised by those who attended this session.

- Numerous questions about the role and the discretion of local governments and regional districts related to farm uses and non-farm uses of ALR land.
- Identification of the need for secondary residences for aging parents, family members, friends.
- Desire to allow land to be used for some types of activity like equipment storage and equipment repair, there are residents that are employed by the forestry sector during parts of the year that also have farms.
- Discussions around regional differences and the need for different regulations in different regions.
- Ranchers raised the promise of guaranteed income support in exchange for agreeing to support the creation of the ALR in 1973 and cited what was called the “Four Pillars”.
- Discussions around water issues and needing permits to as a result of Water Sustainability Act.
- Need for the Ministry of Agriculture to better communication to those who own land in the ALR.
- Concern that in general there are too many regulations, too many applications, too frequent changes in requirements, and overall too confusing a system for ALR and farming.
- Access to slaughter for small scale livestock was brought up, including issues with class E and class D licenses for slaughter and selling of animal products.

KELOWNA October 10, 2019 (Okanagan Panel Region)

A total of 88 people registered for this session. The following is a summary of the discussion topics and concerns raised by those who attended this session.

- The common view expressed was that the ALC protects farmland but not farmers.

- Another common theme was that ALR landowners need to be informed of changes via mail and that communications with all stakeholders needed to be improved.
- Multiple questions around definitions and meaning of regulations and a general theme of over regulation, including all the fees and an inability for an individually run, small business to manage all the regulation requirements.
- Concerns regarding the involvement of local government decision making and how that impacts the farm businesses expansion.
- Comment about rural agri-tourism opportunity as a good revenue generator, and how that impacts small rural towns hoping to attract businesses and tourists to down-town core areas.
- Community water, community irrigation and water use raised, water is essential for agriculture.
- Need for temporary foreign worker housing is very important for tree fruit industry, as well as lack of labour supply.
- There is a need for slaughter capacity.

CASTLEGAR October 30, 2019 (Kootenay Panel Region)

A total of 33 people registered for this session. The following is a summary of the discussion topics and concerns raised by those who attended this session.

- General questions for ALC on new language of legislation, application process and guidelines.
- The need for residential flexibility was discussed and was a common theme, including rental revenues and that many parcels in area are very small and not suitable for farming.
- Subdivision of large properties that are not suitable for farming was discussed.
- Questions on the ALC commissioner appointment process and how it works.
- Concerns about going through local governments and not directly to the ALC, because some activities were being refused at the local government level.
- Labour issues such as lack of qualified skilled laborers, cost of labor and available government programs like trade school supplemented with employment insurance or internship program.
- Questions related to growing cannabis on ALR.
- Food safety certification issues and how it can limit small operations to sell into a retail store.
- Ministry should create a “Domestic Navigator program” to help diversified farmers sell locally.
- Farmers' Market Nutrition Coupon Program considered a valuable initiative to attracting consumers to local farmer’s markets.
- Questions and discussion around on farm businesses (agritourism, alternate revenue streams).
- Regulatory requirements related to water use, outdoor burning, agricultural wastes, Health Authority requirements related to food processing, and many others are causing extreme stress in farmers and ranchers that have been operating for decades.
- Better overall communication on what is happening, not just by email or news release, not everyone has a computer, mail is a good option.
- Invasive weed management and lack of ability to have good long term, enforceable weed management on rights of ways and vacant lands really impacts farms and ranches.

CRANBROOK November 5, 2019 (Kootenay Panel Region)

A total of 57 people registered for this session. The following is a summary of the discussion topics and concerns raised by those who attended this session.

- Discussion on how different regions are and how they experience different issues. Many in attendance expressed views that mega mansions are not an issue in the rural areas.
- Personal experiences were given on how miscommunications between regional district and ALC negatively affected individuals. Also concerns that applications that are endorsed by the regional district are not being approved.
- Discussion on secondary residences needed for succession planning and how important it is for a farming family and any land owner.
- Improving communication across all the regions in the province about what is happening would help people participate.
- Concerns related to management of crown ALR and that agriculture is not promoted as the primary use, eroded relationship with forestry.
- Overburden of regulations water, nutrient management and many others.
- Ministry should look at increasing productivity, yields and value of products.
- Need to support range land identified.
- Young people need to be supported to see a success path in farming and can be deterred by perceived overregulation and ongoing processes.

KAMLOOPS November 14, 2019 (Interior Panel Region)

A total of 133 people registered for this session. The following is a summary of the discussion topics and concerns raised by those who attended this session.

- Discussions on housing on ALR including secondary residences, co-housing, mobile homes and a lot of uncertainty was expressed about the process to seek approval from the ALC.
- Improvement on communication from ALC and Ministry to the public, farmers and ALR land owners was identified as a need.
- General desire for the Ministry to provide more funding, basic science, programs, and services across all types of farming and ranching to help farms and ranches become more competitive against jurisdictions that provide a lot of support.
- Questions around the February deadline for grandfathering of secondary home applications.
- Bureaucratic application process and fear of the process itself, including that application fees are too high, especially for housing.
- Concerns for an inadequate process related to notice of intent for fill placement/removal.
- Concerns for crown ALR land uses not being used for agriculture, range land and leasing crown lands.
- Concern about follow through by Trans Mountain on weed control.
- Home based businesses, agri-tourism are things that can help bridge the lack of revenue/downturn.
- Dissatisfaction with the consultations before the legislation was changed.

WHAT WE HEARD FROM FORMAL SUBMISSIONS

The Ministry received 19 formal submissions from the following organizations and full submissions have been posted on the Supporting BC Farmers website.

Kootenay Livestock Association

- Lack of rural and rancher representation on the independent Advisory Committee
- Disagreement with the one zone approach, too many differences between rural and urban farms
- Farming requires financial incentives
- More information required, farm viability economic model
- Engagement should put more weight on those farming and less on survey submissions

BC Bison Association

- Bill 52 negatively effects their members and don't reflect regional differences, would like 3 distinct areas to be recognized in the province being the Lower Mainland including Vancouver Island, the Okanagan, and the Central and Northern Interior
- Flexibility in housing for succession planning and seasonal workers/those in remote areas.
- Farm families rely on off-farm income and value-added farm ventures

Salt Spring Island Farmers' Institute

- Support for the submission made by the Alberni Farmers' Institute

Alberni Farmers Institute

- Businesses that provide value added-products should be permitted on ALR land
- Financial support for new farmers (regardless of age)
- New definition of "farm" that supports community food security
- Better engagement with farmers and food producers before making legislation and policy
- Multiple dwellings not restricted to "family"

BC Cherry Association

- A review of timeline and regulation for getting approved housing for employees is needed
- Size of packing facility restrictions harmful for producers
- Difference between ALR land owners and those that are actively farming; regulations need to reflect this

Fraser-Fort George Regional District

- More ALC and provincial support needed in the north
- Look at an area by parcel-based Home plate or business area policy to allow more non-farm uses (ex: agritourism)

City of Delta

- Need to address the lack of additional farm house options and revisit home site severances for retiring farmers.
- Supportive of Local decision making from those who have the local knowledge
- Supportive of agritourism

- Not supportive of cannabis grown on ALR
- Maximum cumulative footprint of 2% for farm-related uses is too small

District A Farmers' Institute

- Removing rights of farmers to augment their income will drive farmers off the land
- Support for keeping regional panels
- Farmers are burdened by bureaucracy
- Not supportive of local government applying to ALC on land owner's behalf
- Request for more transparency in ALC's decision making process
- Support for secondary dwellings
- Farm cafés should be allowed
- Regional differences need to be considered when writing legislation

Comox Valley Farmers Institute

- Support for the submission made by the Alberni Farmers' Institute

Goat Association

- Diversification is needed
- Engage with farmers and ranchers on which diversification options are relevant
- Communicate regulation changes before they change
- Secondary residences often needed to make farm financially viable

BC Fruit Grower's Association

- Protect the ALR from development by those not actively farming
- Allow those that can prove they are actively and continuously farming to increase the value of their crops with value-added packing and processing and extension of their operations on their property
- An allowance for Co-operatives to place production and packing facilities on ALR property
- Eliminate regulatory duplication, expense and delays for farmers
- Raise agricultural program support above the level of non-ALR provincial jurisdictions

Alberni-Clayoquot Regional District

- Additional engagement between ALC, local governments and producers
- Better communication between ALC and local government
- Residential flexibility is needed for farmers
- Farmers should be supported regardless of farming being their primary business

Dunster Community Association

- Concern over foreign investment in their area
- Desire for subdivision of large acreage

Kamloops Food Policy Council

- ALR rules are difficult to navigate, and farmers feel afraid and confused by recent changes
- Farmers need business and marketing assistance (training, infrastructure, marketing supports)

- Slaughtering and butchering is an ongoing challenge for small farmers and ranchers - abattoirs are expensive, often far away from the farm, and book up quickly
- Small parcels (10 acres) would help promote new entrants and keep more land productive
- Rewards for regenerative practices (e.g. soil conservation)
- Financial support for habitat conservation (current incentives are to make all land productive)
- Mapping of invasive species, GMO's and spraying (help for certified organic growers)
- Deliver a province-wide agricultural extension services program

Vancouver Fraser Port Authority

- The importance of protecting industrial land for growing trade, and recommendations based on protecting that land, not just agricultural

Canadian Federation of Independent Business

- Summary of CFIB survey data on agri-business in BC and recommendations based on this data
- Recommendations on tax burden, labour shortages, regulatory burdens, value added diversification and residential flexibility

BC Real Estate Association

- Bill 15 limiting private property rights
- Need for residential flexibility

Delta Farmers' Institute

- Support for curtailing lifestyle estates but current legislation is overly restrictive
- Suggestions around using bylaws instead of ALC applications

BC Cattlemen's Association

- Provide ranchers/farmers with protection and support to carry out agricultural activities
- There should be no further regulation regarding private property rights
- The province needs to manage with a goal of making agriculture more profitable
- Active farming operations must be allowed to diversify income (through a variety of means) if the productive capacity of the land is not diminished

WHAT COMES NEXT

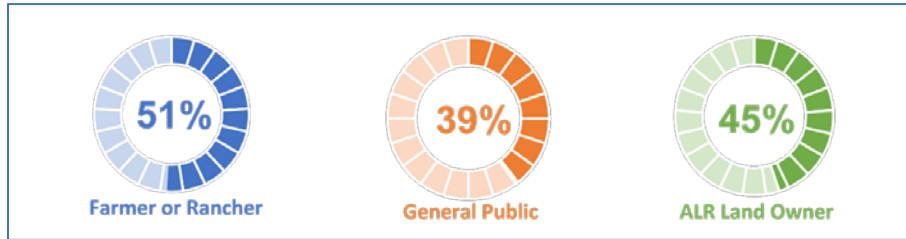
The Ministry understands the importance of being responsive to the needs of farming families and ensuring that the legislative and regulatory framework as well as ministry-led programming supports the needs of farmers, ranchers and farming families throughout B.C.'s diverse agricultural regions.

The Ministry is considering what was heard during the engagement process as it continues to develop policies to support a vital and resilient industry in British Columbia. The Ministry thanks all those that took the time to provide feedback in this process.

Appendix A – Online Survey Respondent Demographics

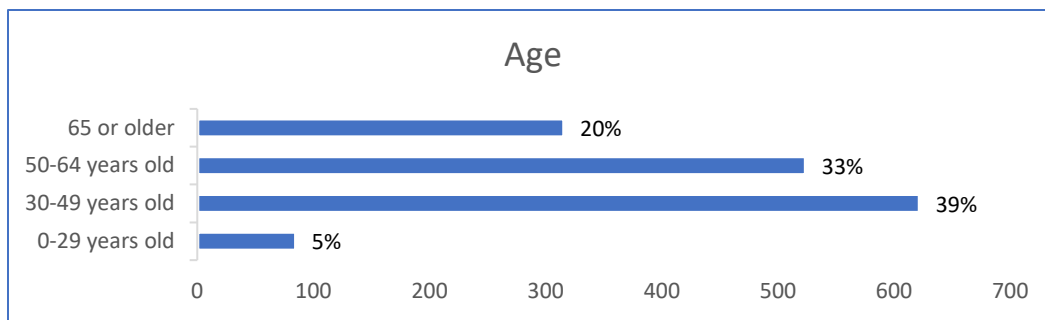
What Group Do You Identify With?

The most represented groups were farmers or ranchers (51%); ALR land owners (45%); and the general public (39% of respondents)¹.



What is your age range?

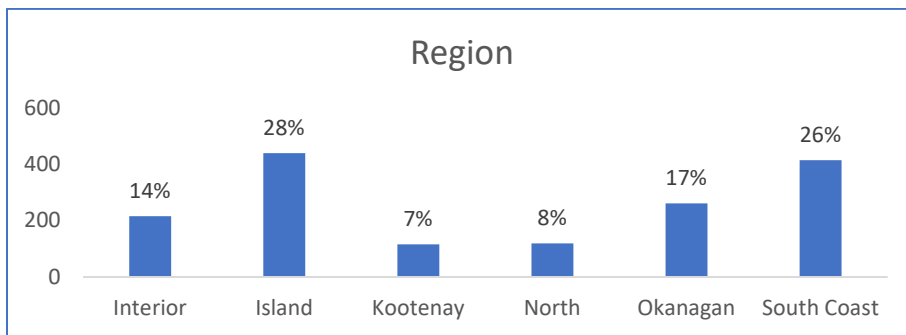
The majority (72%) of respondents were between 30 and 64 years of age, 20% were 65 years and above,



and 5% were under the age of 30.

In What ALR Region of BC Do You Live?

Submissions came from all six ALR regions in B.C. with the Island (28%) and South Coast (26%) being the most represented regions².

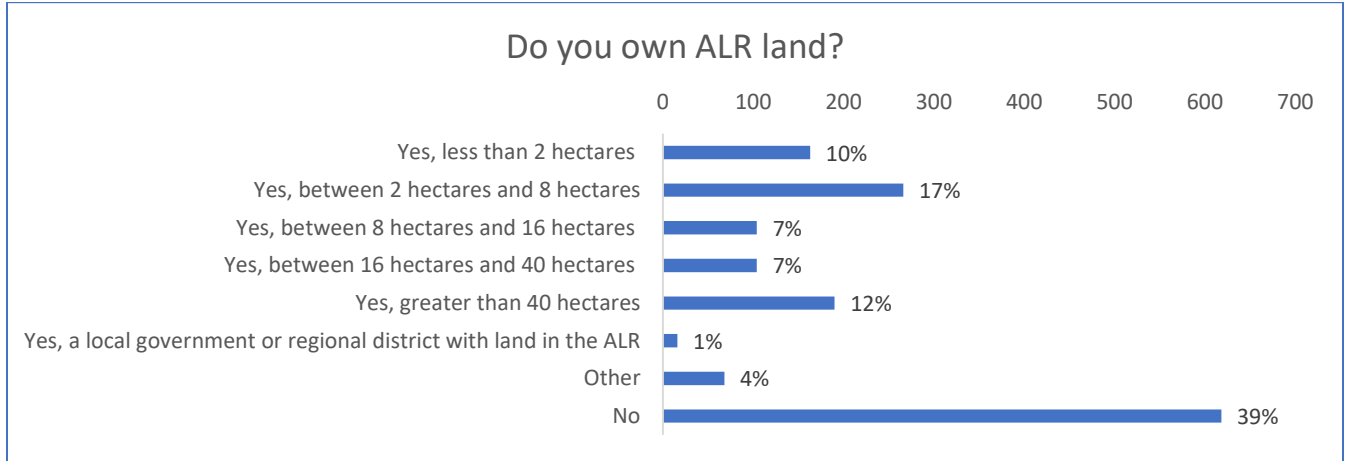


¹ Respondents were able to select multiple groups for which they identified with, therefore, percentages will not total 100%.

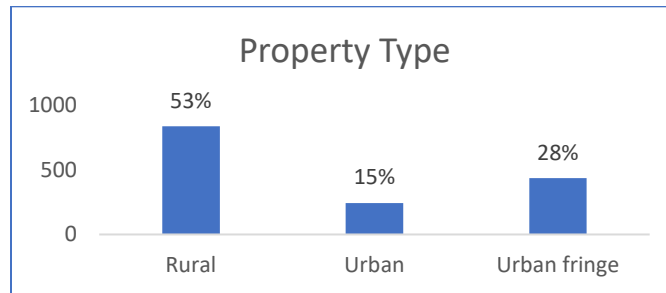
² Percentages total 99% because a small percentage of respondents (1%) selected “prefer not to answer.”

Do you own ALR Land?

There was representation from small, medium and large ALR parcel land owners. For example, 10% of respondents owned less than 2 hectares, 17% owned between 2 and 8 hectares, 14% owned between 8 and 40 hectares, and 12% owned greater than 40 hectares³.

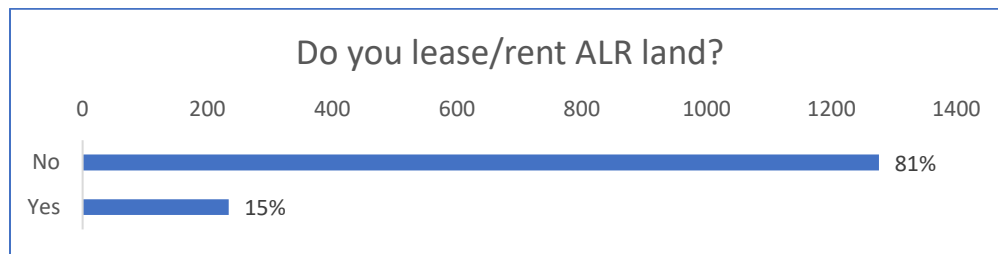


The majority (53%) of respondents own ALR land in a rural area, while 28% own in an urban-fringe area⁴.



Do you lease or rent land in the ALR?

Furthermore, a small percentage (15%) of respondents reported renting and or leasing land in the ALR⁵.



³ Percentages total 97% because a small amount (3%) of respondents selected “prefer not to answer.”

⁴ Percentages total 96% because a small amount (3%) of respondents selected “other” and 1% selected “prefer not to answer.”

⁵ Percentages total 96% because a small amount (2%) of respondents selected “prefer not to answer” and 2% did not answer this question.



REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

TO: Chair Thiessen and Rural Directors
FROM: Jennifer MacIntyre, Planner I
DATE: January 28, 2020
SUBJECT: Crown Land Application Referral 7410116 (Blue Jay Farms)

RECOMMENDATION

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7410116.

VOTING

All Directors / Majority

DISCUSSION

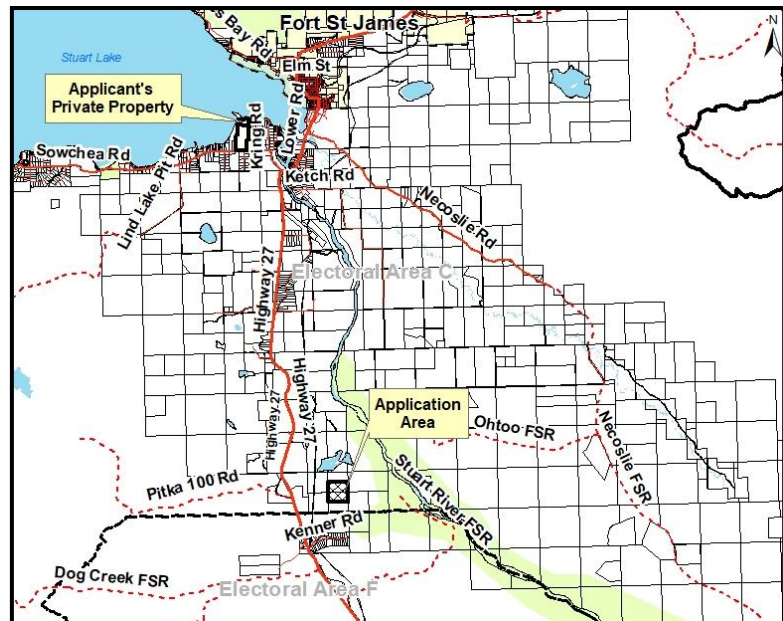
This application is regarding a Crown Grant to obtain additional land for extensive agriculture purposes.

