



REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA
Thursday, April 23, 2020

<u>PAGE NO.</u>	<u>PLANNING DEPARTMENT</u>	<u>ACTION</u>
	<u>Development Variance Permit Applications</u>	
	<u>Submissions</u>	
2-24	Development Variance Permit Application A-01-20 (Vriend) Electoral Area "A" (Board Agenda pg 42-47)	Receive
25-26	Development Variance Permit Application C-02-20 (Hughes) Electoral Area "C" (Board Agenda pg 48-53)	Receive
	<u>ADMINISTRATION REPORTS</u>	
27-28	Jason Blackwell, Regional Fire Chief - Southside Volunteer Fire Department Apparatus	Recommendation
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	

To: Board of Variance and Planning Office, RDBN

From: Alan and Joan Campbell, April 19,2020

Thank you for soliciting input for the proposed new Boathouse project on Lot A Plan 10648. This letter responds to your notice of application for variance reducing property line building setback on property line between Lot A plan 10648 (Vriend's) and lot plan 7352 (Campbell's). We, Alan and Joan Campbell understand that the planning office of the RD will not recommend in favour of the variance. Nevertheless we come forward with our concerns and wishes with regard to this or similar projects.

We strenuously object to this proposal on two unrelated grounds:

1. **Personal Wishes.** Vriend and Campbell discussed a quite different proposal multiple times and over several years. Initially Vriend seemed agreeable to building a shop and equipment storage building close to the road and in a position which would not damage Campbell's water well very much. Vriend now proposes to place a very large building in front of Campbell's south facing kitchen and living room windows, and in a position which threatens integrity of Campbell's well. We find this to be an unpleasant prospect on one count and illegal on the other. The proposal is not necessary because an alternative location adjacent to his home and fronting on the road would seem to be much more practical for the intended use we talked about, specifically shop and storage for gas powered recreational vehicles, quads, motorcycles, snow sleds and motor boats.
2. **BC Water Law, water well regulations.** British Columbia, along with much of Canada and the US regulates groundwater with Riparian Ground Water Rights and Laws. In plain words this means (1) that land owners have ownership rights to the surface and few inches, usually 6 inches of soil when it comes to agricultural purposes, but not rights to subsurface resources like coal or gold or ground water. In BC the Province owns and regulates all of these resources except in the case of crown land grants.

In principle, Riparian water Law gives full usage rights to the first user of ground water up to the limit of actual need, say domestic or for farming, but not beyond. Simply constructing the well and then using it establishes the title to groundwater up to the limit of need. This is the right of the first user. The second user can take water out of the ground from a nearby well up to the limit of his or her needs but not to the extent of harming the first user's needs. And so on. It is neither necessary nor possible to stake a claim or file for lease on groundwater because water moves through the ground, wells recharge but not always and the aquifer(s) may or may not connect with surface water ultimately. Therefore the zone of influence around a well can be quite broad and spatially distant from the well. In principle, Riparian law prohibits anyone from destroying or poisoning the other user's ground water or from building a well or other structure such as a deep foundation which interferes with production from already pre-existing well in context of the first user's needs or the needs of the Crown. Untapped aquifers are protected by the Crown from arbitrary harm because groundwater is an essential resource which is actually quite limited.

In principle with Riparian rights, there are no spatial limits at all for works which damage well productivity or quality. For example, diverting a river might dewater aquifers for many kilometers around. The well owners retain Riparian rights never the less. Similarly, heavy well pumping can de-water a stream and destroy all the habitat values considerable distances from the well or wells. The Riparian principle does

not convey any right to destroy some other part of the environment, nor the right to dewater someone else's well even if its done from far away. There's no spatial limit which makes destroying stream flow to be environmentally acceptable or legal. A septic field which drains into jointed volcanic or carbonate rock subsurface would likely pollute water in wells or springs for a very great distance away from the source.

The onerous problem with polluted ground water and dewatering of wells is that it is very difficult to detect immediately when it happens or what the source of harm actually is. However exceptional suffering, poor health and premature deaths can happen before discovery of the polluted ground water, as was the case recently in Walkerton Ontario where a number of people died and others became handicapped as a consequence of ground water pollution. However, when it comes to applying Riparian principles, the precise science of it is so complex that some of the important present day methodology of water well engineering derived from litigation around the principle of Riparian Rights. Therefore for responsible governance it's essential to have legislation which sets out minimum legal standards for everyday use such as separation of wells, separation from residences, separation from toxic hazards of various types and to not ever put septic fields into jointed rock systems connected to water wells.

BC legislation intended to regulate for supply, sustainability and safety involves several different acts and sets of rules which interrelate. For everyday use I think most readily accessible reference to BC laws and regulations concerning water wells are **The BC Groundwater Protection Regulation Handbook**. It lays out the minimum legal offsets between wells and other structures and lays out the standards of practice for well construction in a way which is clear, concise and well-illustrated.

For the case at hand, Campbells constructed their shallow domestic water well, approximately 7m deep into a prehistoric and buried system of cross cutting stream beds or channels, which could be 10,000 years old more or less and formed at the approximate time of deglaciation. This makes up the porous and permeable aquifer supplying Campbell's well today. There is just one aquifer, it does not appear to be significantly confined and it connects with the surface. The well is approximately 7m deep, 1m in diameter, has a multi stage turbine pump in the well and a welded steel lid which is locked. The casing is galvanized steel and has a clay seal at the surface.

The location of this well is determined by geology, it's not arbitrary. The nature and extent of the aquifer showed up as a sigmoidal pattern of more verdant vegetative growth in air photo interpretation. This air photo interpretation determined the location which would favour a successful well and constituted the deciding factor when it came to purchasing this particular lot. Simply excavating in some other legally permissible location on our lot would not produce water because only the buried channel segment is inclusively porous, permeable and below the water table. This well is plumbed into Campbell's home and has been in use since construction in 1976. It is very important to us.

