**REGIONAL DISTRICT OF BULKLEY-NECHAKO****RURAL/AGRICULTURE COMMITTEE  
AGENDA****Thursday, October 8, 2020**

<b><u>PAGE NO.</u></b>		<b><u>ACTION</u></b>
	<b><u>AGENDA- October 8, 2020</u></b>	<b>Approve</b>
	<b><u>Supplementary Agenda</u></b>	<b>Receive</b>
	<b><u>MINUTES</u></b>	
<b>3-6</b>	<b>Rural/Agriculture Committee Meeting Minutes - September 3, 2020</b>	<b>Adopt</b>
	<b><u>AGRICULTURE REPORT</u></b>	
<b>7-9</b>	<b>Debbie Evans, Agriculture Coordinator Update on the RDBN Food Hub and Food Economy Assessment</b>	<b>Receive</b>
	<b><u>RURAL REPORTS</u></b>	<b><u>ACTION</u></b>
<b>10</b>	<b>Deneve Vanderwolf, Planner 1/Regional Transit Coordinator – Bulkley-Nechako Regional Transit Service – Grant in Aid</b>	<b>Direction</b>
	<b><u>PLANNING DEPARTMENT (All Directors)</u></b>	
	<b><u>DEVELOPMENT SERVICES</u></b>	
	<b><u>Crown Land Referrals</u></b>	
<b>11-13</b>	<b>Deneve Vanderwolf, Planner 1 Crown Land Referral No. 7405276 &amp; 7405277 (MOTI) (Area F)</b>	<b>Recommendation</b>
<b>14-15</b>	<b>Deneve Vanderwolf, Planner 1 Crown Land Application Referral No. 7410089 (Ophus) (Area F)</b>	<b>Recommendation</b>
<b>16-18</b>	<b>Deneve Vanderwolf, Planner 1 Crown Land Application Referral No. 7410119 (Linehan) (Area F)</b>	<b>Recommendation</b>

<b><u>PAGE NO.</u></b>	<b><u>Crown Land Referrals</u></b>	<b><u>ACTION</u></b>
19-20	Deneve Vanderwolf, Planner 1 Crown Land Application Referral No. 6408872 (Moorhead) (Area G)  <u>Mine Referral</u>	Recommendation
21-22	Deneve Vanderwolf, Planner 1 Mines Application Referral 13990-02-321 (Goodwin) (Area C)  <u>Verbal Updates (Chair Parker)</u>  UBCM Follow-up  Ag Plastic Update	Recommendation
	<b><u>SUPPLEMENTARY AGENDA</u></b>	
	<b><u>NEW BUSINESS</u></b>	
	<b><u>ADJOURNMENT</u></b>	

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****RURAL/AGRICULTURE COMMITTEE MEETING****Thursday, September 3, 2020**

**PRESENT:** Chair Mark Parker

Directors Mark Fisher  
Tom Greenaway  
Clint Lambert  
Chris Newell  
Jerry Petersen  
Michael Riis-Christianson  
Gerry Thiessen

Staff Curtis Helgesen, Chief Administrative Officer  
Cheryl Anderson, Manager of Administrative Services  
Nellie Davis, Regional Economic Development Coordinator  
Janette Derksen, Deputy Director of Environmental Services – arrived at 10:58 a.m.  
John Illes, Chief Financial Officer  
Jason Llewellyn, Director of Planning  
Wendy Wainwright, Executive Assistant

Others Dolores Funk, Village of Burns Lake  
Darrell Hill, Contractor, Northwest Invasive Plant Council – arrived at 10:40 a.m.  
Casda Thomas, Councillor, Town of Smithers  
Wayne Whittemore and Residents from the Whistle Cessation Group, Electoral Area “A” (Smithers Rural) – Via Zoom left at 10:36 a.m.

Media Priyanka Ketkar, Lakes District News – arrived at 10:36 a.m.

**CALL TO ORDER**

Chair Parker called the meeting to order at 10:15 p.m.

**OATH OF OFFICE**

Curtis Helgesen, CAO administered the Oath of Office to Casda Thomas, Director, Town of Smithers.

**AGENDA**Moved by Director Lambert  
Seconded by Director Greenaway**RDC.2020-6-1**

“That the Rural/Agriculture Committee Agenda for September 3, 2020 be approved.”

(All/Directors/Majority) **CARRIED UNANIMOUSLY****MINUTES****Rural Directors Committee Meeting Minutes -June 4, 2020**Moved by Director Petersen  
Seconded by Director Lambert**RDC.2020-6-2**

“That the minutes of the Rural Directors Committee meeting of June 4, 2020 be adopted.”