The application area is located on Crown land legally described as 'Remainder, NE ¼ and part of the SE 1/4, District Lot 2956, Range 5, Coast District, Looncall Lake, approximately 17 kilometres south of the District of Fort St. James. The application area is approximately 65.17 ha. in size.

The applicants own and farm approximately 44 ha. 14 km from 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.

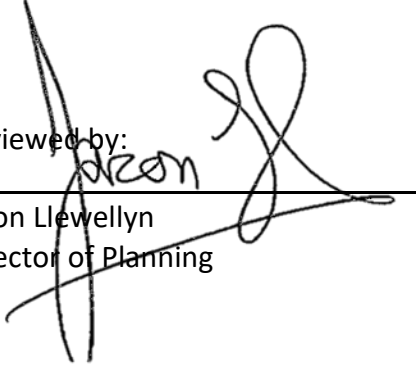
The application area is zoned Rural Resource (RR1) under RDBN Zoning Bylaw and is not located within the Agricultural Land Reserve (ALR).

The application is not located in the Agriculture Development Area (ADA) under the Fort St. James Area Crown Land Plan. ADAs are Crown lands that are designated for agriculture development and settlements reserve areas. The FSJ Crown Land Plan states that Agricultural Lease applications will be accepted in this zone only (or in ALR if no ADA is available).




When questioned how the Land Officer considers ADAs, the Omineca Region of Forests Lands and Natural Resource Operations and Rural Development (FLNRORD) stated that LRMPs and Crown Land Plans are non-legal policy plans. Objectives within are considered, but do not create 'requirements' that must be met. The Omineca office relies predominately on referral comments, First Nation Consultation and relevant land use policies.

Reviewed by:



Jason Llewellyn
Director of Planning

Written by:



Jennifer MacIntyre
Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 7410116**

Electoral Area:	C
Applicant:	Blue Jay Farms
Existing Land Use:	Vacant, Forested
Zoning:	Rural Resource (RR1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
Plan Designation	Resource (RE) under Rural Fort St James Official Community Plan, Bylaw No. 1578, 2010
Proposed Use Comply With Zoning:	Yes
If not, why?	
Agricultural Land Reserve:	Outside the ALR
Access Highway:	Highway 27, Looncall Lake access
Archaeological Site:	None according to provincial mapping
Building Inspection:	Outside the Building Inspection Area
Fire Protection:	Outside the Rural Fire Protection Area
Other comments:	None.



Crown Land Tenure Application

Tracking Number: 100304687

Applicant Information

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization

What is your relationship to the company/organization? Owner

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit/Tenure/Licence will be issued, if approved.

Name: BLUE JAY FARMS LTD
Doing Business As:
Phone: 250-996-1577
Fax:
Email: LYNNJACKSON@CTFARMS.CA
BC Incorporation Number: BC0751776
Extra Provincial Inc. No: Fort St James
Society Number:
GST Registration Number: TBD
Contact Name: LYNN JACKSON
Mailing Address: - redacted -

REFERRAL / PUBLIC COMMENT CONTACT INFORMATION

Company / Organization: BLUE JAY FARMS LTD
Contact Name: LYNN JACKSON
Contact Address: BOX 2148
Contact Phone: 250-996-1577
Contact Email: LYNNJACKSON@CTFARMS.CA

ELIGIBILITY

Question	Answer	Warning
Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure? No

ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Agriculture - Extensive FORAGE PRODUCTION	Direct Sale	More than thirty years

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: HIWAY 27 SOUTH 12 KM GO EAST ON LOONCALL LAKE ROAD FOR ONE KM TO START OF PROPERTY

AGRICULTURE - EXTENSIVE

Applies to all Crown land used for extensive agriculture, including land in Provincial Forests. Extensive agriculture includes: use of Crown land for soil bound cultivation to produce cereal, seed, forage, vegetable or fruit crops for mechanical harvesting.

Specific Purpose: FORAGE PRODUCTION
Period: More than thirty years
Tenure: Direct Sale

TOTAL APPLICATION AREA

Please give some information on the size of the area you are applying for.

Please specify the area: 65 hectares

STATEMENT OF HOLDINGS

Please list your holdings. Note - Fifty (50%) of the arable private land, including 25% of the most recent Crown land acquisition, must be cultivated with forage or grain production. The cultivated area (private holdings) must be more than 40 ha (100acres). Please see the operational policy for further details.

Legal Description	Non-Arable Hectares	Arable Hectares	Hectares Under Cultivation	Total Hectares
LOT 1, DL1624 R5 CR5	0	44	44	44
Totals:	0	44	44	44

Total hectares must be equal to the total surveyed area of your holdings.

50% of Arable land must be under Cultivation 50% = 22 hectares

HEADQUARTERS

Applicants must be existing farmers owning private farmland used as the home base within 15 kilometers of the Crown land under application.

Farm headquarters location: KRING ROAD

Distance between headquarters and area being applied for: 13.5 kilometers

MERCHANTABLE TIMBER

Is there merchantable timber on the land?

Yes

31

Do you intend to:

Buy it now

ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia? No

Are you planning to cut timber on the Crown Land you are applying for? Yes

To cut timber on the Crown Land once your tenure has been issued you may require an Occupant Licence to Cut. Check out the website of the forest district responsible for more information or contact them if you have any questions.

Are you planning to use an open fire to burn timber or other materials? Yes

Please check the Wildfire Management Branch website to learn more about your responsibilities. Check the 'Guides to Open Burning' for the appropriate fire category. A Category 3 Open Fire will require a burn registration number. More information can also be provided by the Burn Registration line at 1-888-797-1717.

Do you want to transport heavy equipment or materials on an existing forest road? No

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

LAND DETAILS

DRAWINGS

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

I will upload a PDF, JPG or other digital file(s)

MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description	Filename	Purpose
LOCATION	Blue Jay Dog Creek Ortho 20...	Agriculture - Extensive
ORTHO	Blue Jay Dog Creek Ortho 20...	Agriculture - Extensive

ATTACHED DOCUMENTS

Document Type	Description	Filename
Development Plan	DEVELOPMENT PLAN	Management Plan-Crown Grant...

PRIVACY DECLARATION

Check here to indicate that you have read and agree to the privacy declaration stated above.

IMPORTANT NOTICES

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

DECLARATION

By submitting this application form, I, declare that the information contained on this form is complete and accurate.

APPLICATION AND ASSOCIATED FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00

OFFICE

Office to submit application to: Prince George

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC? No

OFFICE USE ONLY		
Office Prince George	File Number	Project Number
	Disposition ID	Client Number

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

This is an extensive agriculture project with the express purpose of providing forage and pasture for beef production, and for cereal crop production. The land will be cleared and cultivated over a period of 3-4 years.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
Ocular survey done	Mixed conifer/deciduous stands. Decent site index. 75% arable, some rock on south 25%.		
<input type="button" value="Add Row"/>			

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



Not able to meet with first nations, multiple attempts made.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



Directly south of DL2956 (PID 009-110-763). Off highway 27, approximately 2 km on Looncall Lake access

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



To add agricultural land to existing farm holdings to ensure viability for forage and food production

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Timber harvesting	Harvesting 50% of the area excluding RMA	Winter
Land clearing	Stump and CWD removal	Summer/fall
Cultivation	Discing and mulching and seeding	Late summer, early fall

Add Row

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
Fencing	3 wire electric fence 30" wire height to allow wildlife easy access	Following seeding

Add Field

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Highway 27, Looncall Lake Road, privately maintained	Existing	Public all season	N/A	N/A	N/A	N/A

Add Field

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



Not applicable

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					
Add Field					

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					
Add Field					

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

Yes No

Are any areas of vegetation to be cleared, outside of timber removal?

Yes No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

Yes No

Disturbance Type	Impacts	Proposed Mitigations
Clearing and grubbing	Snow will melt off earlier	Ensure that the cleared area is seeded as soon as conditions allow to ensure ground cover is established
Add Field		

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

Yes No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

Yes No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

Yes No



4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

Yes No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Yes No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

Yes No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
Farm equipment		
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

[\(Best management practices for sound\)](#)

Sound? Yes No

Odor? Yes No

Gas? Yes No

Fuel Emissions? Yes No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

Yes No

4.3.2 Public Access

Will the project result in changes to public access?

Yes No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

Yes No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

[\(BC Wildlife Act\)](#)

Yes No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

Yes No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

Yes No

Will the project (construction or operations phase) require water diversion?

Yes No

Will the project threaten or endanger species at risk in the area?

[Species At Risk Act](#)

Yes No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

15 km from Fort St James, Dog Creek community within 2 km.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? (Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

Yes No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

Yes No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



Not applicable

LOCATION MAP

File - 7410116 Area = 65.17 Ha

Client - BLUE JAY FARMS LTD. / LYNN MARGARET JACKSON

Legend

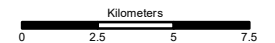
- Crown Land Application
 - Municipal Boundary
 - Primary Survey Parcel
 - Subdivision
 - Surveyed Rights of Way
-
- Provincial Park
 - Protected Area
 - OIC Ecological Reserve
-
- Highway
 - Railway
 - Surveyed Road R/W
 - Road
 - Forest Service Road
 - Trail
 - Rail Line
-
- Water Features**
 - Rapids
 - River or Stream - Definite
 - River or Stream - Dry
 - River or Stream - Indefinite
 - Dam - section Base
 - Flooded Land - Inundated
 - Lake - Definite
 - Lake - Indefinite
 - Lake - Intermittent
 - Reservoir - Definite
 - Glacier
 - Icefield
 - Island - Definite
 - Sand Bar
-
- Contours**
 - Contour - interval 200m

Scale: 1:20,000

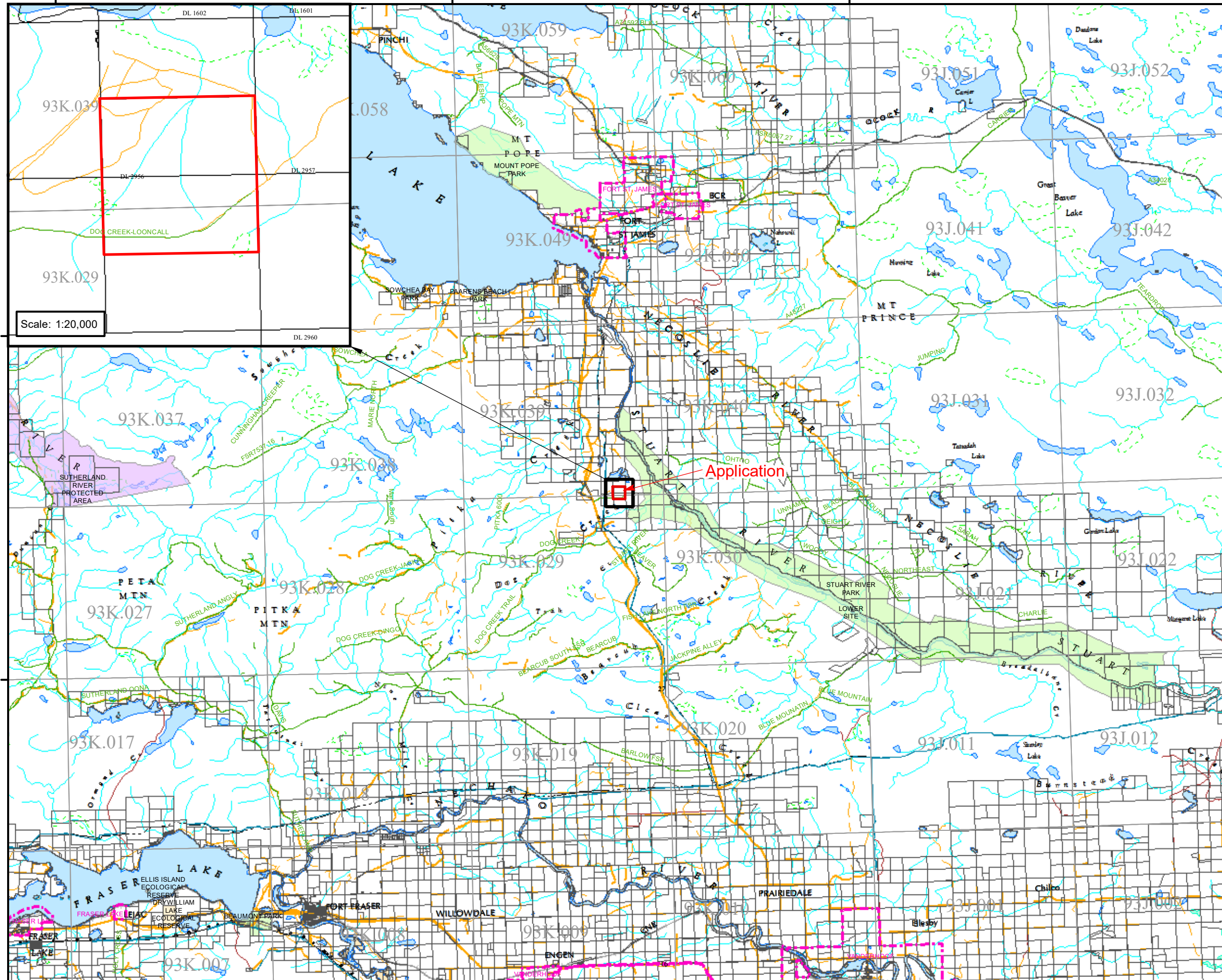
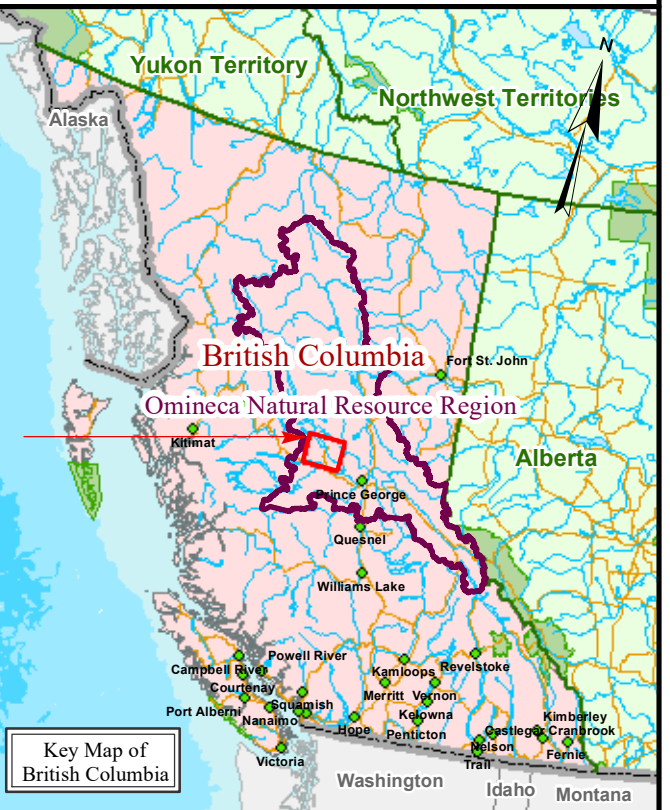
Produced by
Ministry of Forests, Lands and
Natural Resource Operations
and Rural Development
Prince George
FrontCounterBC
Date: January 6, 2020

Scale - 1:250,000 *

* if printed on 17X11 page

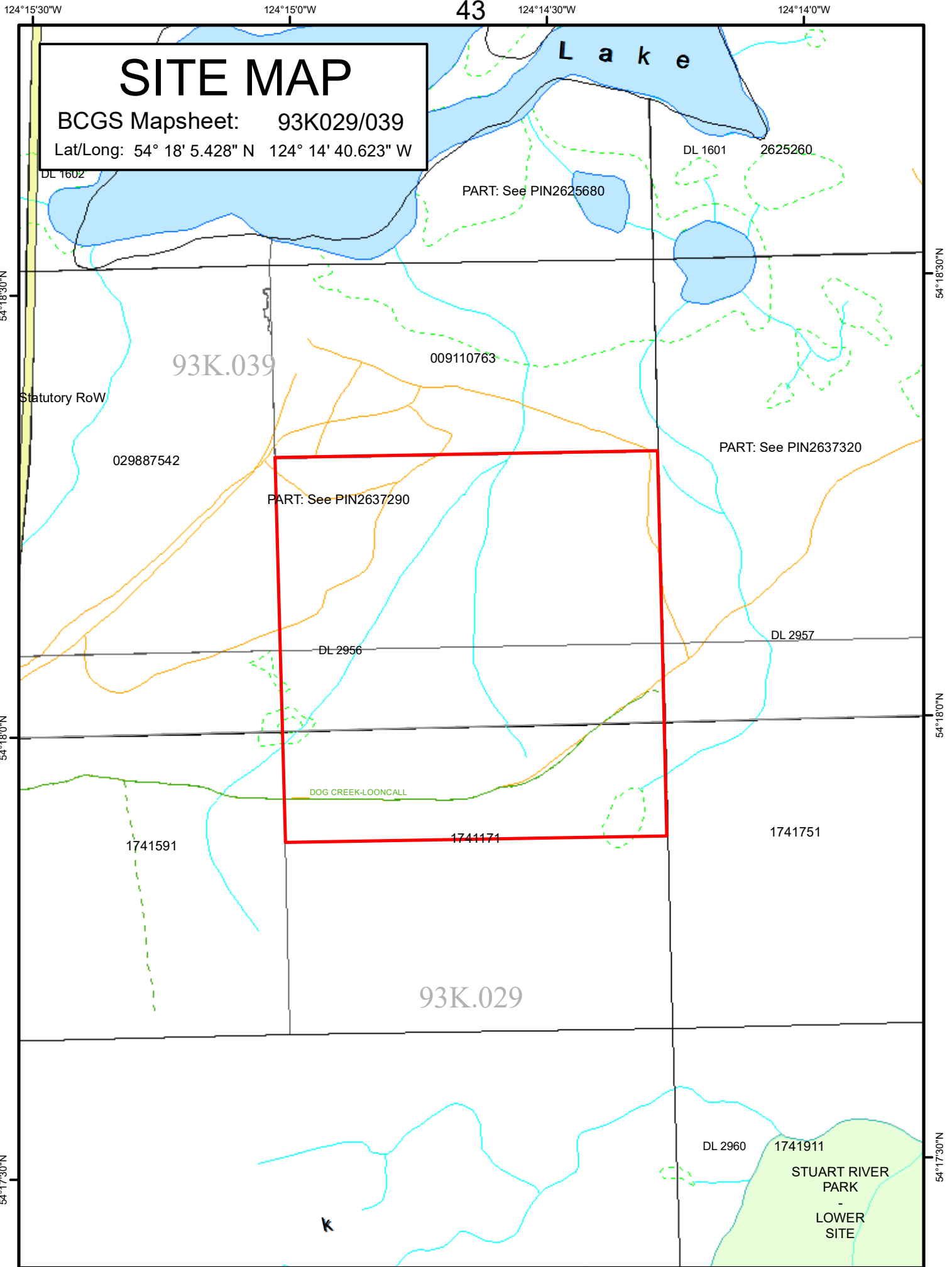


BC Albers Projection/NAD 83



54°24'0"N

54°12'0"N



File Number: 7410116

Site # 1 of 1 - APPLICATION Area = 65.17 Ha.

TYPE: CROWN GRANT

PURPOSE: AGRICULTURE

SUBTYPE: DIRECT SALE

SUBPURPOSE: EXTENSIVE

LOCATION: LOONCALL LAKE

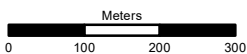
IMAGERY: NA

Produced by
 Ministry of Forests, Lands &
 Natural Resource Operations
 Northern Service Centre
 FrontCounterBC
 Date: January 6, 2020

Scale: 1:10,000 *

* 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 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
 - OIC Ecological Reserve
 - Recreation Area
- Base Mapping Features (20K)**
 - River or Stream
 - River or Stream - Dry
 - Lake
 - Reservoir - Definite
 - Glacier/Icefield
 - Contour - 20m interval
- Transportation - Lines (20K)**
 - Airfield
 - Road
 - Forest Service Road
 - Road Permit
 - Trail
 - Rail Line

All measurements are approximate.





REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

TO: Chair Thiessen and Rural Directors
FROM: Jennifer MacIntyre, Planner I
DATE: January 28, 2020
SUBJECT: Crown Land Application Referral 7410117 (TBT Enterprises)

RECOMMENDATION

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7410117.