Well construction pre dates by many years other construction in this part of the subdivision and secondary subdivision by variance which made it possible for Vriend to build. Vriend's building designer consulted with Campbells in order to assure the well productivity and water quality remained intact. So far as we know, care has been used not to pollute the aquifer with weed killers or fertilizer but the composter and gas powered equipment is a real concern at this time. The existence of the well is known and long established as are our concerns to protect it.

Campbell's are especially concerned that building in the proposed location and especially for storage of gasoline powered equipment like boats with motors, motorcycles, atvs, skidoos and related supplies and materials will eventually poison the groundwater because spills and drips of gas, oil and other toxics are inevitable. Vriend explained to Campbell that this storage and work on recreational equipment is the intended use, it's not for some use which would be hazard free. Figure 2 illustrates our concern by showing how distant surface spills tend to flow through the ground in to a water well which is constructed in an unconfined aquifer like the subject well. Figure 3 shows the legislated and recommended well setbacks for different classes of hazards. Figure 4 shows Vriend's proposed building project in context of Campbell's well.

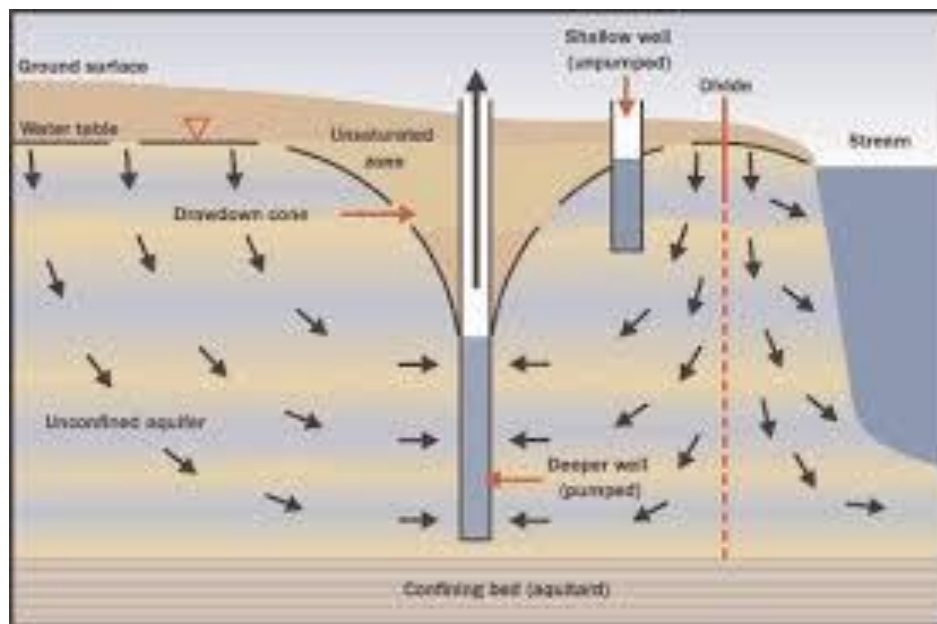


Figure 2. Drawing water from any well within an unconfined aquifer and near a lake, like Campbell's well actually draws water and any contaminants the water contains from a broad area, not necessarily restricted to the BC minim legislated limit of 30 m for potential hazards. Note that even spills which fall down slope flow through the ground driven by the hydraulic gradient towards the point of draw inside the well.

There's also a concern that building construction, particularly foundation excavations will damage the aquifer, which is shallow. Therefore granting of any building permits near this well must consider the Riparian right to groundwater and only approve foundation designs of a type which do not harm the aquifer. BC legislation regulates the absolute minimum distance from "probable hazards" for protecting any well to be 6m from a private dwelling, 15m from a pre-existing well and 30m from a probable source of contamination. The term "probable" in context of applied earth science and environmental hazards regulation means precisely that "it is reasonable to be concerned".