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

## **DELEGATION**

### **WAYNE WHITTEMORE (Via Zoom) RE: Whistle Cessation, Electoral Area "A"**

Chair Parker welcomed Wayne Whittemore and residents of Electoral Area "A" in regard to Whistle Cessation.

Mr. Whittemore spoke to the request for Whistle Cessation, Electoral Area "A"

- Concerns in regard to noise disturbances
  - o Health and sleep impacts
  - o Impact to quality of life
- Staff in the Thompson Nicola Regional District have worked through the whistle cessation process and indicated willingness to assist
- Challenging process
- In Southern BC there are a number of whistle cessations with guarded crossings
- Request from residents in Electoral Area "A" (Smithers Rural) for whistle cessation at:
  - o Lake Kathlyn East
  - o Lake Kathlyn West
  - o Slack Road
    - Petition signed by 334 residents
    - A number of fatalities have occurred at the rail crossings
- Anticipated increase in train traffic
- Cost and responsibility of guarded crossing
  - o Potential Service Area
  - o Potential grant funding and funding from Transport Canada
- Impact to the region due to the number of unguarded crossings
- An existing guarded crossing located in a low-density area in Electoral Area "A"
- Vegetation near unguarded rail crossings makes it challenging to have a clear line of sight
- Train whistles are inconsistent
- Whistle a deterrent to people wanting to move to the area
  - o Impact to resale values
- Work being conducted by Friends of Morice-Bulkley in regard to rail traffic
  - o Director Fisher encouraged Mr. Whittemore to contact Friends of Morice-Bulkley
- Moving forward and investigating options
  - o Possibly establishing a service area
- Whistle Cessation group will provide a summary of concerns to Regional District staff.

Mr. Whittemore indicated his wish to move forward and review potential options.

Chair Parker thanked Mr. Whittemore and the residents of the Whistle Cessation, Electoral Area "A" Group for attending the meeting.

## **PLANNING DEPARTMENT (Rural Directors)**

### **Crown Land Referral**

Crown Land Application  
Referral No. 7410025  
(J Penner) – Electoral Area F

Moved by Director Petersen  
 Seconded by Director Greenaway

RDC.2020-6-3

"That the Comment Sheet for Crown Land Application Referral No. 7410025 be provided to the Province."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

### **Crown Land Referral (Cont'd)**

Crown Land Application  
Referral No. 6409207  
(BV Amateur Radio Society)  
-Electoral Area B

Moved by Director Riis-Christianson  
 Seconded by Director Lambert

RDC.2020-6-4

"That the Comment Sheet for Crown Land Application Referral No. 6409207 be provided to the Province."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

### **RURAL REPORTS**

CN Whistle Cessation

Moved by Director Lambert  
 Seconded by Director Greenaway

RDC.2020-6-5

"That the Rural/Agriculture Committee receive the Manager of Administrative Services' September 3, 2020 CN Whistle Cessation memorandum."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Discussion took place in regard to staff:

- Working with the railway company to determine a cost analysis of whistle cessation and a guarded crossing
- Ministry of Transportation and Infrastructure jurisdiction of roadways in rural areas
- Options moving forward and staff time
- Staff will provide a report at the September 17, 2020 Board meeting.

### **DISCUSSION ITEMS**

#### 1. Spot Zoning

- Raised at the Electoral Area "A" APC Meeting as a result of a rezoning application that was being considered
- There is no formal definition of "Spot Zoning"
- The term originates from the American Legal System
- Rezoning a particular property with property around it that is negative and contrary to land planning
- Doesn't apply to the Canadian legal system/planning
- 90% of applications received by the Board is "spot zoning"
- Rezoning that may have a negative impact is referred to as spot zoning - if the rezoning is favourable it is not referred to as spot zoning
- Legal System in BC oversees the rezoning process to ensure a fair process and that legislation is being followed.
- The Board considers a number of items when a rezoning application is brought forward, and a decision is made
- Understanding of cumulative impacts regarding rezoning and land use
- Official Community Plans (OCP) is the process in which cumulative impacts are reviewed.

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

### 2. Federal Gas Tax Review

- Chair Parker spoke with Taylor Bachrach, MP Skeena-Bulkley Valley
  - MP Bachrach participates on the Review Committee for Federal Gas Tax
  - Requested input/feedback from the Board in regard to Federal Gas Tax
  - Directors can e-mail information to Nellie Davis, Regional Economic Development Coordinator
    - Staff will bring forward information received at an upcoming Rural Directors Committee Meeting prior to forwarding to MP Bachrach.