VOTING

All Directors / Majority

DISCUSSION

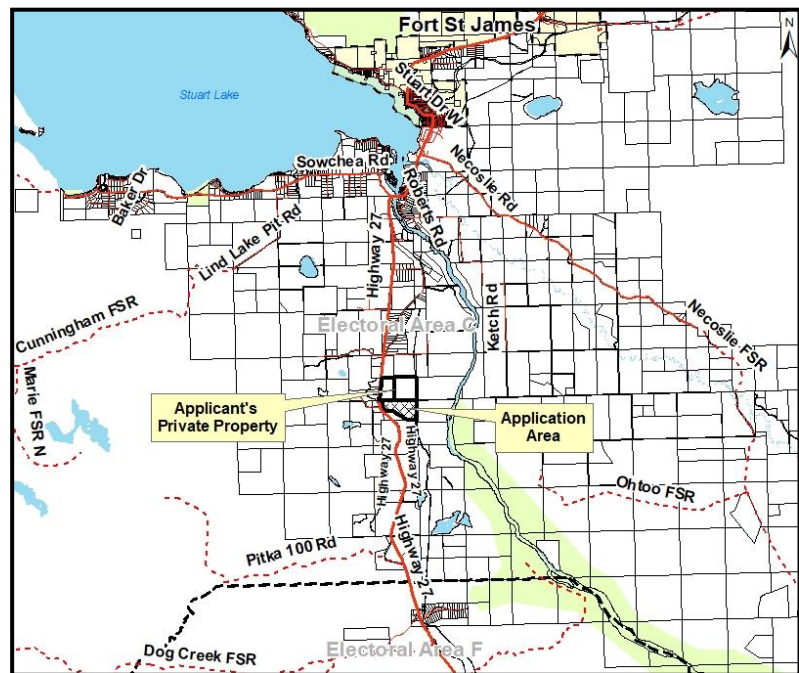
This application is regarding a Crown Grant to obtain additional land for extensive agriculture purposes.

The application area is located on Crown land legally described as 'Part of District Lot 1639, Range 5, Coast District', located off Highway 27, approximately 12 kilometres south of the District of Fort St. James. The application area is approximately 62.72 ha. in size.

The applicants own and farm approximately 217 ha. Adjacent to 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.

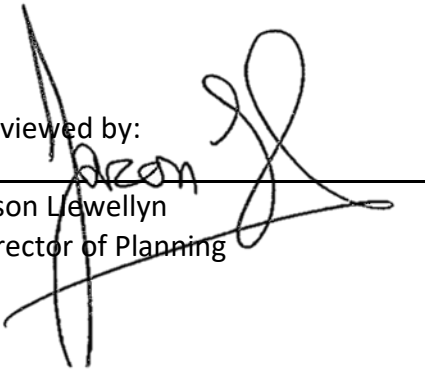
The application area is zoned Rural Resource (RR1) under RDBN Zoning Bylaw and is not located within the Agricultural Land Reserve (ALR).

The application is located in the Agriculture Development Area (ADA) under the Fort St. James Area Crown Land Plan. ADAs are Crown lands that are designated for agriculture development and settlements reserve areas. The FSJ Crown Land Plan states that Agricultural Lease applications will be accepted in this zone only (or in ALR if no ADA is available).




When questioned how the Land Officer considers ADA's, the Omineca Region of Forests Lands and Natural Resource Operations and Rural Development (FLNRORD) stated that LRMPs and Crown Land Plans are non-legal policy plans. Objectives within are considered, but do not create 'requirements' that must be met. The Omineca office relies predominately on referral comments, First Nation Consultation and relevant land use policies.

Reviewed by:



Jason Lewellyn
Director of Planning

Written by:



Jennifer MacIntyre
Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 7410117**

Electoral Area:	C
Applicant:	TBT Enterprises Ltd.
Existing Land Use:	Vacant, Forested
Zoning:	Rural Resource (RR1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
Plan Designation	Resource (RE) under Rural Fort St James Official Community Plan, Bylaw No. 1578, 2010
Proposed Use Comply With Zoning:	Yes
If not, why?	
Agricultural Land Reserve:	Outside the ALR
Access Highway:	Highway 27
Archaeological Site:	None according to provincial mapping
Building Inspection:	Within the Building Inspection Area
Fire Protection:	Outside the Rural Fire Protection Area
Other comments:	None.



Crown Land Tenure Application

Tracking Number: 100305190

Applicant Information

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization

What is your relationship to the company/organization? Agent

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit/Tenure/Licence will be issued, if approved.

Name: TBT ENTERPRISES INC
 Doing Business As:
 Phone: 778-667-0103
 Fax:
 Email: RAWHIDEGUIDING@GMAIL.COM
 BC Incorporation Number: BC 0716834
 Extra Provincial Inc. No:
 Society Number:
 GST Registration Number: 852736230 RT 0001
 Contact Name: HARRISON HOOKE
 Mailing Address: - redacted -

REFERRAL / PUBLIC COMMENT CONTACT INFORMATION

Company / Organization: TBT ENTERPRISES INC
 Contact Name: HARRISON HOOKE
 Contact Address: 1765 KETCH Road
 Fort St James BC V0J 1P0
 Contact Phone: 778-667-0103
 Contact Email: RAWHIDEGUIDING@GMAIL.COM

AGENT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name: harry hooke
 Phone: - redacted -
 Daytime Phone: - redacted -
 Fax: - redacted -
 Email: - redacted -
 Mailing Address: - redacted -

Letter(s) Attached: Yes (Authorization Letter.pdf)

ELIGIBILITY

Question	Answer	Warning
----------	--------	---------

Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
---	-----	--

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships,

cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or

2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure?

Yes

Please specify your file number:

7409672

If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Agriculture - Extensive forage crops and pasture	Direct Sale	More than thirty years

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road:

on Hiway 27 about 15 km south of Fort St James go East on Looncall Lake road about 2 km to property

AGRICULTURE - EXTENSIVE

Applies to all Crown land used for extensive agriculture, including land in Provincial Forests. Extensive agriculture includes: use of Crown land for soil bound cultivation to produce cereal, seed, forage, vegetable or fruit crops for mechanical harvesting.

Specific Purpose: forage crops and pasture

Period: More than thirty years

Tenure: Direct Sale

TOTAL APPLICATION AREA

Please give some information on the size of the area you are applying for.

Please specify the area: 65 hectares

STATEMENT OF HOLDINGS

Please list your holdings. Note - Fifty (50%) of the arable private land, including 25% of the most recent Crown land acquisition, must be cultivated with forage or grain production. The cultivated area (private holdings) must be more than 40 ha (100acres). Please see the operational policy for further details.

Legal Description	Non-Arable Hectares	Arable Hectares	Hectares Under Cultivation	Total Hectares
BLK E OF DL 1661	20	36	24	56
DL 1651	59	41	41	100

DL 8117	60	90	35	150
NW 1/4 OF DL2956 RANGE 5 COAST D	15	50	18	65
Totals:	154	217	118	371

Total hectares must be equal to the total surveyed area of your holdings.

50% of Arable land must be under Cultivation

50% = 108.50 hectares

HEADQUARTERS

Applicants must be existing farmers owning private farmland used as the home base within 15 kilometers of the Crown land under application.

Farm headquarters location: DL 1651 8 KM South of Fort St James

Distance between headquarters and area being applied for: 1 kilometers

MERCHANTABLE TIMBER

Is there merchantable timber on the land? Yes

Do you intend to: Buy it now

ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia? No

Are you planning to cut timber on the Crown Land you are applying for? Yes

To cut timber on the Crown Land once your tenure has been issued you may require an Occupant Licence to Cut. Check out the website of the forest district responsible for more information or contact them if you have any questions.

Are you planning to use an open fire to burn timber or other materials? Yes

Please check the Wildfire Management Branch website to learn more about your responsibilities. Check the 'Guides to Open Burning' for the appropriate fire category. A Category 3 Open Fire will require a burn registration number. More information can also be provided by the Burn Registration line at 1-888-797-1717.

Do you want to transport heavy equipment or materials on an existing forest road? No

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

LAND DETAILS

DRAWINGS

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

I will upload a PDF, JPG or other digital file(s)

MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description	Filename	Purpose
ortho	TBT 1651 South Ortho.pdf	Agriculture - Extensive

ATTACHED DOCUMENTS

Document Type	Description	Filename
Development Plan	management plan	Management Plan-Crown Grant...
Site Plan	SITE PLAN	TBT 1651 South Ortho.pdf

PRIVACY DECLARATION

Check here to indicate that you have read and agree to the privacy declaration stated above.

IMPORTANT NOTICES

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

DECLARATION

By submitting this application form, I, declare that the information contained on this form is complete and accurate.

APPLICATION AND ASSOCIATED FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00

OFFICE

Office to submit application to: Prince George

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC? No

OFFICE USE ONLY

Office Prince George	File Number	Project Number
	Disposition ID	Client Number

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rationale for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

This is an extensive agriculture project with the express purpose of providing forage and pasture for beef production, and for cereal crop production. The land will be cleared and cultivated over a period of 3-4 years.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
Multiple ocular survey done	Mixed aspen and conifer forest cover. Good site index. 75% arable.		

Add Row

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



Not able to meet with first nations, multiple attempts made.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



Adjacent to highway 27, approximately 8 km south of Fort St James. DL1639 part of Grazing Lease RAN077094

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



To add agricultural land to existing farm holdings to ensure viability for forage and food production.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Timber harvesting	Harvesting 50% of the area excluding RMA	Winter
Land clearing	Stump and CWD removal	Summer/fall
Cultivation	Discing and mulching and seeding	Late summer early fall

Add Row

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
Fencing	3 wire electric fence 30" wire height to allow wildlife easy access	Following seeding

Add Field

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Through adjacent TBT lands	Existing	Public all season	N/A	N/A	N/A	N/A

Add Field

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



Not applicable

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					
<input type="button" value="Add Field"/>					

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					
<input type="button" value="Add Field"/>					

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

Yes No

Are any areas of vegetation to be cleared, outside of timber removal?

Yes No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

Yes No

Disturbance Type	Impacts	Proposed Mitigations
Clearing and grubbing	snow will melt off earlier	ensure that the clearing area is seeded as soon as conditions allow to ensure ground cover is established
Add Field		

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

Yes No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

Yes No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

Yes No



4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

Yes No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Yes No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

Yes No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
Farm equipment		
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

[\(Best management practices for sound\)](#)

Sound? Yes No

Odor? Yes No

Gas? Yes No

Fuel Emissions? Yes No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

Yes No

4.3.2 Public Access

Will the project result in changes to public access?

Yes No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

Yes No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

[\(BC Wildlife Act\)](#)

Yes No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

Yes No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

Yes No

Will the project (construction or operations phase) require water diversion?

Yes No

Will the project threaten or endanger species at risk in the area?

[Species At Risk Act](#)

Yes No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

About 8 km from Fort St James, 5 neighbours within 1 km.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? (Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

Yes No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

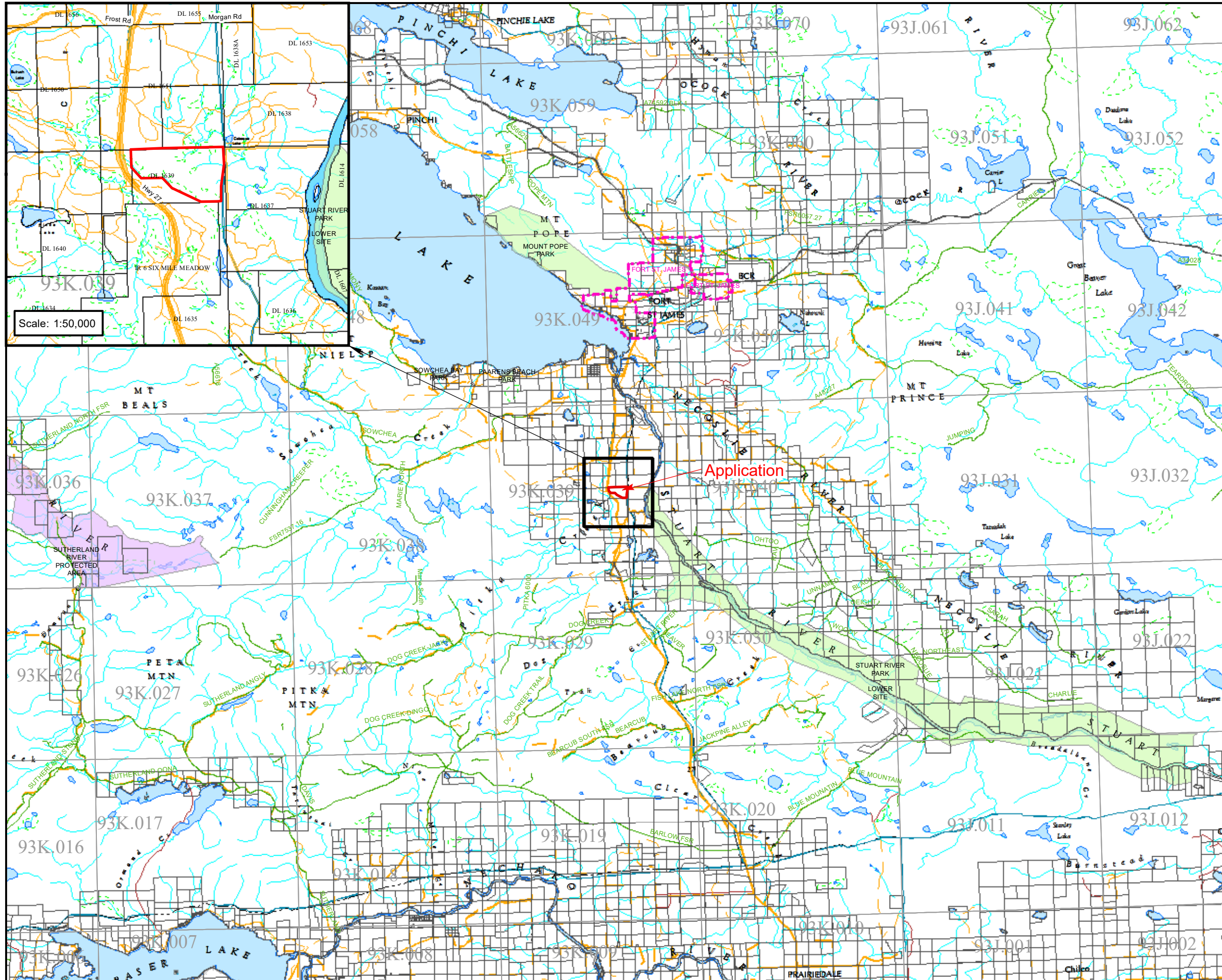
Yes No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



Not applicable



LOCATION MAP

File - 7410117 Area = 62.72 Ha

Client - T B T ENTERPRISES INC.

Legend

- Crown Land Application
 - Municipal Boundary
 - Primary Survey Parcel
 - Subdivision
 - Surveyed Rights of Way
-
- Provincial Park
 - Protected Area
 - OIC Ecological Reserve
-
- Highway
 - Railway
 - Surveyed Road R/W
 - Road
 - Forest Service Road
 - Trail
 - Rail Line
-
- Water Features**
 - Rapids
 - River or Stream - Definite
 - River or Stream - Dry
 - River or Stream - Indefinite
 - Dam - section Base
 - Flooded Land - Inundated
 - Lake - Definite
 - Lake - Indefinite
 - Lake - Intermittent
 - Reservoir - Definite
 - Glacier
 - Icefield
 - Island - Definite
 - Sand Bar
-
- Contours**
 - Contour - interval 200m

Produced by
Ministry of Forests, Lands and
Natural Resource Operations
and Rural Development
Prince George
FrontCounterBC
Date: January 8, 2020

Scale - 1:250,000 *
* if printed on 17X11 page

BC Albers Projection/NAD 83



124°17'0"W

124°16'30"W

61

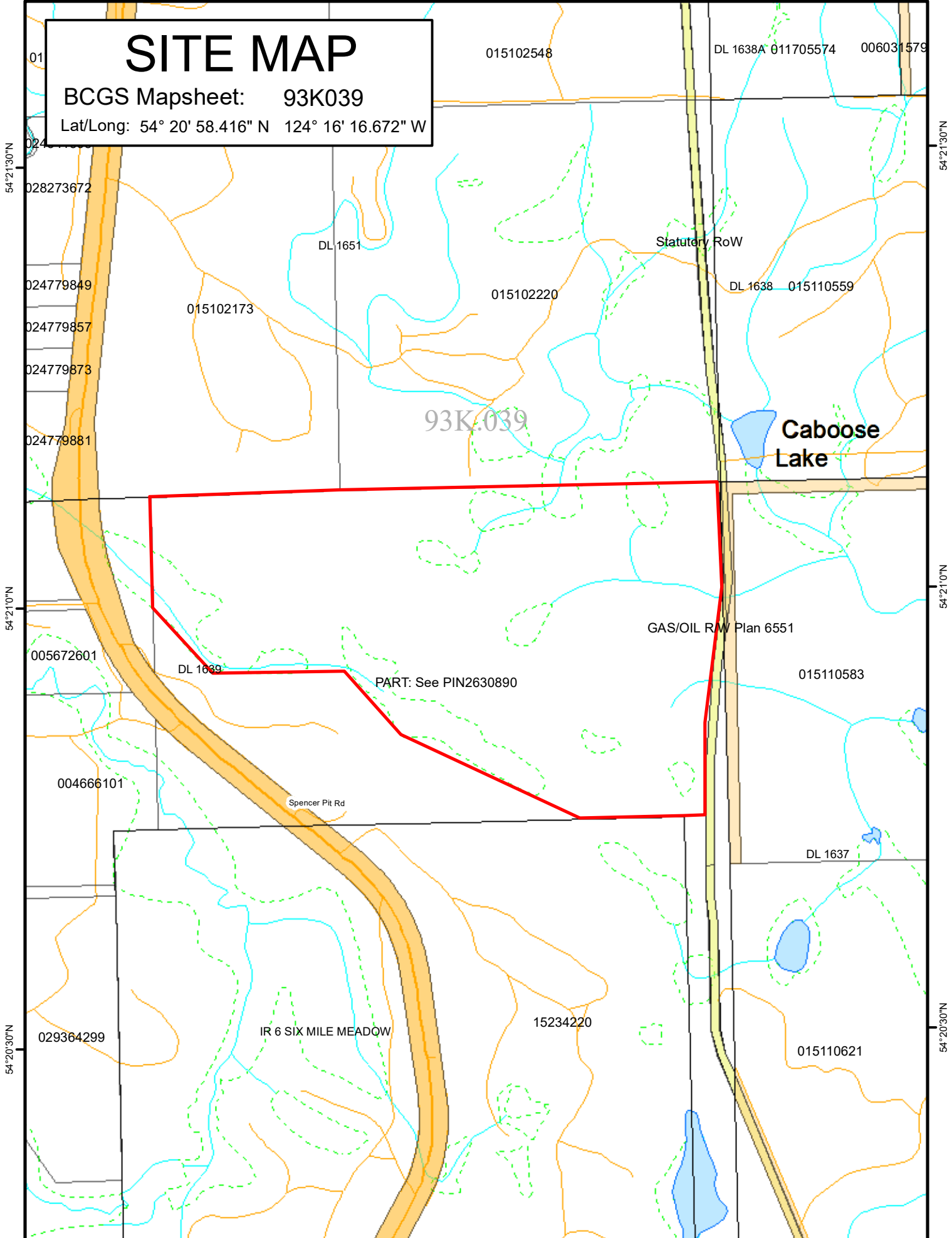
124°16'0"W

124°15'30"W

SITE MAP

BCGS Mapsheet: 93K039

Lat/Long: 54° 20' 58.416" N 124° 16' 16.672" W



File Number: 7410117

Site # 1 of 1 - APPLICATION

Area = 62.72 Ha.

TYPE: CROWN GRANT

PURPOSE: AGRICULTURE

SUBTYPE: DIRECT SALE

SUBPURPOSE: EXTENSIVE

LOCATION: FORT ST JAMES

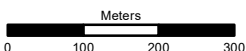
IMAGERY: NA

Produced by
 Ministry of Forests, Lands &
 Natural Resources Operations
 Northern Service Centre
 FrontCounterBC
 Date: January 8, 2020

Scale: 1:10,000 *

* 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 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
 - OIC Ecological Reserve
 - Recreation Area
- Base Mapping Features (20K)**
 - River or Stream
 - River or Stream - Dry
 - Lake
 - Reservoir - Definite
 - Glacier/Icefield
 - Contour - 20m interval
- Transportation - Lines (20K)**
 - Airfield
 - Road
 - Forest Service Road
 - Road Permit
 - Trail
 - Rail Line

All measurements are approximate.



REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

TO: Chair Thiessen and Board of Directors
FROM: Jennifer MacIntyre, Planner I
DATE: January 24, 2020
SUBJECT: Crown Land Application Referral 7409873 (BC Hydro Takla Lake)

RECOMMENDATION

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7409873.

VOTING

All Directors / Majority

DISCUSSION

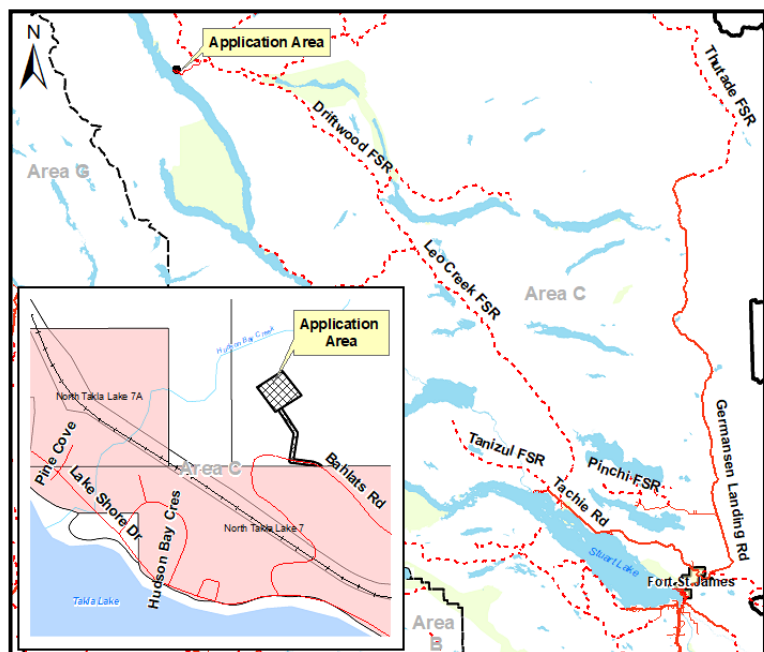
This application is regarding a Crown Grant to convert the tenure of the application area from a Licence of Occupation issued in 2017 to a Crown Grant for industrial purposes.

The application area is located on unsurveyed Crown land in the vicinity of Takla Lake 7 Indian Reserve approximately 150 kilometres northwest of the District of Fort St. James. The application area is approximately 0.81 ha. in size. The application area is not zoned.

The purpose of the project is to improve reliability of the electricity supply to Takla Landing by clearing the trees along the feeder ROW so that they do not fall on the lines, and build a backup diesel station to provide power when there are outages.

The proposed diesel generating station consists of a building, diesel generators, fuel tank, control room and ancillary equipment. A 30m fire break on all sides of the station will be cleared of trees.

BC Hydro has been working with the Takla Landing First Nation (TLFN) to establish this site, and the TLFN chose the proposed site. BC Hydro have completed a Management Plan which is attached to this report.



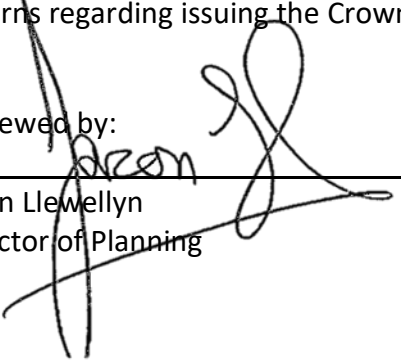
RDBN first received this application in November 2016 and responded with the following comments:

“That any timber removed from the site be transported to a processing facility and that no burning of timber takes place.”

The Province ensured RDBN staff that the timber was not burned and harvested under Forest Harvest Authorization number L50799.


Given that there are no changes to this application and the site has been cleared, staff do not have concerns regarding issuing the Crown Grant.

Reviewed by:



Jason Llewellyn
Director of Planning

Written by:



Jennifer MacIntyre
Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 7409873**

Electoral Area:	C
Applicant:	BC Hydro
Existing Land Use:	Vacant, Forested
Zoning:	Not zoned under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
Plan Designation	Not Designated under Rural Fort St James Official Community Plan, Bylaw No. 1578, 2010
Proposed Use Comply With Zoning:	N/A
If not, why?	
Agricultural Land Reserve:	Outside the ALR
Access Highway:	Bahlats Road
Archaeological Site:	None according to provincial mapping
Building Inspection:	Outside Building Inspection Area
Fire Protection:	Outside Rural Fire Protection Area
Other comments:	None.



British Columbia Hydro and Power Authority

Takla Landing Permanent Diesel Station

Management Plan Crown Land Application

BC Hydro Project No.: DY-0910

Date: Aug 12, 2016

Prepared By: John Oliver
Project Manager, BC Hydro

Reviewed By: Michelle Macdonald
Takla Landing Reliability Project, BC Hydro

Approved By: Shweta Khade,
Project Manager, Takla Landing Reliability Project, BC Hydro

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1.0 Introduction

BC Hydro is submitting this management plan in support of a Crown Grant (fee simple) for the purchase of a parcel of crown land adjacent to Takla IR 7 (DL 4327) to locate a permanent back-up diesel generating station. Further BC Hydro will be applying to acquire the necessary rights for a permanent access road to the proposed diesel station site.

2.0 Project Overview

Takla Landing is a small isolated First Nation Community, the primary settlement for the Takla Lake First Nation Band (TLFN), located on the east side of Takla Lake approximately 195 km north of Fort St James. Electrical service to the community is provided from the west of Takla Lake via a lengthy overhead distribution line from Babine Substation (BAB) and a submarine cable under Takla Lake (Figure 1). The reliability of this feeder is poor as it sits in a narrow Right of Way (RoW) which travels 45 kms cross-country through heavily forested area. Trees adjacent to the RoW are close enough to fall into the line and much of the forest been infested by mountain pine beetle (MPB), resulting in an increasing number of tree falling onto the line causing power outages in the community.

In 2015 a temporary diesel station was established in the community (IR #7) to provide backup power for when the feeder has been taken out of service by a tree falling on the line. This station will be moved to a permanent off reserve location once the land has been acquired. Further, over the next several years BCH would like to establish a wider License of Occupation and Statutory Right of Way (60 meters total width) and clear the trees along the full 45 km length of the feeder into the community such that further tree failures will not contact the line. This will be done under a separate application.

BC Hydro would like to purchase Crown land within the vicinity of Takla Landing Reserve (IR#7) for the purpose of locating a backup diesel generating station (Figure 2). BC Hydro is submitting a Crown land application for an Interim Licence of Occupation and later Crown grant (fee simple) conversion to purchase this land. In addition, BC Hydro will also apply for an Interim Licence of Occupation and later Statutory Right of Way conversion for the access road and distribution line between IR#7 and the proposed DGS site.

2.1 Purpose of the Project

The purpose of the project is to improve reliability of the electricity supply to Takla Landing by ultimately clearing the trees along the feeder RoW so that they can no longer fall on the line. As an interim measure, BC Hydro will establish a permanent (off-reserve) backup diesel station to provide power when there are outages to the feeder. This management plan has been developed to support BC Hydro's the applications to acquire a parcel of land for the DGS and the necessary rights to build and use an access road to the site.

BC Hydro will be applying at a later date to widen the right of way between Fort Babine and Takla Landing and will provide a separate management plan to support that application (Figure 2).

2.2 Location Size and Main Features of the Project

The proposed Takla Landing Permanent Diesel Generating Station is located on Provincial (BC) Crown land adjacent to the Takla Landing Reserve (IR#7) approximately 195 km north of Fort St James. The total footprint of the station will be 90m X 90m and will include a 30x30m fenced station area (containing the diesel generators, fuel tank, control room and ancillary equipment) and a 30m fire setback on all sides of the station that will be cleared of trees. An access road will also be constructed between the Diesel Generating site and the Road within IR#7. The site will be connected to the community's electrical distribution with a 3-phase distribution extension along the proposed access road.

Field investigations completed in support of the project included surveys, environmental and archeological assessments of the site.

Construction activities include, but not limited to land clearing, grubbing, levelling, stockpiling of soil, import of fill material, excavation, backfill, grading, compacting, installation of generating equipment, and final testing and commissioning.

2.3 Access Plans

Access to the station will be through IR#7 and a newly constructed access road.

2.4 Project Schedule

The project schedule is summarized in the table below

Table 1: Project Schedule

<u>Item</u>	<u>Start Date</u>	<u>Comment</u>
Archeological Assessment	June, 2016	Completed
Environmental Assessment	June, 2016	Completed
Tree Clearing	Winter/Spring 2017	As per bird nesting requirements
Site Civil Works	Spring 2017	
Equipment installation	Spring 2017	
In-Service Date	June 30, 2017	

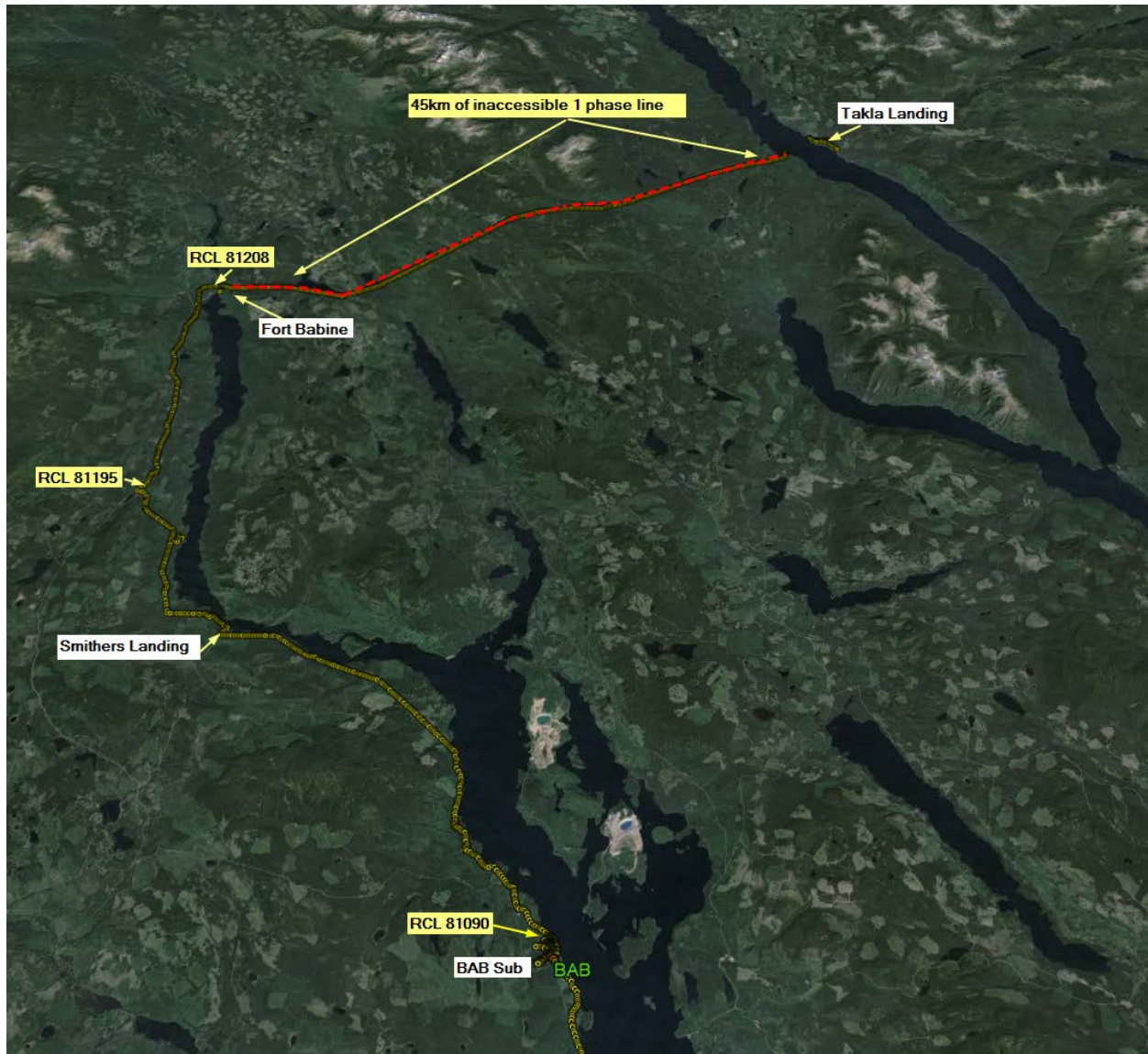


Figure 1: 45 km Electrical Supply Feeder to Takla Landing

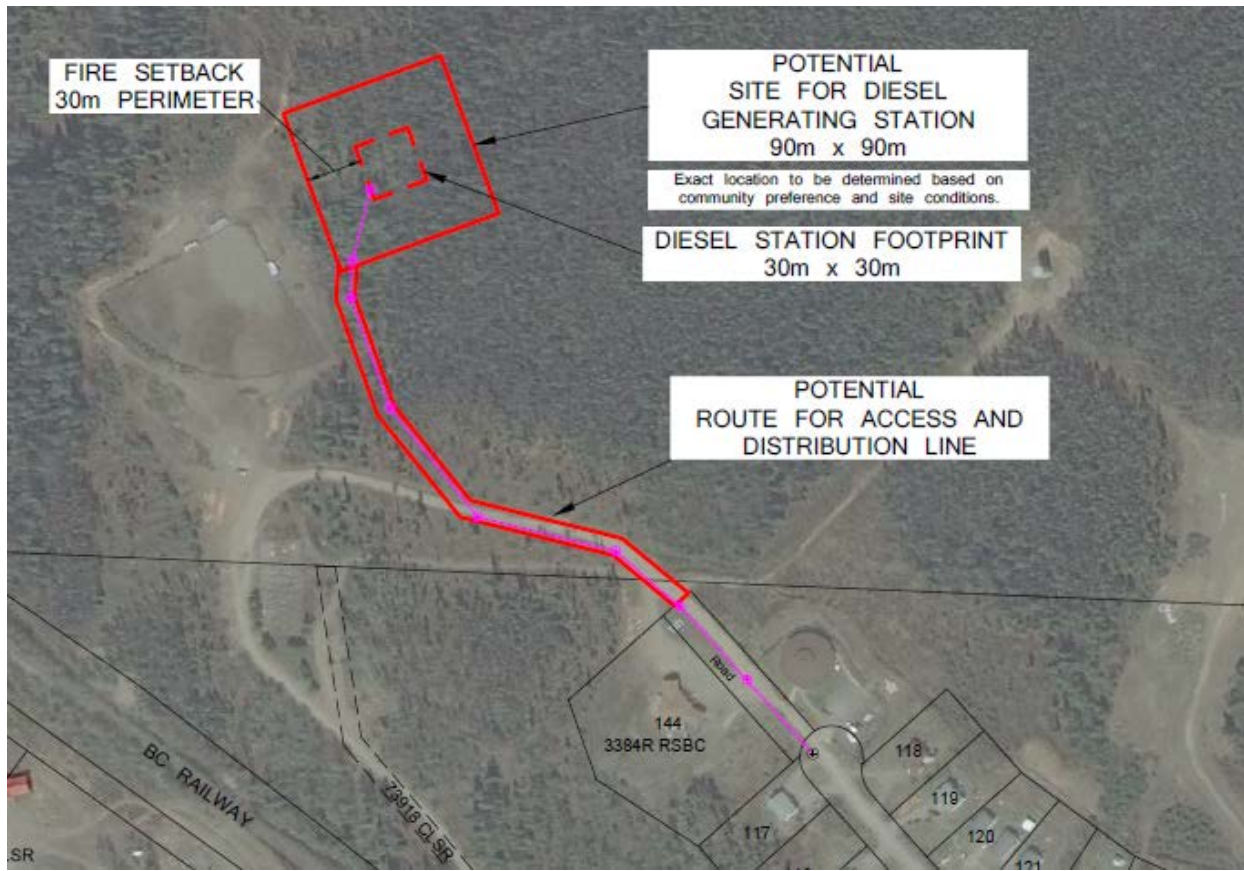


Figure 2 Proposed Permanent Diesel Generation Station Site

3.0 Project Description

3.1 New Facilities Infrastructure

The backup diesel station in Takla includes:

- a 30x30 station footprint (Figure 3);
- a 30 m perimeter fire setback;
- a 10m perimeter road around the station footprint (contained within the 30m fire setback);
- a 5 m access road cleared to 10m; and,
- an extension of the existing electrical distribution system in the community to the proposed back-up diesel generating station.

All will be cleared of trees and the station footprint, perimeter road and access road area will be cleared of topsoil, backfilled, compacted and graded with appropriate base material

The access road will lead from the existing on-reserve road (Bahlats Road) to the station and will be used for the delivery of fuel and equipment and access by local operators and BC Hydro personnel. A 3-phase electrical distribution line will follow along the access road.

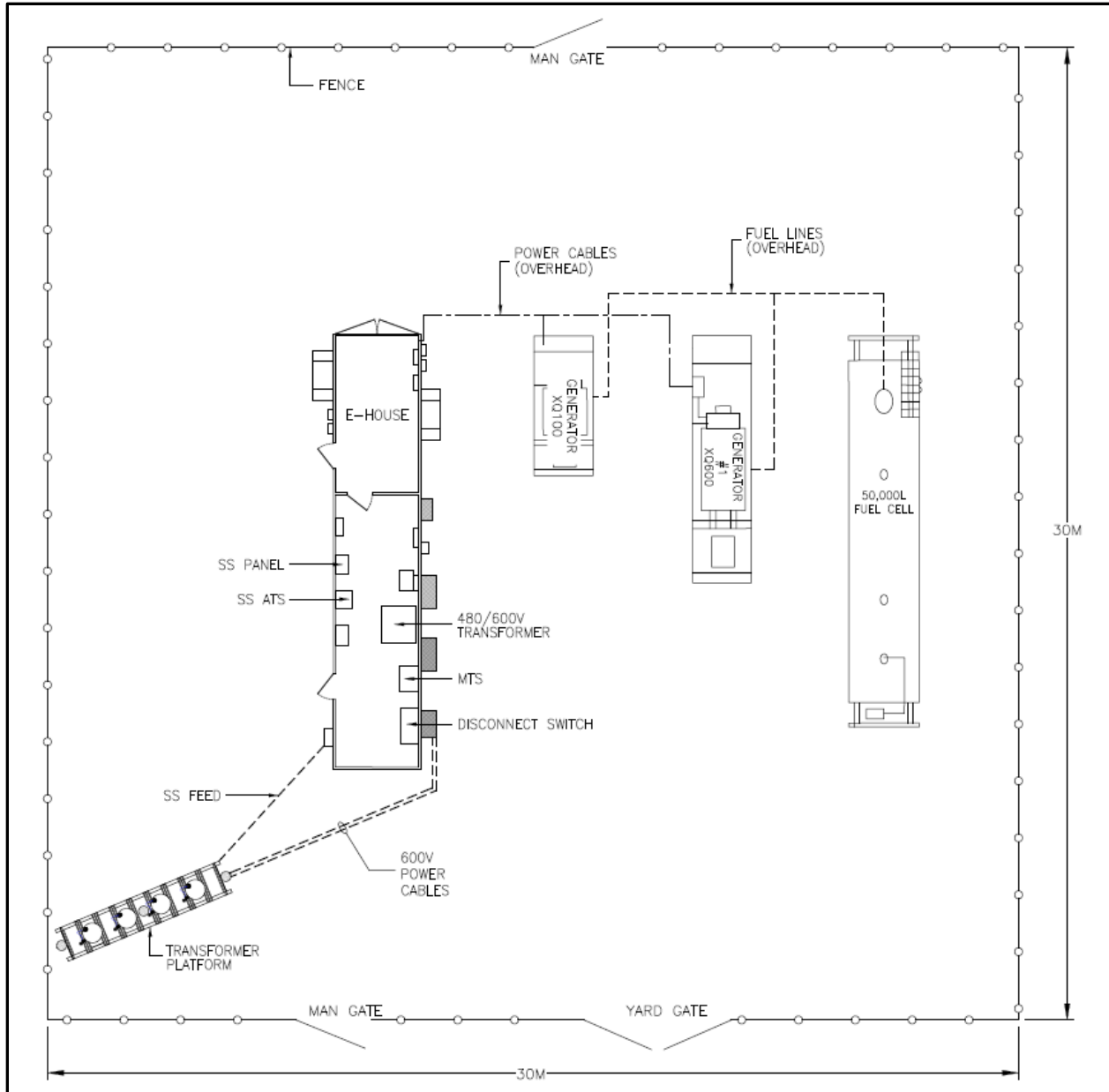


Figure 3: Proposed Station Footprint (TYP)

3.1 Utilities

Electrical power will be supplied by BC Hydro. No water or sewage facilities will be required on site.