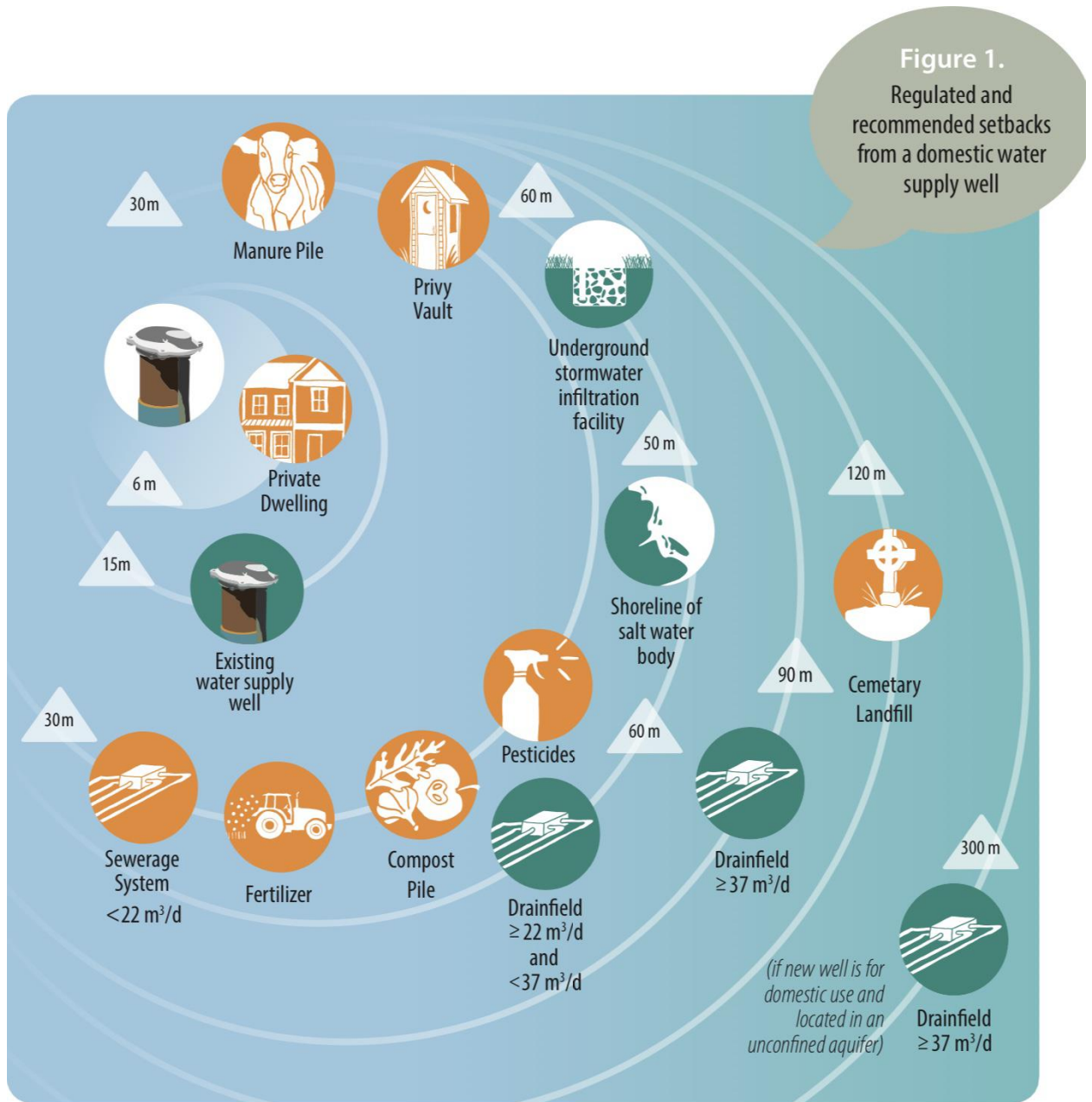
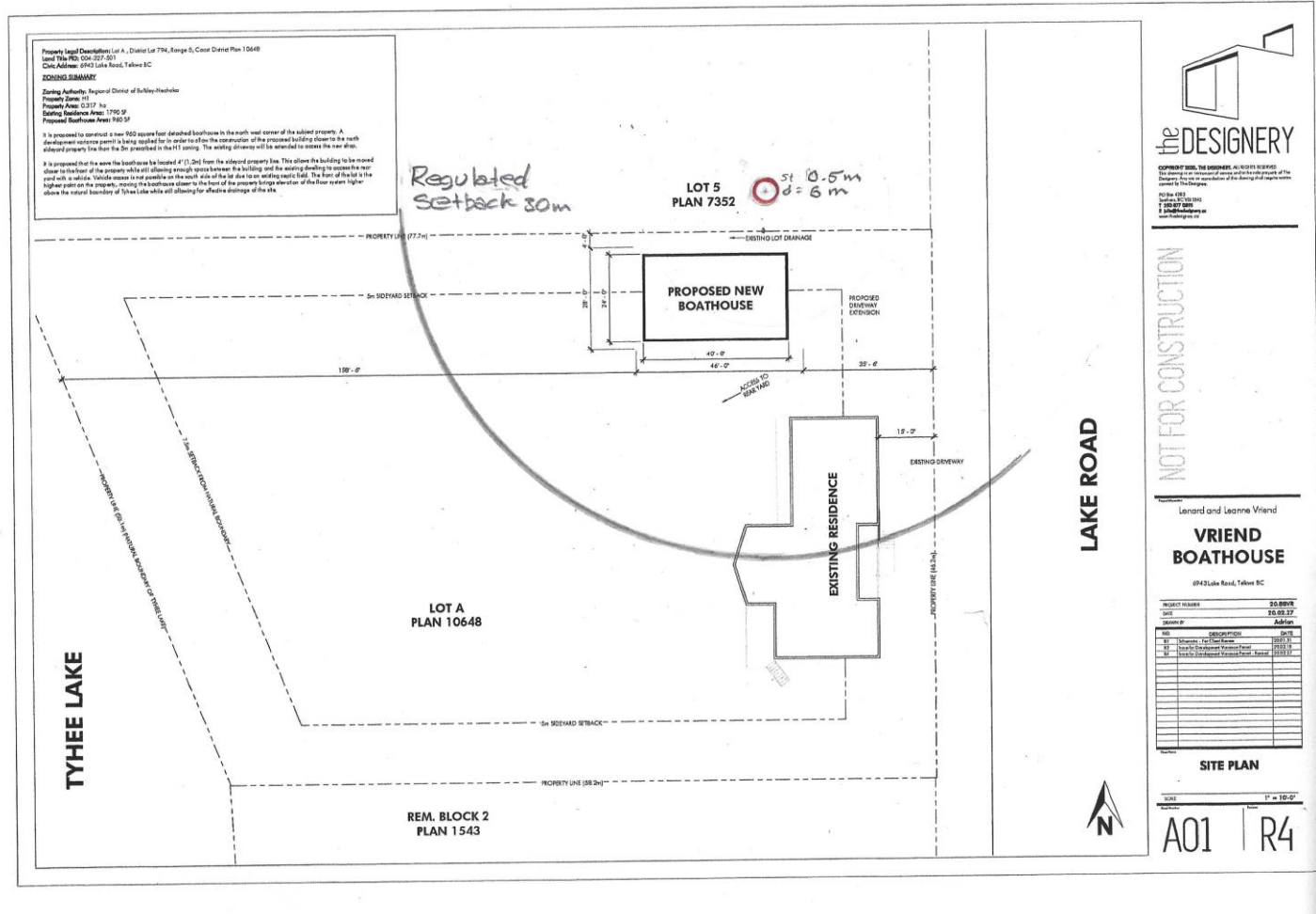


Figure 3 Regulated and recommended setbacks from water wells involving different classes of contamination hazards from the BC Groundwater Protection Manual.

Figure 4. Sketches the water well and 30m well hazard setback on top of the proposal drawing.