### 3. UBCM Convention Update (if available)

- Staff provided the latest 2020 UBCM Virtual Convention Program
- Have yet to receive Minister Meeting Confirmations
- Rural Directors wanting hotel accommodations in Burns Lake during UBCM can forward their information to staff.

## **NEW BUSINESS**

RDBN Food and Agriculture Plan

Chair Parker noted that staff have hard copies of the RDBN Food and Agriculture Plan available.

## **ADJOURNMENT**

Moved by Director Lambert  
 Seconded by Director Greenaway

RDC.2020-6-6

"That the meeting be adjourned at 11:07 a.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

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Mark Parker, Chair

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Wendy Wainwright, Executive Assistant



## Regional District of Bulkley-Nechako Memo

TO: Chair and Rural/Agriculture Committee  
FROM: Debbie Evans, P. Ag., Agriculture Coordinator  
DATE: October 8, 2020  
SUBJECT: Update on the RDBN Food Hub and Food Economy Assessment

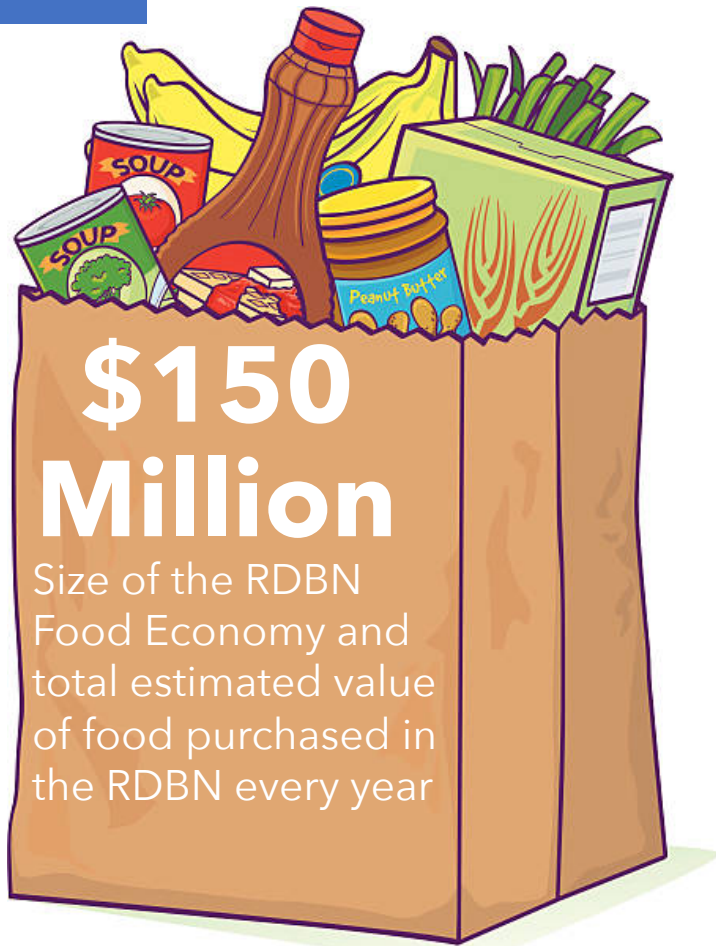
### RECEIVE

### BACKGROUND

The RDBN Food Hub and Food Economy Assessment project is in the process of completing Phase 2: Regional Food Economy & Market Research and synthesizing the findings. Attached is the Phase 2 Interim Findings Summary.

On September 29, 2020 the Food and Agriculture Working Group 2 (FAWG2) had a meeting with the contract team to review the Phase 2 Interim Findings Summary and to also discuss how committee members could assist to increase producer engagement for online workshops. The Vanderhoof area workshop for September 30 is the only workshop that has had enough producers to come forward. The contract team will be putting together a ½ - 1-page workshop objectives document that can be shared in other communities to assist in encouraging more producers to participate in the online workshops.

The project was set to be finalized by the end of December 2020 but with delays and lack of in-person meetings the project will be finalized in March 2021. The work plan is a five-phase process that integrates the food economy assessment, shift plan, the food hub viability study and pilot project elements to ensure that synergies in research and engagement are coordinated between the two main deliverables. The project just has online workshops to bring together producers to complete Phase 2 and then the project will be moving into the next phases which will have a Regional Food Economy Assessment and Shift Plan, finalize Food Hub concepts, develop high level business models for pilot projects and prepare Food Hub Viability and Pilot Projects report.