4.0 Additional Information

4.1 Environmental

An Environmental Assessment and Environmental Management Plan (EMP) was completed in June 2016 by Ecofor Consulting. Appendix A contains the assessment and EMP. To summarize, no environmental permits will be required for this work to proceed. There are no known occurrences of any rare plant species in the vicinity of the Project and an assessment did not identify any Valued Ecosystem Components that the project could potentially impact. The nearest watercourse is approximately 100m distant from the project footprint and will not be impacted by the project. A noxious weed occurs in the area (orange hawkweed), therefore a noxious weed control plan has been included in the EMP. Other sections in the EMP include waste management, refueling, erosion control, wildlife encounters, and an opportunistic amphibian salvage if encountered. It is recommended that any vegetation clearing take place prior to the breeding bird season for the Omineca Region (April 31 to September 30), to ensure compliance with the Wildlife Act and the Migratory Birds Convention Act. The site will be monitored on a part time basis to ensure the EMP is adhered to.

4.2 Archeological

An AIA was completed by Terra Archeology in June 2016 (Appendix B). No sites pre-dating AD 1846 were identified during the surface or subsurface examination of the project area, therefore no further archaeological work is recommended, provided the proposed project area remains the same and is not altered to include any unassessed areas. Although no archaeological sites were identified within the assessed lands, no assessment can guarantee to identify all undocumented sites located in a particular area. Therefore, if archaeological materials are observed during any phase of development operations, all ground-altering activities in the vicinity of the materials must be halted immediately and a qualified archaeologist and the relevant First Nations contacted. If a qualified archaeologist considers the materials to be protected under the Heritage Conservation Act, ground-altering activities may only resume with approval of the Archaeology Branch.

4.3 Forestry

The project site occurs within the Fort St. James Forest District in the Prince George Timber Supply Area (TSA); situated in the north central Omineca Region. The subject area is included in CANFOR's Operating Area of the Fort St James District. The District's gross area is approx. 3.1 million hectares of which approx. 91% or 2.9 million hectares is forest land base. CANFOR's Timber Supply Area (TSA) of 739,650 hectares is part of the Fort St James Defined Forest Area (DFA) of 1,156,255 hectares. The area falls under the "Fort St James Defined Forest Area Sustainable Forest Management Plan" established in July 2012 by CANFOR and British Columbia Timber Sales (BCTS).

The Takla Landing First Nations Community is adjacent to the project site

4.4 First Nations

On July 20, 2015, BC Hydro sent a Notification Letter to introduce the Project to 4 First Nations and First Nation groups, including:

- Carrier Sekani Tribal Council;
- Lake Babine Nation;
- Takla Lake First Nation; and
- Yekooche First Nation.

BC Hydro has been working with the Takla Landing First Nation (TLFN) to establish this site and has met on several occasions to discuss the need for the Project, including the permanent site for the Diesel Generating Station (DGS). Of six potential sites close to TLFN's IR 7, TLFN chose the site referred to in this application. Appendix C contains a

Band Council Resolution (BCR) obtained from TLFN indicating support for the permanent site of the DGS. The Carrier Sekani Tribal Council, Lake Babine Nation and Yekooche First Nation have not specified issues with the permanent site for the DGS and have requested to be kept informed with updates on the Project. Lake Babine Nation has advised that they support the Project.

Appendices

**Appendix A:
Environmental Assessment**

**Appendix B
Archeological Assessment**

**Appendix C
Takla Landing First Nation Band Council Resolution (BCR)**

Appendix C Takla Landing First Nation Band Council Resolution (BCR)



Chronological no.
16-06-009
File reference no.

BAND COUNCIL RESOLUTION

The words "from our Band Funds" "capital" or "revenue", whichever is the case, must appear in all resolutions requesting expenditures from the Band Funds.

The council of the	TAKLA LAKE FIRST NATION	Capital account	\$
Date of duly convened meeting, June 6, 2016	Province B.C.	Revenue account	\$

WHEREAS:

- A. BC Hydro is undertaking the Takla Landing Reliability Upgrade Project ("the Project") to increase the reliability of electricity supply to Takla Landing in response to the increasing number of outages caused mainly by trees falling on the distribution feeder into the community;
- B. The scope of work on the Project will eventually include clearing trees adjacent to the feeder to eliminate the risk of further tree damage to the feeder. In the interim, however, BC Hydro would like to establish a permanent backup diesel generating station and access road; and
- C. The proposed location for the generating station located northeast of the baseball field on Crown land as noted in preliminary BC Hydro drawing titled "Takla Lake Diesel Generating Station" drawing number 853-S11-0001-001-R3 dated March 30, 2016.

THEREFORE BE IT RESOLVED:

- i. The site for the diesel generating station and access road are agreed to by Takla Lake First Nation as the permanent location of and access to the diesel generating station; and
- ii. Takla Lake First Nation will support BC Hydro in seeking the following through the BC Provincial Ministry of Forests, Lands and Natural Resource Operations:
 - a. An application for a Crown grant tenure for the permanent diesel generating station including the fire setback perimeter; and
 - b. An application for road access on Crown land to the diesel generating site.

Quorum: Three (3)

<p>_____ (Deputy Chief) Sandra Teegee</p> <p><i>Dawn George</i> _____ (Councillor) Dawn George</p>	<p><i>John Allen French</i> _____ (Chief) John Allen French</p> <p><i>Chris French</i> _____ (Councillor) Chris French</p> <p>_____ (Councillor) Wilma Abraham</p>
--	--

FOR DEPARTMENTAL USE ONLY

Canada

76
SITE PLAN OF PROPOSED CROWN GRANT FOR THE DIESEL GENERATING STATION AND PROPOSED SRW FOR THE ACCESS ROAD OVER UNSURVEYED CROWN LAND IN THE VICINITY OF NORTH TAKLA LAKE I.R. 7 CONTAINING 1.04 HECTARES, MORE OR LESS.

BCGS 93N041

DL 1461

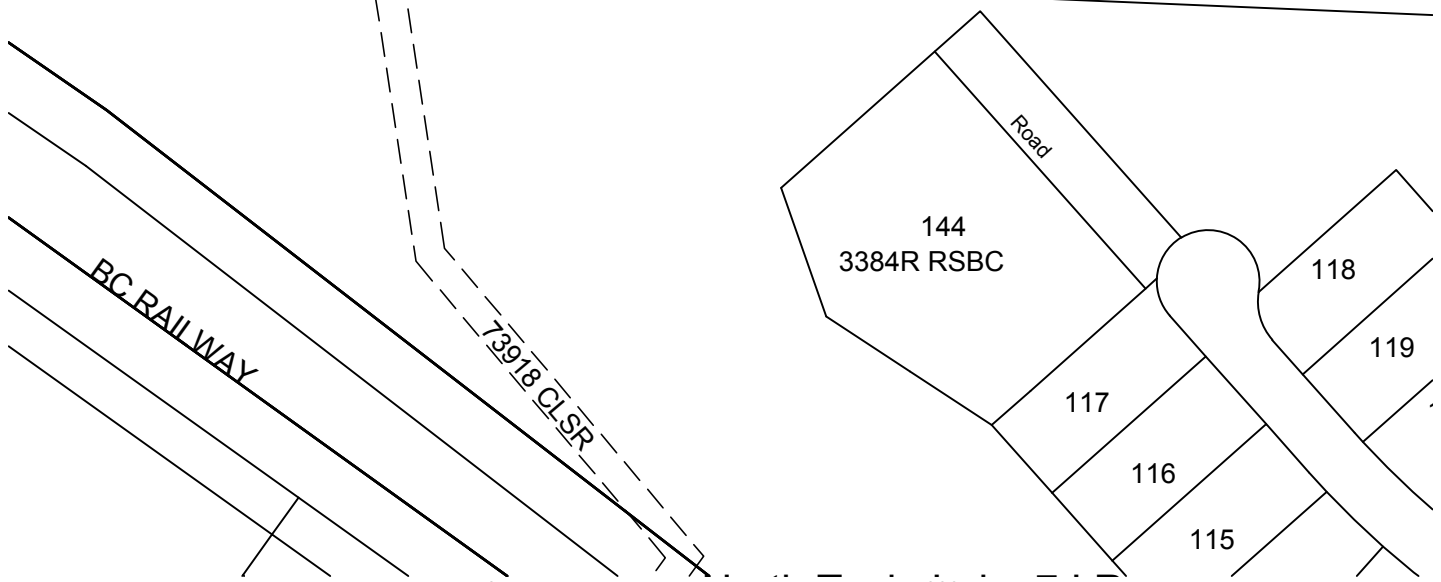


PROPOSED DIESEL GENERATING STATION
AREA = 0.81 ha

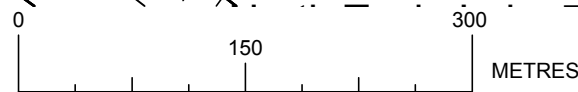
UNSURVEYED CROWN LAND

PROPOSED DISTRIBUTION LINE AND ACCESS
AREA = 0.23 ha

SRW PLAN PRP12979



BC Hydro
6911 SOUTHPOINT DRIVE
BURNABY, BC, V3N 4X8



SCALE 1:2500

Plot Date: August 12, 2016



REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

TO: Chair Thiessen and Board of Directors
FROM: Jennifer MacIntyre, Planner I
DATE: January 27, 2020
SUBJECT: Crown Land Application Referral 6409180 (BC Hydro)

RECOMMENDATION

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 6409180.

VOTING

All Directors / Majority

DISCUSSION

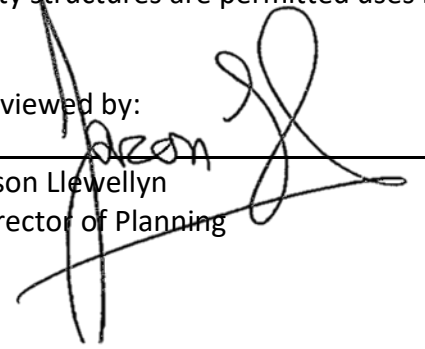
This application is regarding a statutory right of way (ROW) for BC Hydro infrastructure.


The application area is located on unsurveyed Crown land in the vicinity of Hudson Bay Mountain Road, approximately 1.5 kilometres southwest of the Town of Smithers. The application area is approximately 0.18 ha. in size.

The purpose of this application is to provide land tenure for existing BC Hydro infrastructure built in 1979 that services multiple properties along Seymour Lake.



The application areas are zoned Small Holdings (H1) and Large Holdings (H2). Unattended public utility structures are permitted uses in all zones.

Reviewed by: 
 Jason Llewellyn
 Director of Planning

Written by: 
 Jennifer MacIntyre
 Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 6409180**

Electoral Area:	A
Applicant:	BC Hydro
Existing Land Use:	Vacant, Forested
Zoning:	Small Holdings (H1) and Large Holdings (H2) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
Plan Designation	Resource (RE) and Rural Residential (RR) under Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014
Proposed Use Comply With Zoning:	Yes, unattended public utility structures are permitted uses in all zones.
If not, why?	
Agricultural Land Reserve:	Outside the ALR
Access Highway:	Hudson Bay Mountain Road
Archaeological Site:	None according to provincial mapping
Building Inspection:	Within Building Inspection Area
Fire Protection:	Within Rural Fire Protection Area
Other comments:	None.

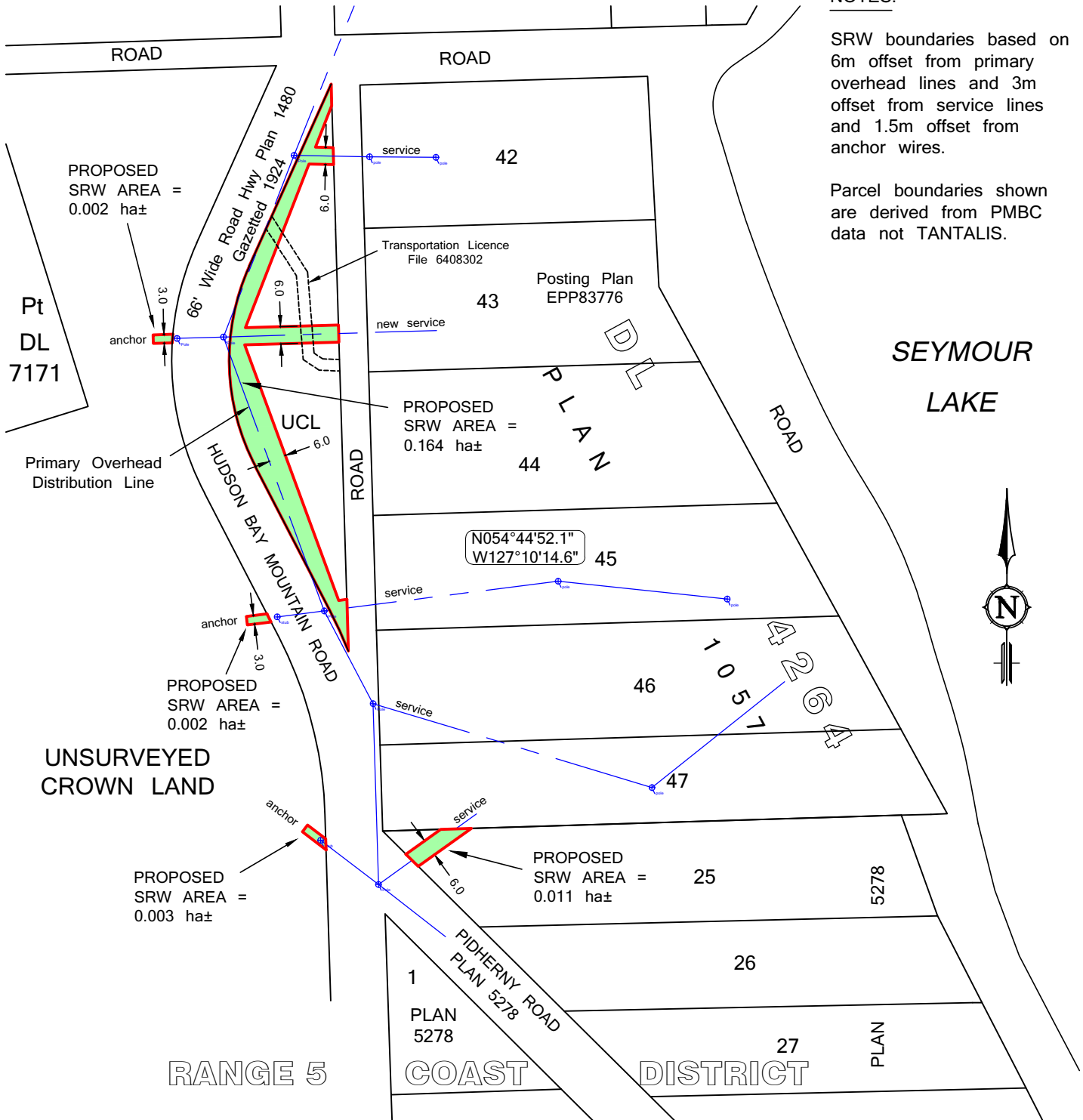
79

SKETCH PLAN OF PROPOSED STATUTORY RIGHTS OF WAY OVER UNSURVEYED CROWN LAND AND PART OF LOT 25 DISTRICT LOT 4264 RANGE 5 COAST DISTRICT PLAN 5278 CONTAINING 0.18 HECTARES MORE OR LESS.
BCGS 93L.075

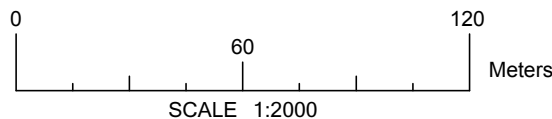
NOTES:

SRW boundaries based on 6m offset from primary overhead lines and 3m offset from service lines and 1.5m offset from anchor wires.

Parcel boundaries shown are derived from PMBC data not TANTALIS.



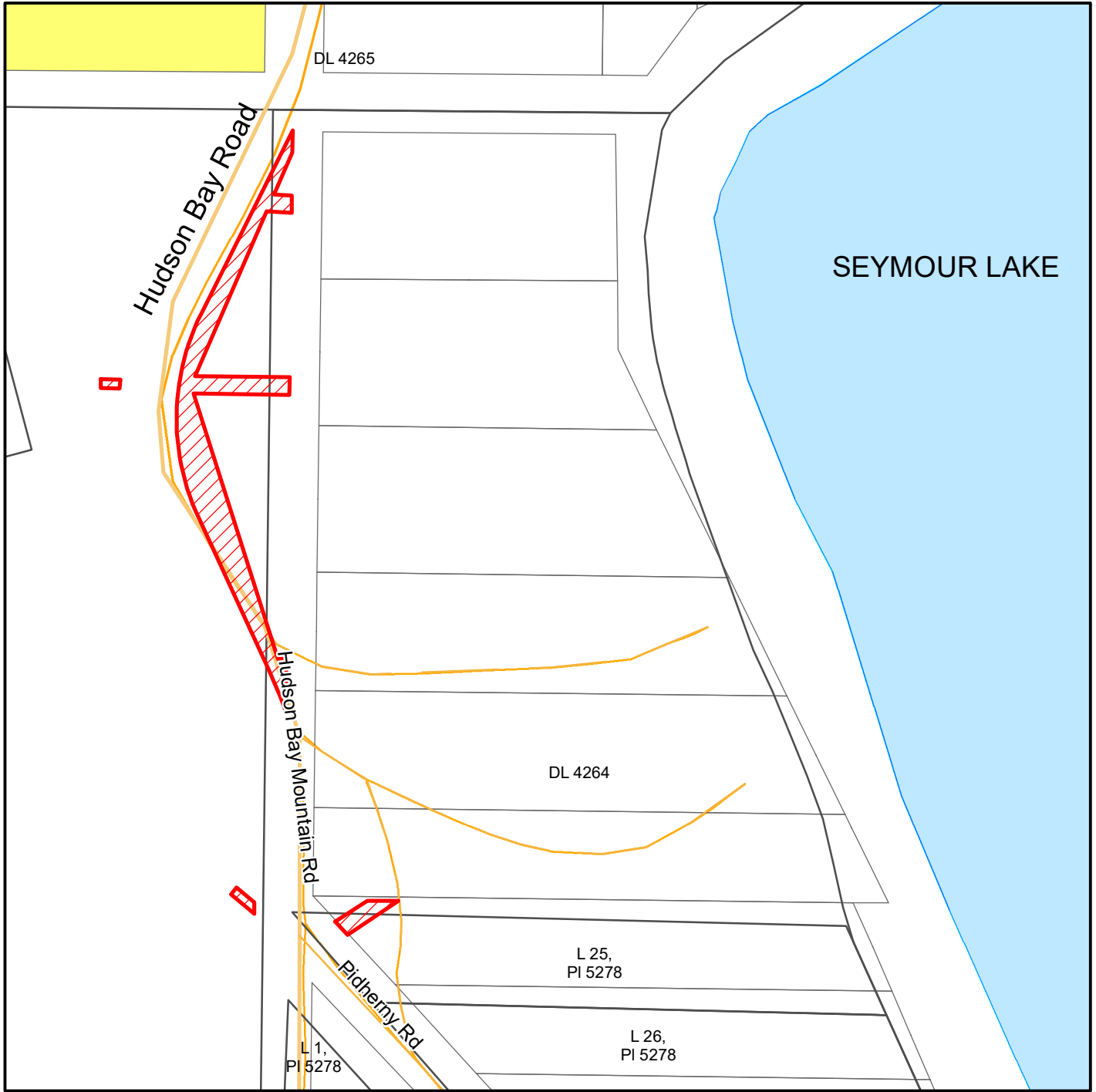
This sketch plan shows approximate locations based on a compilation of existing office records of varying accuracy. All boundaries, distances and areas are unreliable for establishing land tenure unless verified by a field survey conducted by a British Columbia Land Surveyor.