Conclusion

In conclusion, My wife Joan and I vigorously oppose the proposed variance on two separate grounds: (1) Placing a structure as indicated will greatly interfere with enjoyment of our own property since it will shade our garden, block our kitchen and living room view so we do not wish the Board of Variance to grant a variance which makes this possible. This is a matter of strong personal preference (2) We wish to protect our water well from toxicity and aquifer damage. Note that objection (2) as presented by me takes the general form of an abbreviated qualified professional hydrogeological opinion, which comes under regulation by the Engineers and Geoscientists Act. Professional Opinions need to be well reasoned, based on science and for the benefit of society overall, without bias. In this case, I am personally opposed to the proposal because it threatens my enjoyment of the rural nature or our property by shading our garden, blocking our view and likely harming our water well, so therefore its not possible to appear without bias. None the less, the health and ground water sustainability concerns are matters of law and Provincial regulations. These concerns relate to the Crown and to anyone who lives here in the fullness of time. Accordingly, I send a copy to this letter to our Provincial Hydrogeologist in Smithers, who is responsible for groundwater protection regulations and laws in our region, and it is her applied earth science opinion which must be respected ultimately. I do not think it will differ from mine, but it could.

Certification I am a registered member of the Association of Professional Engineers and Geoscientists of BC, am qualified by my formal training in groundwater hydrology and water well construction and by my practical experience with groundwater development to render professional opinions regarding groundwater hydrology, mineral rights, titles and mineral royalties and have done so since 1972. My first professional position was with the BC Groundwater Branch and I've been in private practice since. An EGBC opinion is to be without bias and I have attempted to separate personal concerns (1) which constitute our wishes or biases, we do not want a building in front or our rural kitchen window, and do not approve of a variance which makes this possible. (2) Secondly, my explanation of Riparian Groundwater Law in the BC context is intended to be without bias. It spells out my understanding of groundwater law generally and specifically in BC as it was taught at UBC and at Stanford university. However I have a personal interest in this case. My opinion as an applied scientist is still important because the principles, laws and regulations are so important as to be potentially life or death issues.

I do not put my professional seal on this letter because of my declared conflict. Furthermore, I've copied our region's Provincial groundwater hydrologist and if there's a need, its her opinion which shall apply to this matter.

Respectfully Submitted

Dr. Alan N Campbell, PGeo BC, MASc, App Earth Sci, PhD App Earth Sci. I'm a past governor of EGBC.

From: Kate Daniels [REDACTED]
Sent: Saturday, April 11, 2020 5:00 PM
To: inquiries <inquiries@rdbn.bc.ca>
Subject: [EXTERNAL]: Variance Application A-01-20

To whom it may concern,

As neighbours of the applicant we received a notice asking for comments. We do not feel a variance is necessary for this boathouse. Setback rules are in place for a reason and they're especially important relative to lakeside properties. We have illegal structures already in place on our little road and we feel it's necessary to follow the legislation. If allowed this would further the idea that rules on our road don't matter.

Kate and John Howard
[6795 Lake Rd](#)

[Telkwa BC](#)

[Sent from Yahoo Mail for iPhone](#)

Email secured by Check Point

From: [Maria Sandberg](#)
To: [Jason Llewellyn](#); [Jennifer MacIntyre](#); [Deneve Vanderwolf](#)
Subject: FW: [EXTERNAL]: Variance Response Letter: Variance Application A-01-20
Date: April 21, 2020 3:44:13 PM

From: Kate Daniels [REDACTED]
Sent: Tuesday, April 21, 2020 3:12 PM
To: Maria Sandberg <maria.sandberg@rdbn.bc.ca>
Cc: Lenard Vriend [REDACTED]
Subject: [EXTERNAL]: Variance Response Letter: Variance Application A-01-20

Good Afternoon,

I'm just off the phone with your colleague, Steve Davis. He advised me to send you this note.

On April 11, 2020 my husband and I sent a response to the letter sent out by the RDBN with regard to the Vrend property on our road. Based on the letter and the attached drawing we responded that we didn't feel a variance was required. After visiting the proposed site and walking through the back-story with Mr. Vrend it became apparent that this boathouse should be allowed and it is a credible request given the history of flooding endured by Mr. Vrend.

I must add that I feel the plan that was attached to the letter did not do justice to the actual construction plan that we saw today. A small square without dimensions noted, drawn immediately next to the road, did not adequately indicate the actual proposed structure. In fact, the proposed construction, in it's entirety tell a compelling story of a solution to a long standing problem that will now, hopefully, be resolved.

We therefore rescind our objection to this variance and indeed support the construction of said boathouse.

Sincerely,

Kate and John Howard
6795 Lake Rd.
Telkwa BC V0J 2X1
[REDACTED]

Email secured by Check Point

From: [Adrian Baker](#)
To: [Jason Llewellyn](#)
Cc: [Jennifer MacIntyre](#); [Maria Sandberg](#); lenardvriend@gmail.com
Subject: Re: FW: [EXTERNAL]: Variance Response Letter: Variance Application A-01-20
Date: Wednesday, April 22, 2020 1:45:09 PM

Good Afternoon Jason,

Apologies that our application did not more clearly outline the drainage issues on the subject property.

The grading around the Virend residence is currently such that each spring water runs toward the front (east side) of the house; this has on three occasions in the past caused significant water damage to their home. Along with the boathouse build, the Vriends intend to undertake some regrading on their property to ensure that spring melt water is diverted around the north and south sides of the residence to the rear of the property. The new boat house needs to be located such that there is sufficient space between the boathouse and the residence to allow that water to drain.

In order to achieve the required separation between the two buildings without the side yard setback variance the proposed boathouse would have to be moved further towards the rear of the lot. This is not desirable for two reasons. Firstly, moving the building further back on the lot would mean it sits at a lower elevation relative to the natural boundary of Tyhee Lake. The second effect of moving the new building further back on the lot is that it would have a greater impact on the sightlines for both the Vriends and the adjacent property. With the new building located as per the development variance application it would be adjacent to existing mature timber on the northern property line and so would have reduced impact on either properties sightlines.

Will you be reviewing your recommendations to the board on this matter based on the new submissions?

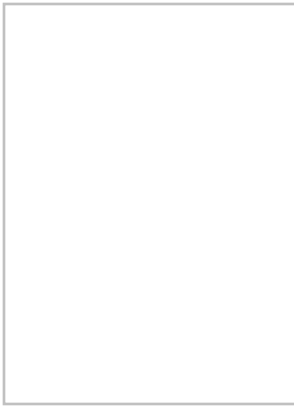
Please let me know if there is any other information that I can provide to you.

Regards,

Adrian Baker, B. Eng.

Drafter





On Wed, Apr 22, 2020 at 11:33 AM Jason Llewellyn <jason.llewellyn@rdbn.bc.ca> wrote:

Hi Adrian. This is in response to your voice mail asking about the flooding info we are looking for. Please see the below e-mails. It looks like the property owner is saying that the proposed building location will solve a long term flooding issue on the property. We are looking to understand this flooding issue and how it relates to the variance.

Cheers

Jason

From: Jason Llewellyn
Sent: Tuesday, April 21, 2020 5:32 PM
To: 'lenardvriend@gmail.com' <lenardvriend@gmail.com>
Cc: Maria Sandberg <maria.sandberg@rdbn.bc.ca>; Jennifer MacIntyre <jennifer.macIntyre@rdbn.bc.ca>; 'fanny61@yahoo.com' <fanny61@yahoo.com>
Subject: FW: [EXTERNAL]: Variance Response Letter: Variance Application A-01-20

Hi Leonard. Can you explain the long term flooding problem and how this setback variance allow the problem to be resolved? Your application information isn't clear on the issue.

Cheers

FOR COVID-19 INFORMATION GO TO

<https://www.rdbn.bc.ca/media-status-updates/covid-19-information>

Jason Llewellyn

Director of Planning

Regional District of Bulkley-Nechako

P.O. Box 820

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Ph: 250.692.3195

Toll Free: 1.800.320.3339

Direct: 250.692.1225

Cell: 250.692.6044

jason.llewellyn@rdbn.bc.ca

From: Kate Daniels [REDACTED]

Sent: Tuesday, April 21, 2020 3:12 PM

To: Maria Sandberg <maria.sandberg@rdbn.bc.ca>

Cc: Lenard Vriend <lenardvriend@gmail.com>

Subject: [EXTERNAL]: Variance Response Letter: Variance Application A-01-20

Good Afternoon,

I'm just off the phone with your colleague, Steve Davis. He advised me to send you this note.

On April 11, 2020 my husband and I sent a response to the letter sent out by the RDBN with regard to the Vrend property on our road. Based on the letter and the attached drawing we responded that we didn't feel a variance was required. After visiting the proposed site and walking through the back-story

with Mr. Vrend it became apparent that this boathouse should be allowed and it is a credible request given the history of flooding endured by Mr. Vrend.

I must add that I feel the plan that was attached to the letter did not do justice to the actual construction plan that we saw today. A small square without dimensions noted, drawn immediately next to the road, did not adequately indicate the actual proposed structure. In fact, the proposed construction, in it's entirety tell a compelling story of a solution to a long standing problem that will now, hopefully, be resolved.

We therefore rescind our objection to this variance and indeed support the construction of said boathouse.

Sincerely,

Kate and John Howard

6795 Lake Rd.

Telkwa BC VOJ 2X1



Email secured by Check Point

Email secured by Check Point



Lenard Vriend

April 21, 2020

Regional District Of Bulkley Nechako
 37, 3rd Ave, PO Box 820
 Burns Lake, B.C.
 V0J 2N0

Re: Development Variance Permit Application #A-01-20 (Vriend)

To Whom It May Concern,

I would like to address concerns brought about from the letters sent out by the RDBN to neighbouring properties regarding the application for a variance permit to ensure all parties have the facts. In this response I will address:

- a. Concerns and presentation of information, therefore lack of understanding to the proposal sent to neighbours.
- b. Reasoning for proposed location and implications for both proposed location and location abiding by RDBN regulations.
- c. View on neighboring property and personal reasons by Mr. Campbell.
- d. Procedure for application.
- e. Conclusion
- f. Pictures for reference

I was informed yesterday April 21st, 2020 that the staff was recommending for the above application to be denied because of a concern from Kate and John Howard. With the limited information sent to the Howard's (which I have not seen), they were with the impression that the boathouse was going to be right by the road instead of 40 feet from the property line. I invited for them to come to the property so we could discuss where the building would be in relation to where the variance application permit was requested. I also showed them where the building possibly would be built if the variance permit was denied. Following is their letter sent to The Regional District:

Good Afternoon,

I'm just off the phone with your colleague, Steve Davis. He advised me to send you this note.

On April 11, 2020 my husband and I sent a response to the letter sent out by the RDBN with regard to the Vrend property on our road. Based on the letter and the attached drawing we responded that we didn't feel a variance was required. After visiting the proposed site and walking through the back-story with Mr. Vrend it became apparent that this boathouse should be allowed and it is a credible request given the history of flooding endured by Mr. Vrend.

I must add that I feel the plan that was attached to the letter did not do justice to the actual construction plan that we saw today. A small square without dimensions noted, drawn immediately next to the road, did not adequately indicate the actual proposed structure. In fact, the proposed construction, in its entirety tells a compelling story of a solution to a long standing problem that will now, hopefully, be resolved.

We therefore rescind our objection to this variance and indeed support the construction of said boathouse.

Sincerely,

Kate and John Howard



This morning I phoned the Regional District and spoke to Jason Llewellyn as I had concerns about when the 50-meter rule was changed to the 100-meter rules. We applied on February 14, 2020 and the 100-meter rule came in on February 20, 2020. He felt that we would have to follow the 100-meter rule. Understanding that the 100-meter rule was to be implemented, could you please explain why neighbours who live **beyond** that requirement were also sent letters? I was informed that I would be sent a list of who the letters were mailed out and at this time have not received that list as yet. Of the neighbours beyond the 100 meters that have talked to me and actually seen the proposed application as it is intended to be built, they have no objections to the application.