Plot Date: September 10, 2019

Referral Map

80



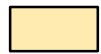
File No: 6409180

Scale: 1:2,000

Date: 12 Dec 2019



Tenure Area



Indian Reserves



Parks and Protected Area



BRITISH COLUMBIA
www.gov.bc.ca



0 25 50 100 Meters



REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

TO: Chair Thiessen and Rural Directors
FROM: Jennifer MacIntyre, Planner I
DATE: January 27, 2020
SUBJECT: Mines Application Referral 1640462-202001 (Kwanika Copper Corp.)

RECOMMENDATION

That the attached comment sheet be provided to the Province as the Regional District’s comments on Mines application 1640462-202001.

VOTING

All Directors / Majority

DISCUSSION

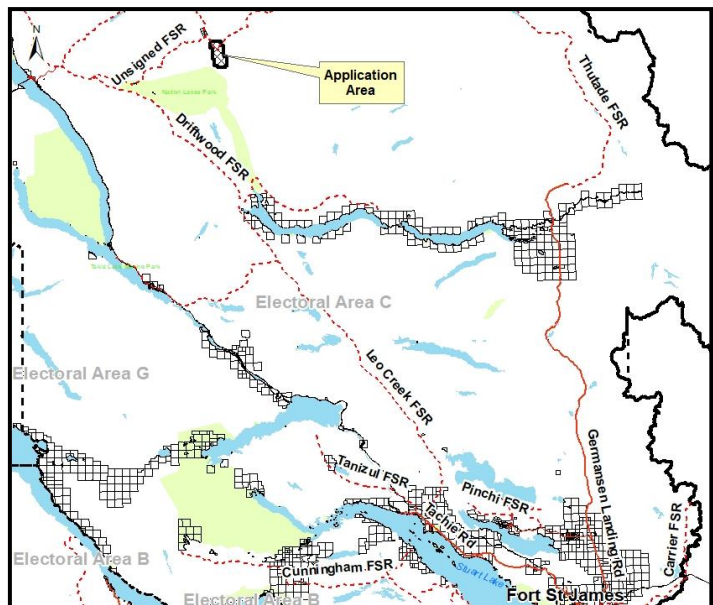
This is a referral from the Province for a Mines Act – Notice of Work Permit for Mineral Exploration purposes.

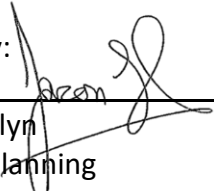
The application area is located on unsurveyed Crown land known as the Kwanika site, approximately 140 kilometres northwest of the District of Fort St. James. The application area is approximately 3,411 ha. in size.

The purpose of this application is to allow Kwanika Copper Corporation to conduct a phased exploration project. Phase 1 will include a survey program to develop new target areas for exploration. Phase 2 will encompass 4000 metres of diamond drilling from eight drill pads to develop resource targets and improve geological understanding of the area. The proposed project is intended to run for a 3-year period starting summer 2020. The project will be executed out of the existing Kwanika Camp. No roads will need to be constructed.

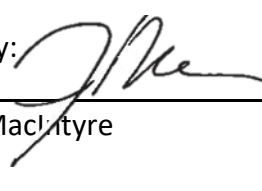
The site will be reclaimed by flattening and spreading of trees and debris to encourage secondary growth. Drill sites (sumps) will be filled in and be reclaimed the same year that drilling occurs.

The surrounding land use is primarily vacant Crown land. The application area is not zoned or designated under the area’s Official Community Plan. Takla First Nation Reserve Lands and traditional territory is in the area. The proponent has stated that they have been working with Takla First Nation on a pre-feasibility study to discuss technical, cultural and socioeconomic issues.



Reviewed by: 

 Jason Llewellyn
 Director of Planning

Written by: 

 Jennifer MacIntyre
 Planner I



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT
SHEET ON CROWN LAND REFERRAL 1640462-202001**

Electoral Area:	C
Applicant:	Kwanika Copper Corporation
Existing Land Use:	Vacant, forested and temporary work camp
Zoning:	Not Zoned under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
Plan Designation	Not designated under Fort St. James Rural Official Community Plan, Bylaw No. 1578, 2010
Proposed Use Comply With Zoning:	N/A
If not, why?	
Agricultural Land Reserve:	Outside the ALR
Access Highway:	Unsigned FSR, Driftwood FSR
Archaeological Site:	Yes, according to provincial mapping
Building Inspection:	Outside Building Inspection Area
Fire Protection:	Outside Rural Fire Protection Area
Other comments:	None.



Notice of Work Mineral Exploration

Application ID:5302

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Name KWANIKA COPPER CORPORATION
Contact Name Quinn Harper
Phone (604) 605-1300
Email qharper@serengetiresources.com
Mailing address SUITE 1750
 1185 WEST GEORGIA STREET
 VANCOUVER, BC V6E4E6
 CANADA

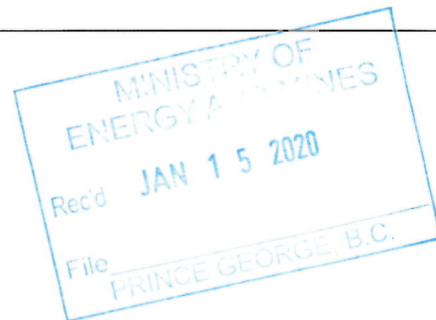
TECHNICAL INFORMATION

APPLICATION INFORMATION

Type of notice of work: Mineral Exploration
Is this a New Permit or an Amendment to an existing permit for this property? Amendment
Have you submitted an Annual Summary for this site? No
Type of permit applied for: I would like to apply for a Multi-Year permit
Term of application (years): → 3 BA

MINE INFORMATION

Do you have an existing mine number? Yes
Mine Number: 1640462
Name of the Property: Kwanika
Tenure Numbers: 501733
 514432
 514433
 502953
 514455
~~1018215~~
~~1018214~~ BA



Crown Grant / District Lot numbers:

Detailed directions to the site:
 -From Fort St James, take Tachie Highway and turn right onto Leo Creek FSR.
 -Merge to the right to the Driftwood FSR at 68 km (Follow the Takla Landing Signs all the way to the Fall Tsyata FSR).
 -At km 54.5 on Driftwood FSR, take a right onto the Fall Tsyata Road.
 -Stay right at km 26.5. Camp is at km 29 on Fall Tsyata Road.

Geographic Coordinates of Mine:
 Latitude: 55.53171
 Long: -125.35066

Maximum Annual Tonnage Extracted: 0

PROPOSED ACTIVITIES

Activities to be undertaken:
 Access roads, trails, heli pads, air strips and boat ramps
 Cut Lines and Induced Polarization Surveys
 Exploration Surface Drilling
 Camps, Bldgs, Staging Areas and/or Fuel / Lubricants Storage

FIRST AID

Proposed First Aid equipment on site: First Aid room with Level 3 First Aid kit, Oxygen, Epi Pen, Basket Stretcher and ETV

Level of First Aid Certificate held by attendant: Occupational First Aid Level 3

DESCRIPTION OF WORK PROGRAM

Document Upload

TIME OF PROPOSED ACTIVITIES

Proposed start and end date: Apr 01 2020 to Oct 31 2020 *seasonal BS*

Please remember that you need to give 10 days notice to the Inspector of Mines of your intention to start work, and 7 days notice of your intention to stop work.

ACCESS

Is access presently gated? Yes

Key provided to the Inspector? No

Be sure to provide the inspector with a key to the gate.

PRESENT STATE OF THE LAND

Present condition of the land: The land at the Kwanika site is for the most part, undisturbed Pine forest. Much of the current Pine forest has died due to beetle kill. The Kwanika site has a small amount of historical disturbance and some remains unclaimed including a camp area and some exploration trails. The Kwanika Camp has not been reclaimed and this paired with core storage represents 1.98 Ha of non reclaimed land from an existing permit with Serengeti Resources. There is an additional 1.45 Ha of unclaimed road and drill pads from historical drilling programs. The majority of roads and drill pads have been properly and completely reclaimed.

Type of vegetation: The property is moderately forested with spruce and lodgepole pine, broadleaf deciduous trees and shrubs, such as alder, birch and aspen, and underlying lichen and mosses.

Physiography: The Kwanika property occupies a broad, till-blanketed valley which ranges in elevation from 900 to 1,200 metres. The local topography is gently to moderately sloping, with sparse bedrock exposure. The only observable rock outcrops on the property are along the meandering Kwanika and West Kwanika Creeks, where fluvial processes have eroded the till blanket. Wetlands are located in small pockets scattered along west Kwanika and Kwanika creeks

Current means of access: Kwanika is accessible by the well-maintained, all-weather Leo Creek and Driftwood Forest Service Roads (âFSRâ) and related spur roads. The Driftwood FSR services the nearby town of Takla Landing and is maintained year-round by the BC Forest Service to within 29 kilometres of the site. The final 29 kilometres of access is via the Fall-Tsayta FSR which is suitable for passage by four-wheel-drive vehicles in all seasons pending snow removal. The Fall-Tsayta FSR is snow-free from May to October.

Old equipment or buildings: The Kwanika property has a historic camp area that includes 5 cabins, several tent pads and a post and beam structure. There are also 6 seacans that are used for core storage. 2x 1000 litre double-walled fuel tanks are also located close to camp and are in good working order.

Recreational trails/use: The Fall Tsyata road is used by recreational off road vehicles as well as for hunting. There are historic placer operations in the area but nothing has been active in the recent past. Some travel does occur between Takla Landing and Germansen Landing over the Fall Tsyata road.

ACCESS TO TENURE

Do you need to build a road, create stream crossings or other surface disturbance that will not be on your tenure? No

LAND OWNERSHIP

Application area in a community watershed:	No
Proposed activities on private land:	No
Activities in a park:	No

CULTURAL HERITAGE RESOURCES

Are you aware of any protected archaeological sites that may be affected by the proposed project?	No
---	----

FIRST NATIONS ENGAGEMENT

Have you shared information and engaged with First Nations in the area of the proposed activity?	Yes
--	-----

First Nations Engagement activities:

Since ratification of the 2018 Exploration Agreement (which replaced an earlier agreement), KCC has worked closely with the Takla Nation to address concerns and integrate thoughts as the project advanced through a Pre-Feasibility Study (âPFSâ). For example, a preliminary Working Group composed of members of Takla and KCC management was established to discuss technical, cultural and socioeconomic issues, the details of which were considered and integrated into working designs and strategy for the PFS. Furthermore, nearly 65% of the 2018 workforce was composed of members of the Takla Nation, accounting for over \$315,000 in payroll in the 2018 year.

Aware of cultural heritage resources in the area where the work is proposed:	No
--	----

ACCESS ROADS, TRAILS, HELI PADS, AIR STRIPS AND BOAT RAMPS

Activity	Length (km)	Disturbed Area (ha)	Merchantable timber volume (m ³)
Existing Access Modification	2.91	2.31	0.00
Exploration Trail - New	0.50	0.25	12.50
Totals		2.56	12.50

BRIDGES, CULVERTS AND CROSSINGS

Are you proposing any bridges, culverts and/or other river/stream crossings?	No
--	----

RECLAMATION PROGRAM

Reclamation and timing for this specific activity:	roads will be cross ditched and debris and trees will be laid across the roadway to promote secondary growth and animal pathway. Road reclamation is done during the drilling program to reduce costs.
Estimated cost of reclamation of activities described above:	2,500.00

CAMPS, BUILDINGS, STAGING AREAS AND FUEL / LUBRICANTS STORAGE

FUEL / LUBRICANT STORAGE

Storing fuel / lubricants on site:	Yes
How much (litres):	7500
Storage method:	bulk

RECLAMATION PROGRAM

Reclamation and timing for this specific activity:	There will be very little setup and tear down as the camp is already ready to occupy.
Estimated cost of reclamation of activities described above:	2,500.00

CUT LINES AND INDUCED POLARIZATION SURVEYS**EXPLORATION GRID**

Total line kilometers: 14 Total disturbed area (ha): 0 Total Merchantable Timber (m³): 0

RECLAMATION PROGRAM

Reclamation and timing for this specific activity: No cut lines will be used so there will be no reclamation required.

Estimated cost of reclamation of activities described above: 0.00

EXPLORATION SURFACE DRILLING

Activity	Number of Sites	Disturbed Area (ha)	Merchantable timber volume (m ³)
Diamond Drilling - Surface	14	0.23	13.00
Totals	14	0.23	13.00

SUPPORT OF DRILLING PROGRAM

The drilling program will be: Ground supported

RECLAMATION PROGRAM

Reclamation and timing for this specific activity: Drill pads will be reclaimed by flattening and spreading of trees and debris to encourage secondary growth. Sumps will be filled in. All reclamation will take place the same year that drilling occurs; progressively as the program advances.

Location of the Core Storage: There are two locations of core storage on the Kwanika property both located close to the Kwanika Camp.

Estimated cost of reclamation of activities described above: 2,500.00

TIMBER CUTTING

Total merchantable timber volume (m³): 25.50

EQUIPMENT

Quantity	Type	Size/Capacity
1	Drill	HQ/NQ
1	Excavator	Cat 320

SUMMARY OF RECLAMATION

Activity	Total Affected Area (ha)	Estimated cost of reclamation (\$)
Access Roads, trails, etc.	2.56	\$2,500.00
Camps	0.00	\$2,500.00
-Buildings	0.00	
-Staging Area	0.00	
Cut Lines, etc.	0.00	\$0.00
Exploration Surface Drilling	0.23	\$2,500.00

Subtotal:	2.79	\$7,500.00
Unreclaimed disturbance from previous year:	2.55	
Disturbance planned for reclamation this year	4.51	
Total	0.83	\$7,500.00

OTHER CONTACTS

Contact Info

Type of Contact: Permittee
Site Operator
Tenure Holder
Referral Point

Company/Organization: Kwanika Copper Corporation

Contact First Name: David

Contact Last Name: Moore

Contact Phone: (604) 605-1300

Contact Email: dmoore@serengetiresources.com

Contact Address: 520-800 PENDER STREET W
VANCOUVER BC V6C 2V6
CANADA

Contact Info

Type of Contact: Mine Manager

Name: Quinn Harper

Phone: (604) 605-1300

Email: qharper@serengetiresources.com

Mailing Address: 520-800 PENDER STREET W
VANCOUVER BC V6C 2V6
CANADA

LOCATION

MAPS

Description	Filename
Access to Kwanika camp from Fort St James	Kwan_Regional_Loc_Access_2020.pdf
CENTRAL ZONE INSET MAP - Planned drill pad & exploration trail locations in the central zone at Kwanika for 2020	KWN_planned_drill-Pads_CZ_2020.pdf
SOUTH ZONE INSET MAP - Planned drill pad & exploration trail locations in the south zone at Kwanika for 2020	KWN_planned_drill_Pads_SZ_2020.pdf
Kwanika Tenure	Figure 2 Kwanika Tenure 2019.pdf
Historic Kwanika camp and permanent structures. Orthophoto from 2016. There are some new tent pads but no new permanent structures.	Kwanika Camp Facilities 2016.pdf
Central and South Zone - Planned IP Lines	KWN_planned_IP_2020.pdf
Central and South Zones Overview showing south and central zone insets maps	KWN_Overview_Map_insets_2020.pdf
Rottacker Zone planned IP 2020	ROT_planned_IP_Dilling_2020.pdf
Overview of Target Sites on the Kwanika property	KWN_Overview2_NoW_2020.pdf

DOCUMENTS

Document Type	Description	Filename
Annual Summary	ASEA 2019	KWN_ASEA_2019_signed.pdf
Archaeological Chance Find Procedure	Chance Find Procedure	Kwanika Archaeological Chance Find Procedure.docx
Mine Emergency Response Plan	Draft ERP. This document will be updated with a maps and numbers when they become available.	MERP_Kwanika-Drilling_2020.docx
Other	Description of Work Program	Kwanika_Program_Description_2-yr-multi-year.docx

Privacy Declaration**PRIVACY NOTE FOR THE COLLECTION, USE AND DISCLOSURE OF PERSONAL INFORMATION**

Personal information is collected under the legal authority of section 26 (c) and 27 (1)(a)(i) of the *Freedom of Information and Protection of Privacy Act (the Act)*.

The collection, use, and disclosure of personal information is subject to the provisions of the Act. The personal information collected will be used to process your inquiry or application(s). It may also be shared when strictly necessary with partner agencies that are also subject to the provisions of the Act. The personal information supplied in the application package may be used for referrals or notifications as required. Personal information may be used for survey purposes.

For more information regarding the collection, use, and/or disclosure of your personal information, please contact FrontCounter BC at 1-877-855-3222 or at

FrontCounter BC Program Director
FrontCounter BC, Provincial Operation
441 Columbia Street
Kamloops, BC V2C 2T3

This check indicates that you have read and agree to the privacy declaration stated above.

REFERRAL INFORMATION

Some applications may be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Company/Organization:	Kwanika Copper Corporation
Contact First Name:	David
Contact Last Name:	Moore
Contact Phone:	(604) 605-1300
Contact Email:	dmoore@serengetiresources.com
Contact Address:	520-800 PENDER STREET W VANCOUVER BC V6C 2V6 CANADA

I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if required, the referral and advertising requirements of my application.

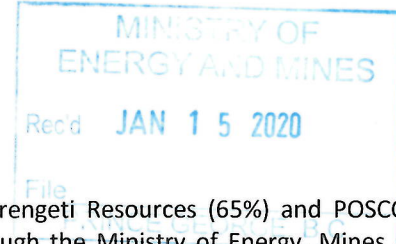
IMPORTANT NOTICES**DECLARATION**

By submitting this application form, I, declare that the information contained on this form is complete and accurate.

OFFICE

Program Description Notice of Work Application

Description of Work Plan
2-year Multi-Year Permit Application
Tracking Number: 5302



Background

Kwanika Copper Corporation ("KCC"), a private company jointly-owned by Serengeti Resources (65%) and POSCO international Corporation (35%), is applying for a 2-year Multi-Year exploration permit through the Ministry of Energy, Mines and Petroleum Resources ("MEM") office in Prince George to cover the 2020 – 2022 exploration seasons for the Kwanika property. Kwanika is currently permitted under a Multi-Year Area-Based ("MYAB") permit (MX-13-113) originally granted January 28th, 2012. The current MYAB, however, expires December 31st, 2019 with an unused disturbance balance of 2.55 hectares. Furthermore, a surety bond in the amount of \$64,000 is still held by the Province of British Columbia against the reclamation liability at Kwanika, which was calculated based on the 2012 MYAB permit authorizations, which included:

1. 50 line-kilometres of cut lines/IP surveys (45 line-kilometres left unused);
2. 30 drill sites (14 drill sites left unused);
3. 4.4 kilometres of access trail (2.91 kilometres left unused).

KCC is planning an exploration program at Kwanika including drilling and induced-polarization ("IP") surveys during 2020. The program is designed to be a follow-up to a program completed in 2018 for purposes of completing a Pre-Feasibility Study ("PFS"). As a result of work on the PFS, it has been determined that additional exploration should be conducted on the property in order to buttress current resources and improve project economics.

KCC is planning to drill 4000 metres from eight drill pads in 2020 field season in order to expand the existing Central and South Zones as well as test other nearby target areas. The program would consist of two phases, as follows:

1. **Phase 1:** 14 line-kilometres of induced polarization surveys on several areas in the Central, South ~~and Rottacker~~ zones to develop new targets, and; B1
2. **Phase 2:** 4000 metres of diamond drilling from eight (8) drill pads to develop near-resource targets and test areas immediately south and north of the Central Zone, as well as improve the geological understanding of the South Zone.