**A note: On February 26, 2020 a letter from the Regional District Office was still saying that the 50-meter rule was still in place which contradicts the date the rule was changed.

Jason Llewellyn also mentioned near the end of the conversation that there was another objection that came in by Alan and Joan Campbell that I was not aware of. When I checked my email, it was sent from the Regional District Office 15 minutes prior to my call to Jason. I will address Mr. Campbell's concerns as well.

After John and Kate's visit to the subject property I called Mr. Campbell and asked him and his wife to come over and discuss exactly what the architectural plans are for this building and why the variance is required for the best overall effect for the both of us. He refused to come over and discuss the matter.

I have talked with Mr. Campbell on different occasions over the years regarding a building to house my boats and other equipment. The size of the building has not changed over the years nor has the location so I do not know what he means about it being a larger

building with a building site being close to the road as this was never discussed and would be impossible for me to park a large boat inside. By placing the building close to the property line, I am able to move it closer to the road than if I abide by the 5-meter setback (which I will explain later), offering them a better view from their kitchen and dining room. For the last 30 years including today there are a row of trees that tower way over the roof of the proposed building and their visibility is very limited through the foliage so I do not understand this point. In the regards to the water well, he has told me that they never use it so I do not know why this comes into play either. His water source is from the lake same as all the neighbors in this area. The construction calls for footings and a 4 foot foundations so this will not disturb the ground water. When we excavated for the house 30 years ago there was no ground water that we came in contact with as it was solid clay.

What Mr. Campbell is referring to when he states in his letter “the proposal is not necessary because an alternative location adjacent to his home” is property that I do not own and is across the road from where my house is. This large acreage of pasture land that he is referring to as the RDBN can see is in the agriculture land reserve and owned by Alan Koopmans who operates the dairy farm to the north of where we live. So how could this be an alternative location? Mr. Koopman has given me permission to observe the water flow and when necessary due to spring run-off and winter rains, clear debris that impedes the water flow to the lake.

As the RDBN can see my lot is a little over 1 acre as compared to the other lots being 2 acres. Taking this into consideration with all the requirements this limits where the boathouse can be located.

Now back to Mr. Campbell’s lengthy description of the BC Water Law, to my knowledge none of this applies to the proposal of the boat house building as it’s a foundation is going in the ground only 1.2 meters. I will not be pumping water out of the ground and if there is an aquifer below, as I mentioned before when excavating, it is solid clay the complete length of the property line that we are talking about and where the building is proposed to be built. There is not and never has been any of this section of land in discussion that has been saturated with water due to an underground spring that feeds his well. Once again from what he has told me over the years he only uses it for backup and emergency’s and I’m not aware of this ever happening since we have moved here in over 30 years. There does appear to be a 2’ ridge where the tree line is on Mr. Campbell’s property so there is a possibility that his soil is different than mine and that is where the aquifer is. During my time here I have been flooded 3 times having substantial damage to my structural buildings costing being \$15,000 and \$25,000 of damage. This has been due to culverts being too small, frozen culverts and ditches being plowed in the snow banks when it starts to melt as well as the winter rains when culverts are prone to freeze. I have fixed or at least minimized the problem now as I was able to divert the creek to the culvert.

Prior to me doing this all the water from the surrounding hills ended up coming in front of my house.

In the winter with the build up of snow and ice, the current driveway into my garage builds up with ice and is extremely dangerous. The reason why my driveway is so steep now is because the Highways Department fix it plan was to raise the level of the road each time I flooded, but the problem was my driveway continued to be the low spot on the road and I was never able to convince them to have the low spot by the culvert as where it should be.

By having the boathouse at the proposed location this would be a wide enough space for an overflow of water to be diverted towards the lake instead of my house. Eliminating the current driveway on the east side of my house and having a new driveway on the north side would alleviate that problem. With the current plans proposed, all water would have an avenue to flow naturally towards the lake without endangering any structures. There is a point where you look at the facts or you can go to the extreme as some would prefer to do. There is a pond on the west side of Mr. Campbell's property that abuts upon my property line that had a build up of debris. Last year Mr. Campbell talked to me and we mutually agreed that it would be better to clean it up. Even though it was not on my property but due to the location, I agreed to pay half. We love this land as much as everyone who makes a conscious decision to live here and feel everyone should be able to enjoy their land.

Mr. Campbell brings up concerns about the storage of boats with motors and other vehicles that will pollute the ground. I do not intend to do maintenance in the boathouse as it is for storage. If the application for the variance is rejected and the building is built as per current regulations this would cause a loss of elevation and compromise the drainage plan as we would have to move it further to the west towards the lake. At no time would the plan infringe on his Riparian rights.

In regards to the personal esthetic component of this issue. There is as with any establishment there are rules and guidelines put in place to ensure the rights of everyone. A persons' view on their property (though we do not know of a bylaw on this location) is a consideration that we all want to enjoy while maintaining the structure and feasibility of our property. Having discussed the current proposed plan with Mr. Campbell in mid February, 2020 on two occasions that we were going to apply for a permit to build a boathouse, he stated that he had no objections as long as it was esthetically pleasing. That is why it came as quite a shock to hear that he opposed the application. On the personal side of the Campbell's objection, they state issues with their garden and their view. Just last year Mr. Campbell asked if we would cut down some trees that were near the lake so that their view would be enhanced. Even though we enjoyed those trees, we did the neighbourly thing and cut them down.

At no time would we want to deprive the Campbell's of enjoying the capability of growing their own vegetables. The current location of the garden has the possibility of shade from very tall trees that limit the amount of sunshine and are actually on his side of the property line. We do not see him cutting those down to receive more light. To say that if the boathouse was to be built with the variance would limit his sunlight should be seriously questioned as the height of the boathouse is $\frac{1}{2}$ the height of the existing trees.

As well, Mr. Campbell has an existing building that is on the south side of the garden that is roughly the same height as the proposed boathouse and a lot closer to their garden. Their garden has produced excellent vegetables over the years so where it is located seems to be fine. It does appear that the Campbell's do have lots of space for an alternate garden if they so choose.

The view from their house: it was with the neighborly intention that we did apply for the variance so that this location would be able to meet the requirements that are necessary for the boathouse and water concerns and have a little impact as necessary on their property. If the board does not pass the application for the variance and we then have to build at a different location to satisfy the current regulations, which we understand is a possibility, the impact on their view would be more affected.

In conclusion, here is a bit more detail as why I requested the variance. Since I had the house built more than 30 years ago, I've had water issues from the creek that comes between Campbell's house and mine. If I am not approved this variance I would then have to build the building further from the property line to comply with the 5 meter rule but would also have to move it further to the west towards the lake by 10 meters in order to achieve a sufficient space between the house and the boathouse for the water to flow. By moving the building back would impact the Campbell's view even more than and also would give me a restricted yard space as well as an unusable piece of land between the building and the north property line.

As I have mentioned, Mr. Campbell and I have discussed this building suggestion over the years. The reason I have not done anything to date is because I have never been able to envision how the water problem could be fixed in conjunction with the storage building until I invited Wade Lubbers to come over and have a look. He has shown me along with The Designery that a solution could be worked out to accomplish the water issue I've dealt with for years as well as provide a boathouse that will look great with the existing house.

I feel that I have gone on long enough with these issues and trusting that I have given a clear picture of what the benefits of this variance means not only to myself, water drainage and a more pleasing look to the property but also to my neighbor Alan Campbell, who will have 30' of less wall to look at.

Please find photos of the trees between my house and the Campbell's and the area around my house so you can make your own conclusions. Thank you for taking into consideration all the components in order to make an informed decision on the application.

Sincerely,

Lenard Vriend

From: [Jason Llewellyn](#)
To: [Deneve Vanderwolf](#)
Subject: FW: [EXTERNAL]: Permit Application #A-01-20(Vriend)
Date: April 22, 2020 3:45:17 PM
Attachments: [ATT01630.txt](#)
[ATT01632.txt](#)
[ATT01634.txt](#)

-----Original Message-----

From: Lenard Vriend [REDACTED]
Sent: Wednesday, April 22, 2020 3:31 PM
To: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>; Adrian Baker [REDACTED] inquiries <inquiries@rdbn.bc.ca>
Subject: [EXTERNAL]: Permit Application #A-01-20(Vriend)

To the board of RDBN,

Please find attached pictures showing the view to the north side of my property to the Campbell residence.

I took three picture facing north to the Campbell residence.

The first picture shows two ribbons showing the front and back of where the building would be a with the requested variance.

The second one shows two tall ribbons of where the front and back of the building would be using the 5 meter setback as well as being placed 30 feet closer to the lake.

The third picture shows more of an overall picture as well as I would have to cut down the tress in order to accommodate the placement of the building.

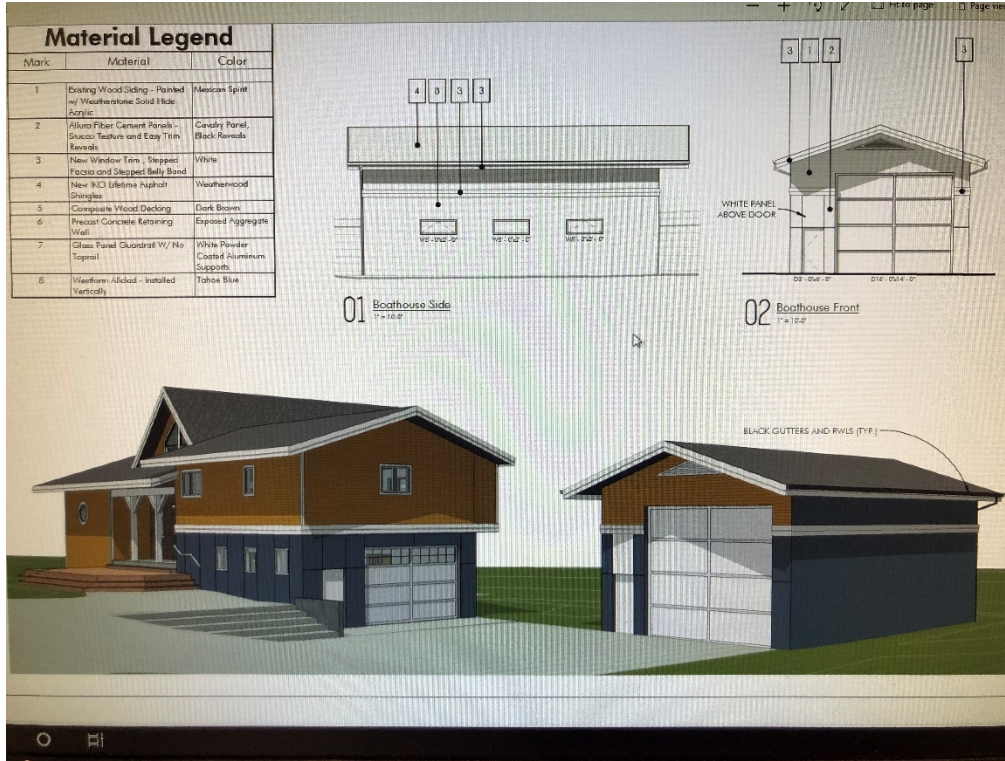
You might have to enlarge the picture in order to see the ribbons a little more clearer.

Lenard









From: Harry Hooke [REDACTED]
Sent: Tuesday, April 21, 2020 5:46 PM
To: inquiries <inquiries@rdbn.bc.ca>
Cc: Bob Hughes [REDACTED]
Subject: [EXTERNAL]: rezoning

In reference to Development Variance Permit Application C 02 02.