Phase 1 IP Program

KCC is planning to conduct 14 line-kilometres of IP in seven (7) lines over three target areas:

1. **Central Zone - North:** two (2) two-kilometre east-west directed lines approximately 500 metres north of the Central Zone resource;
2. **Central Zone – South:** two (2) two-kilometre east-west directed lines approximately 500 metres south of the Central Zone resource.
3. ~~**Rottacker:** three (3) two-kilometre east-west directed lines in the area of the Rottacker MINFILE occurrence and associated geochemical and airborne geophysical target areas.~~ B1

Considering road access is available for all of the planned IP lines above, no roads will need to be constructed for access to the planned survey areas. Furthermore, considering the vegetation and physiography are forgiving in the area, IP lines will not need to be cut or brushed in order to complete the surveys.

It has been determined that the 14 line-kilometre IP program will take approximately 12 days to complete and will be operated out of the current Kwanika camp.

Program Description

Notice of Work Application

Phase 2 Drilling Program

KCC is planning to drill 11 diamond drill holes from eight (8) drill pads for a total of 4000m (as of December 2019) in 2020. Additional drilling may be completed within the limits of this permit depending on the results of the Phase 1 IP program and further desktop technical work. Many of the planned drill holes may be accessed from existing drill roads and pads, however, 14 pads are being applied for under this permit. KCC will use one drill with a 24-hour crew based out of the Kwanika Camp along with a small crew of camp staff and geologists.

Drill pads will be constructed from local bare earth following removal of overlying vegetation and soil, and sumps/settling ponds will be excavated near the drill pad to capture cuttings. Water for drilling will be sourced from nearby streams. Previously disturbed areas will be used as often as possible in order to limit costs and lessen the impact on the local environment. Drill pads, sumps and access roads will be reclaimed progressively throughout the execution of the program in order to limit costs and the reclamation liability on the property.

Camp

KCC is planning to execute both the IP and drilling programs from the existing camp facilities at Kwanika which includes cabins and tent pads. The kitchen and dry facilities will be composed of temporary wall tents erected on existing tent pads. Grey water will be directed into the existing septic tank and field. The cabins will require minor paint and repairs before use but will be suitable for use as sleeping and office facilities. Toilet facilities consist of an outhouse unit located on the east side of camp, which will provide adequate sanitary facilities for the size of crew required to complete the activities applied for herein.

Core Storage and Core Processing

The secondary core storage facility will provide adequate storage for an additional 4000 metres of core so there will be no need for a larger footprint. The core cutting shack is located at the camp and can be used again for another season. Electricity will be supplied by a 25kW portable diesel generator with fuel supplied by 45-gallon drums on stands within containment rings.

Core Shack

A large 20x40 foot weather haven will be used for the core logging tent on a pre-existing tent pad.

Fuel Storage

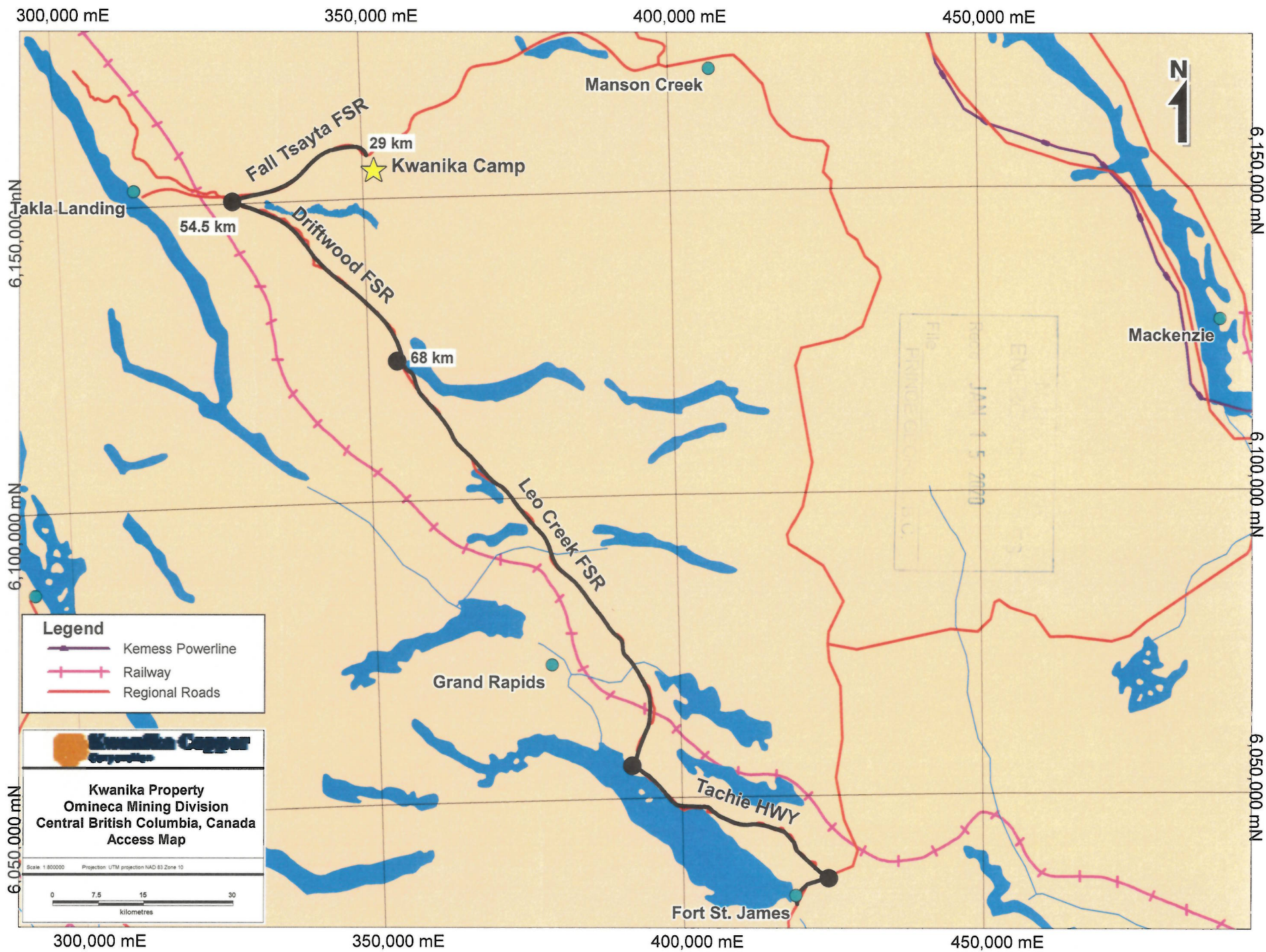
There are two 1000 gal tanks located at the Kwanika site that are in good working order to hold bulk fuel. With one drill, fuel will be delivered once a week and a maximum of 2000 l of diesel will be kept on site. A small amount of Gasoline will also be stored on site in 45 gal drums. The maximum gasoline that will be stored onsite will be roughly 300 Gal (6 Drums).

Summary

The Kwanika property is currently permitted under a Multi-Year Area-Based permit which will expire December 31st, 2019 with an unused disturbance balance of 2.55 hectares. A surety bond in the amount of \$64,000 is still held by the Province of British Columbia against the reclamation liability at Kwanika, which was calculated based on the 2012 MYAB permit authorizations, which included:

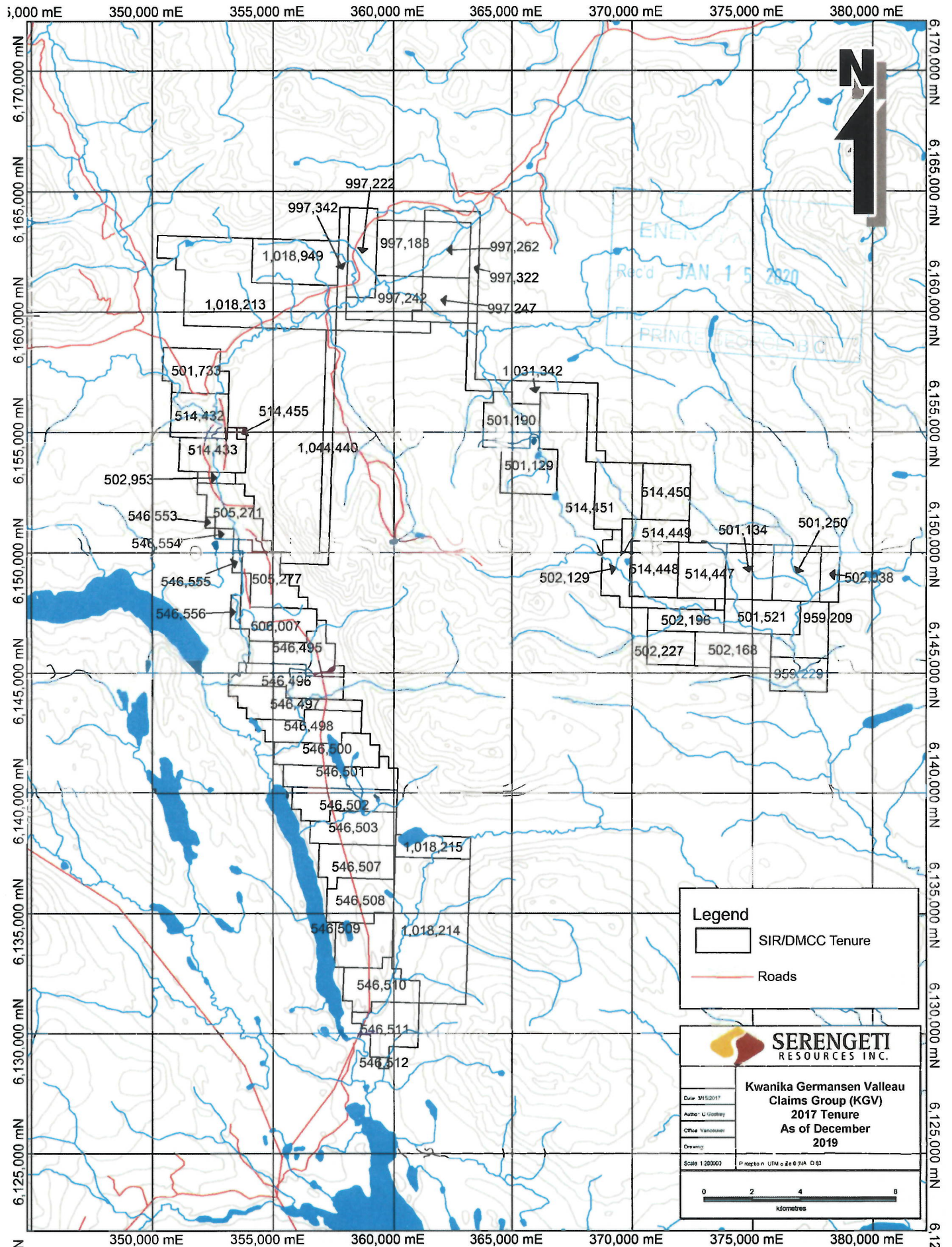
1. 50 line-kilometres of cut lines/IP surveys (45 line-kilometres left unused);
2. 30 drill sites (14 drill sites left unused);
3. 4.4 kilometres of access trail (2.91 kilometres left unused).

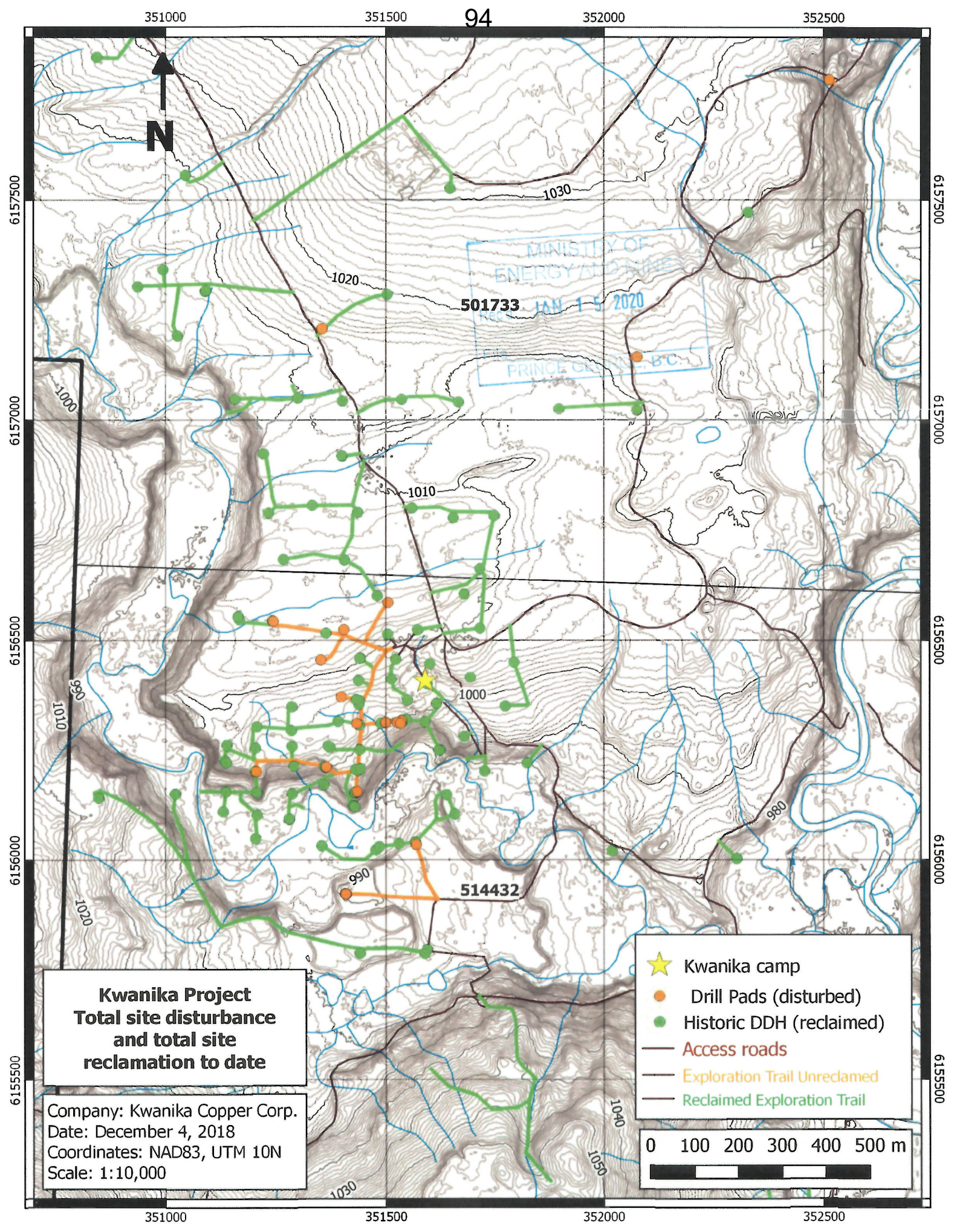
KCC is applying for a ^{3 yr} 2-year Multi-Year permit in order to complete a phased exploration program at Kwanika in 2020. The disturbance and activities applied for herein are limited to the unused portion of the expiring 2012 MYAB permit.



Kwanika Camp Facilities





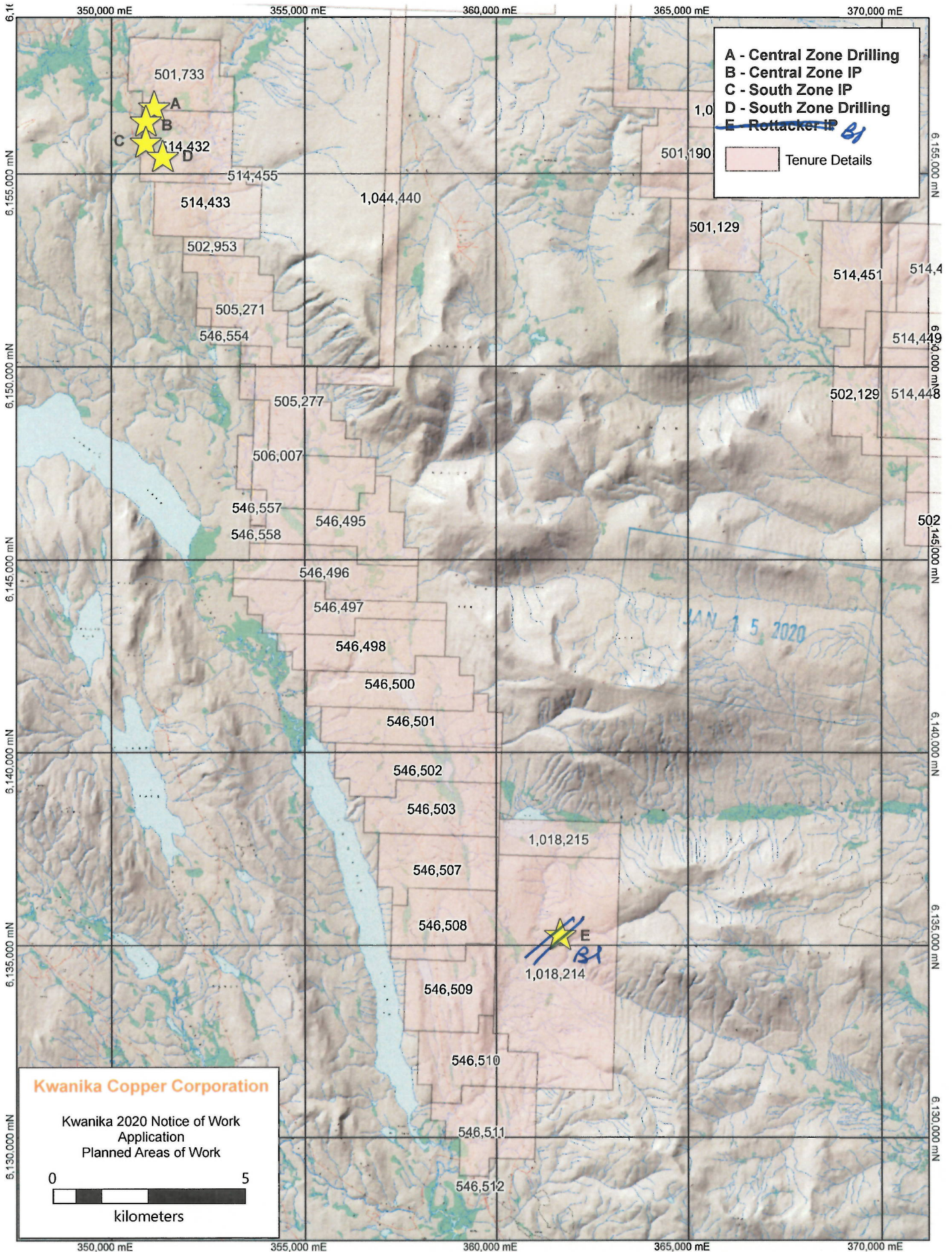


**Kwanika Project
Total site disturbance
and total site
reclamation to date**


Company: Kwanika Copper Corp.
Date: December 4, 2018
Coordinates: NAD83, UTM 10N
Scale: 1:10,000

- ★ Kwanika camp
- Drill Pads (disturbed)
- Historic DDH (reclaimed)
- Access roads
- Exploration Trail Unreclaimed
- Reclaimed Exploration Trail