We have properties adjacent to as well as properties in proximity to the subject parcel.

For a number of reasons I support the application to subdivide the property.

- 1) for all intents and purposes they are two separate properties due to Hiway27 bisecting through the center, so they would have individual location addresses anyway, and
- 2) there is no benefit to anyone that I can see to keep the two separate parcels as one unit, and
- 3) the benefit to the community is that the taxable properties in this case doubles which will bring much needed funding to our community, and
- 4) the two distinct properties make potentially more homesites and affordable rural acreage to help attract new members to our community, and
- 5) there is a shortage of mid-sized acreage parcels in the community, and we generally have a desire to promote small scale agriculture and create opportunities for that to happen, and
- 6) Fort St James is similar to most small towns in the "North of Hope" category that have lost much of their Industrial and Forest Resource tax base and job opportunities since the changes to

appurtancy requirements in 2003. As a province and a region and as individual communities we need to look under the layers of rules and regulations and determine what enables a sustainable future for us. As a local landowner and rancher and forestry worker I support thoughtful and protective measures to ensure the North doesn't become anything like the suburban sprawl of the lower mainland. But at the same time we need to be realistic and recognize how the changes in demographics, lifestyles, healthcare and education, and the ever evolving technologies are giving us the freedom to work away from major centers and still connect and compete globally. And we should all question whether the zoning guidelines from previous times are relevant today, and I would suggest that after over 200 years of continuous European settlement and still vast tracts of deeded land remaining underutilized in Fort St James, perhaps it's time to take a second look at relaxing some of the zoning regulations. There is a critical mass of people required to efficiently support any community in terms of having a well-rounded spectrum of services and amenities in order to attract professionals like Doctors and Health care workers, Teachers, Social services, banking institutions, law enforcement, grocery stores, recreational facilities, and the list goes on.

I totally support the request to subdivide as per Application C-02-02. I welcome any interaction you may invite.

Respectfully, Harry Hooke,
Canyon Tree Farms Inc

Email secured by Check Point



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**REGIONAL DISTRICT OF BULKLEY NECHAKO
STAFF REPORT**

TO: Board of Directors
FROM: Protective Services
DATE: April 23, 2020
SUBJECT: **Southside Volunteer Fire Department Apparatus**

RECOMMENDATION

1. That the Board approve issuing a "Notice of Intent" to purchase the 2019 Stock Liberator Side Control Fire Engine that is currently available through Fort Gary Fire Trucks.

VOTING: AII /DIRECTORS/MAJORITY

EXECUTIVE SUMMARY

The Southside Volunteer Fire Department currently does not have adequate fire apparatus that meets or exceeds the Fire Underwriters (FUS) requirements. This requirement is one of the things that FUS considers when rating a department and in turn giving its residents a reduction in insurance costs. Engine 11 has been repaired multiple times, with continued failure, and the service technician has rendered it unserviceable.

The Southside Volunteer Fire Department currently uses their Rescue 11 apparatus as the first engine as it does have pumping capabilities, however, it is not designed nor is it effective for modern day structure fires. Relying on their current rescue truck for fire suppression activities, especially with modern day fuel loads in homes, puts their members, and residents at risk, and is a major safety concern.

Written by,

Handwritten signature of Jason Blackwell in cursive script.

Jason Blackwell
Regional Fire Chief

Handwritten signature of Deborah Jones-Middleton in cursive script.

Deborah Jones-Middleton
Director of Protective Services

Background

The Southside Volunteer Fire Department along with Regional District staff have been working towards acquiring funding for a new fire engine for the past few years. Local First Nations have also been working towards securing some Federal funding that could be used to purchase a new engine. Although a recent update from the project lead has informed staff that this process will be ongoing, and no decision will be known soon.

The Southside Volunteer Fire Department has a small tax base, so there is currently no room in their budget to purchase a new engine based on their current taxation. Director Lambert has committed funding from the Northern Capital and Planning (NC&P) grant to put towards purchasing a new apparatus for the Southside Volunteer Fire Department. By utilizing the Southside Rural Fire Protection Service Capital Reserves, previously secured grant funding from Bulkley Valley Credit Union, and the NC&P grant funds, Southside Volunteer Fire Department has the financial ability to purchase a new fire engine now. An application to NKDF for grant funding has also been submitted, the decision on these funds will be made in mid-May.

Fort Garry Fire Trucks who is a manufacturer of Firefighting Apparatus currently has an ideal truck that would suit the Southside Volunteer Fire Department perfectly. This truck is a 2019 Stock Liberator Side Control Fire Truck that has never been put in service and is available for delivery now. The cost of this truck is based on the Canadian Dollar in 2019 when it was constructed. If the Southside Volunteer Fire Department were to wait and have a custom truck built, they would be buying at today's Canadian Dollar value, which would increase the costs significantly, as most Fire Apparatus is constructed in the United States. The wait time on an average build is approximately 1 year. Regional District staff have checked with other manufacturers, and no other new stock units are available at this time.

Since there are no other suitable trucks available for purchase at this time staff recommends issuing a "Notice of Intent" that will be placed on BC Bid for a duration of one week. The purpose of this notice is to ensure that the Regional District complies with the Northwest Trade Agreement. The "Notice of Intent" would notify any interested parties of the intent of the Regional District to purchase the engine from Fort Garry Fire Trucks. The manufacturer will give the RDBN first right of refusal while the notice of intent is up on BC Bid.

Once the "Notice of Intent" has been completed, a deposit can be placed on the engine to secure it until staff return to the Board in May to provide a complete breakdown of funding sources and request the remaining balance to complete the purchase.

Funding Source	Funding \$	Funding Confirmed
Northern Capital & Planning Grant	250,000	250,000
Southside Rural Fire Protection Service Capital Reserves	117,000	117,000
Bulkley-Valley Credit Union	10,000	10,000
Nachako-Kitamaat Development Fund	40,000	
Total Funding \$	417,000	377,000
Truck Quote including PST	333,300	333,300