0 100 200 300 400 500 m




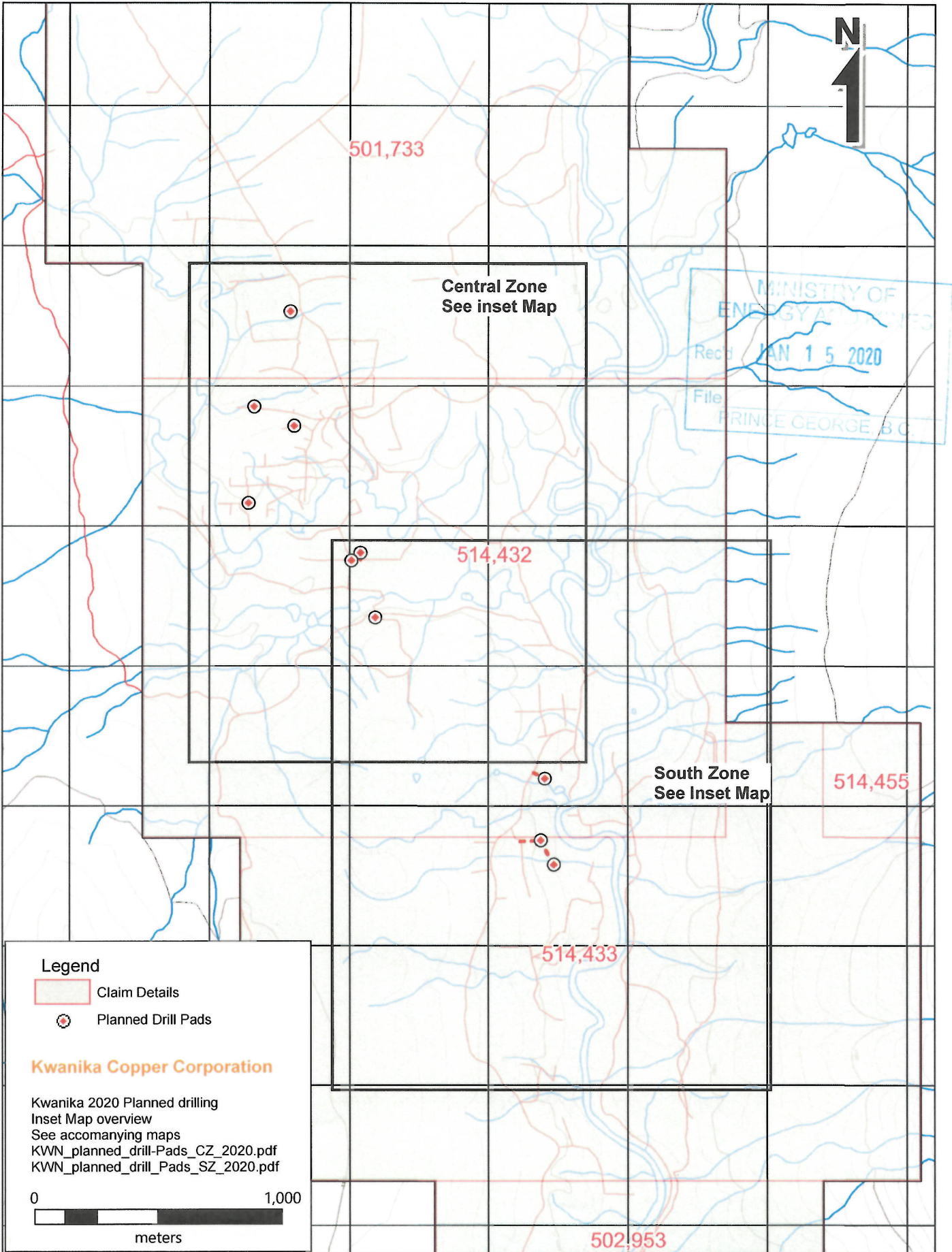
A - Central Zone Drilling
B - Central Zone IP
C - South Zone IP
D - South Zone Drilling
E - Rottacker IP

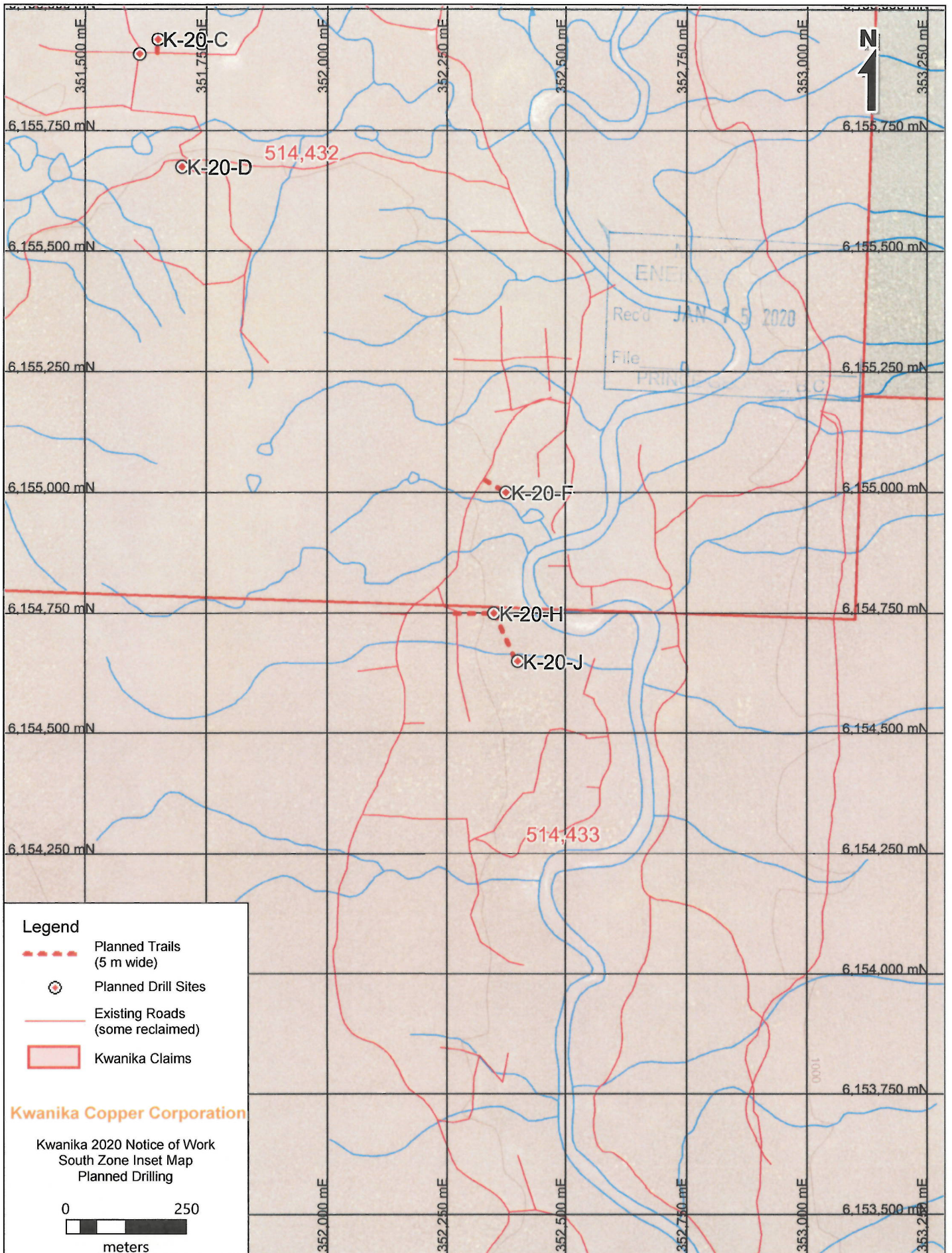
 Tenure Details

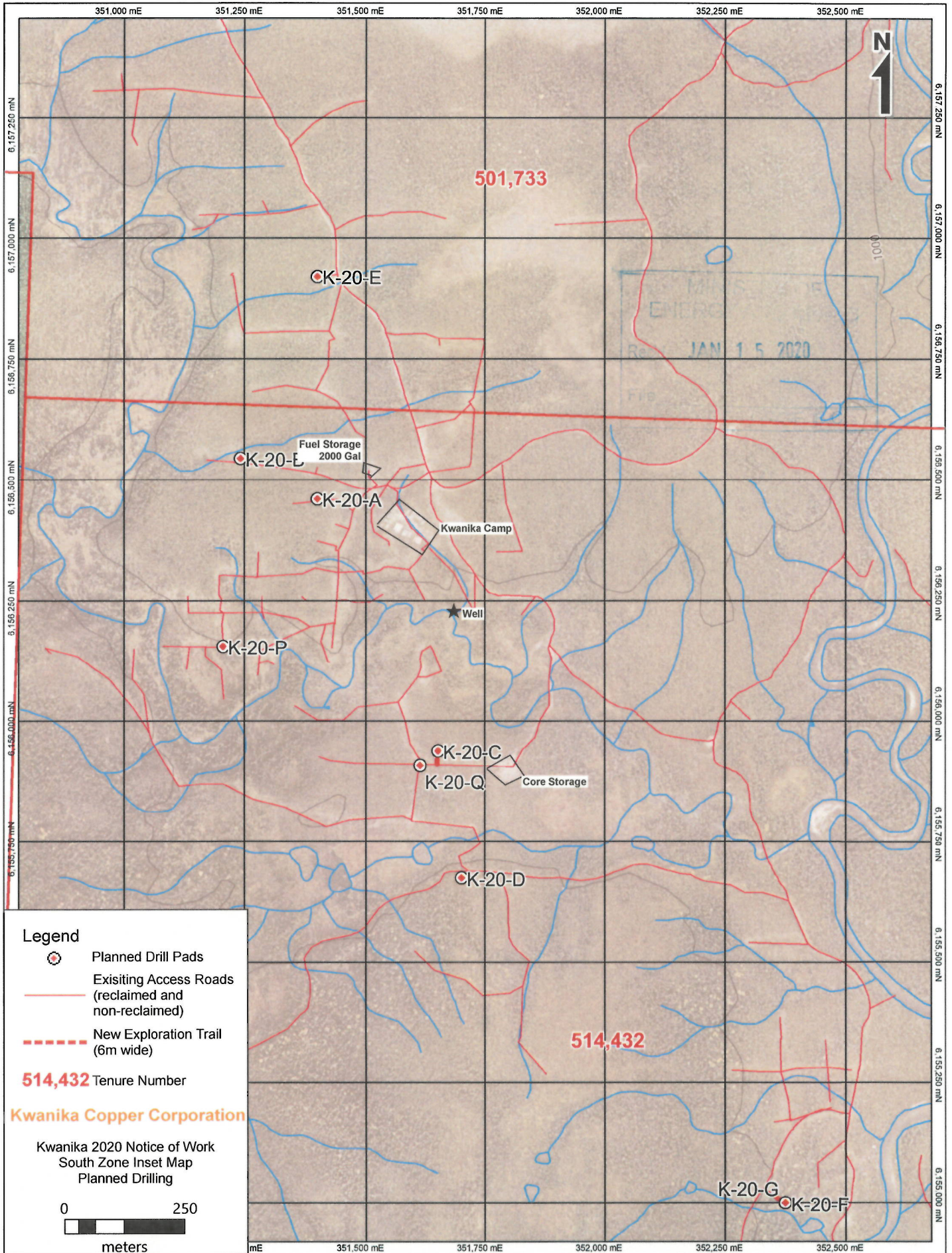
Kwanika Copper Corporation

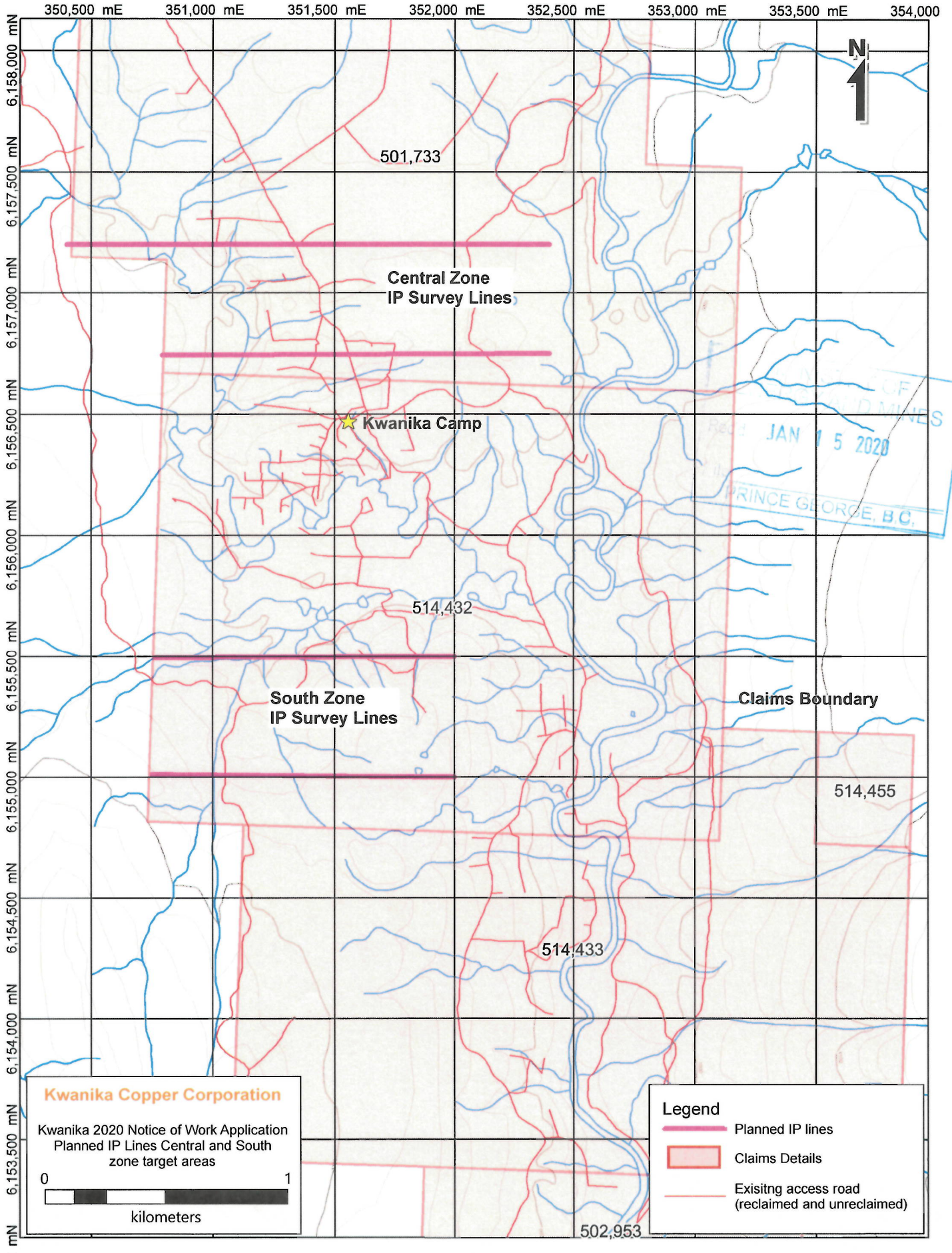
Kwanika 2020 Notice of Work
Application
Planned Areas of Work

0  5
kilometers









Kwanika Copper Corporation
 Kwanika 2020 Notice of Work Application
 Planned IP Lines Central and South
 zone target areas

0 1
 kilometers

Legend

- Planned IP lines
- Claims Details
- Existing access road (reclaimed and unreclaimed)



100
REGIONAL DISTRICT OF BULKLEY NECHAKO
STAFF REPORT

TO: Rural/Agriculture Committee
FROM: Protective Services
DATE: February 06, 2020
SUBJECT: **Protective Services – Rescind and/or New Bylaws**

RECOMMENDATION

Direction

VOTING: AII /DIRECTORS/MAJORITY

EXECUTIVE SUMMARY

Further to the decision at the January 23, 2020 Board meeting staff would like to discuss the direction the Electoral Area Directors would like to take regarding each of the following bylaws:

- “Electoral Area ‘A’ Emergency Response Contribution Local Service Amendment Bylaw No. 853, 1995”;
- “RDBN Electoral Area ‘C’ (Fort St. James Rural) Road Rescue Contribution Service Establishment Bylaw No. 1651, 2012”;
- “RDBN Electoral Area ‘D’ Emergency Extrication Service Area Establishment Bylaw No. 1516, 2009”; and
- “Topley Rural Road Rescue and Medical First Responders Service Establishment Bylaw No. 1745, 2015”.

Written by,

Jason Blackwell
Regional Fire Chief

Deborah Jones-Middleton
Director of Protective Services

Background

At the January 23, 2020 meeting, the Board directed staff not to proceed with the region wide proposal from Protective Services to implement a new funding formula to provide general support to the regions Fire Departments, while rescinding existing bylaws where some don't allow compensation through the task number process for road rescue. At this time, staff is looking for direction from each Area Director on how best to proceed with possibly rescinding the following bylaws; ensuring road rescue funding from the Province is reestablished across the region; whether to establish a new Area specific bylaw to provide funding for the local Fire Department(s); and if a new bylaw is to be established, at what level of funding for the 2020 taxation year should be incorporated into the 2020 budget.

Fire Department	Bylaw Description & Service Area	Taxation	Current Status of the Bylaw
Smithers Fire Department and Telkwa Fire Department	<ul style="list-style-type: none"> ➤ "Electoral Area 'A' Emergency Response Contribution Local Service Amendment Bylaw No. 853, 1995." ➤ This bylaw establishes a local service for the purpose of contributing to the costs incurred by the Town of Smithers and the Village of Telkwa in providing emergency response services within Electoral Area 'A'." 	Maximum – \$0.03/\$1,000 on land and improvements	In Force
District of Fort St. James	<ul style="list-style-type: none"> ➤ "RDBN Electoral Area 'C' (Fort St. James Rural) Road Rescue Contribution Service Establishment Bylaw No. 1651, 2012". ➤ The service area includes all Electoral Area 'C'. 	Maximum – The greater of \$0.06/\$1,000 on land and improvements or \$11,000	In Force
Fraser Lake Fire Department	<ul style="list-style-type: none"> ➤ "RDBN Electoral Area 'D' Emergency Extrication Service Area Establishment Bylaw No. 1516, 2009". ➤ The service area includes all Electoral Area 'D'. 	Maximum – \$0.05/\$1,000 on land and improvements	In Force, Bylaw 1822 to repeal the service received 3 readings on May 24, 2018
Topley Rural Fire Department	<ul style="list-style-type: none"> ➤ "Topley Rural Road Rescue and Medical First Responders Service Establishment Bylaw No. 1745, 2015". ➤ The service area includes a portion of Electoral Areas 'G' and a portion of 'B'. 	Maximum – \$7,000 taxed on land and improvements	In Force

Discussion

Staff would like to discuss the possible decisions and their outcomes with each Electoral Area Director.

Rescind the Bylaw

- The Fire Department will no longer be funded through the existing bylaw.
- The fire department will be able to obtain task numbers from Emergency Management BC (EMBC) for responses outside of jurisdiction responses. The task number allows the Fire Department to invoice EMBC at a rate of \$330/hour.

Other Funding Options

- Maintain the existing bylaw, which will mean the Fire Department is unable to obtain a task number to receive funding from EMBC.
- Fund through the existing Emergency Preparedness Planning Service Bylaw.

- Establish an Electoral Area Emergency Service Bylaw. Approval of a bylaw can take up to six weeks and may not be approved prior to the budget adoption. The process could be undertaken during 2020 and approved prior to the 2021 budget. There is a risk that the Province will not approve the process.
- Provide funding through 'Grant in Aid'.



**Regional District of Bulkley-Nechako
Rural/Agriculture Committee Memorandum
February 6, 2020**

To: Chair Parker and Rural Directors
From: Kim Fields, Accounting Clerk 2
Date: January 24, 2020
Regarding: Electoral Area Allocations of Federal Gas Tax Funds – Fourth Quarter 2019

RECOMMENDATION:

(all/Directors/Majority)

That the Rural/Agriculture Committee receive the Accounting Clerk's January 24th memorandum titled "Electoral Area Allocations of Federal Gas Tax Funds – Fourth Quarter 2019".

BACKGROUND:

The Electoral Area Allocations of the Federal Gas Tax Funds have been updated for the fourth quarter of 2019 as per the enclosed spreadsheet.

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

Updated as of: December 31, 2019

Federal Gas Tax Community Works Fund

Year: 2019

Electoral Area	Population	Opening Balance 2019	Interest Earnings	Funds Spent	Funds Committed	Funding Received	YTD Funds Available
A	5,256	1,729,169.12	44,850.77	668,071.51	261,291.12	576,198.44	1,420,855.69
B	1,938	379,154.16	10,437.86	5,000.00	225,000.00	212,456.73	372,048.75
C	1,415	338,753.25	9,082.51	-	25,000.00	155,121.92	477,957.68
D	1,472	670,860.46	16,964.92	80,500.00	271,000.00	161,370.64	497,696.02
E	1,593	233,116.40	6,725.94	37,077.97	128,485.11	174,635.49	248,914.75
F	3,665	491,509.00	14,416.45	187,291.49	16,918.09	401,782.21	703,498.07
G	903	216,331.49	5,799.70	-	-	98,993.00	321,124.19
	16,242	4,058,893.87	108,278.15	977,940.97	927,694.32	1,780,558.42	4,042,095.15