**\$150 Million**  
 Size of the RDBN Food Economy and total estimated value of food purchased in the RDBN every year

**\$9,975**

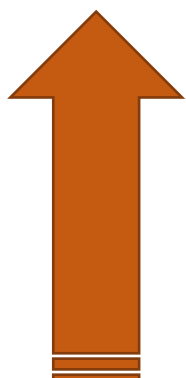
Average amount spent per household per year on food in the RDBN

**14%**

Average percent household income spent on food in the RDBN

Food expenditures in the region	Smithers	Burns	Fort St.	Fraser Lake	Francois/	Vanderhoof	Houston	Indigenous	Avg.	Region as % of BC	Total British Columbia
	Rural A	Lake R B	James R C	Rural D	Ootsa Lake E	Rural F	Rural G	Nations + Other	for the Region		
Median household income \$2015	\$82,976	\$75,265	\$82,514	\$73,187	\$66,091	\$82,213	\$71,752	\$36,000	\$76,008	109%	\$69,995
Expenditures on goods and services	\$76,338	\$69,244	\$75,912	\$67,332	\$60,804	\$75,636	\$66,011	\$33,120	\$69,927	109%	\$64,395
% of total expenditures spent on food	14.3%	14.4%	13.9%	14.2%	14.3%	13.9%	14.2%	15.3%	14.3%		14.4%
Expenditures on food per household	\$10,916	\$9,971	\$10,552	\$9,561	\$8,695	\$10,513	\$9,374	\$5,067	\$9,975	108%	\$9,245
Number of households	4,807	1,460	1,254	1,111	621	3,131	1,785	936	15,105	0.7%	2,063,217
Total food expenditures (\$millions)	<b>\$52.5</b>	<b>\$14.6</b>	<b>\$13.2</b>	<b>\$10.6</b>	<b>\$5.4</b>	<b>\$32.9</b>	<b>\$16.7</b>	<b>\$4.7</b>	<b>\$150.7</b>	0.8%	\$19,074
Distribution of food expenditures in reg	34.8%	9.7%	8.8%	7.0%	3.6%	21.8%	11.1%	3.1%	100%		

Source for detail food expenditures in E <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1110012501&pickMembers%5B0%5D=1.13>  
 Source for food expend. relative to inc <https://www150.statcan.gc.ca/n1/daily-quotidien/171213/t002b-eng.htm>



A **2% shift** in buying regional foods would generate **\$3 million** in new food production and processing in the region.

This increase would work to create stability within existing sectors as well as add new jobs and business opportunities in the region.



## Regional food infrastructure to support a 2% shift goal

Specific to a food hub strategy, in order to achieve \$3 million increase in new local food production and processing revenues, we envision the following elements:

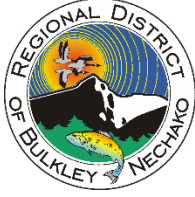
- A District-wide, shared online ordering platform
- Centralized brokering and marketing service
- Central distribution points
- Two possible food hub nodes in Vanderhoof and Smithers
- Facilities with the following general characteristics:
  - Warehouse area with loading dock for aggregating orders
  - Ambient temperature food storage area
  - Walk-in cooler and freezer
  - Commercial kitchen/shared food processing facility
  - Office area
  - Retail market area, which could include a café
- A distribution system within and beyond the region
- A food entrepreneur incubator/accelerator program



## Preliminary Conclusions

In considering all of the research and engagement outcomes and findings to date, we have developed the following preliminary conclusions.

1. A range of food and agriculture related infrastructure and initiatives exist in the RDBN that could compliment and support a food hub network.
2. Potential exists to put more farmland into production and allow the region to become more self-reliant.
3. There is cautious interest in learning more about what local food hubs and a regional food hub network could look like.
4. Given the challenges in the agriculture sector an opportunity exists to make investments in the regional food economy that provide a meaningful return on investment that significantly benefits the region.
5. There is likely pent-up regional demand for regional products as well as potential markets for emerging products that are suitable to the RDBN.
6. In addition to economics, food and agriculture are a way to promote community health and well-being and are an important source of community identity and pride.
7. Further research and engagement is needed in Phase 3 to further develop feasible food economy shift strategies.
8. Further research and engagement is needed in Phase 3 to further develop the food hub business model and identify potential willing parties to be producers and buyers using food hub services.



## Regional District of Bulkley-Nechako Memo

**TO:** Chair Parker and Rural/Agriculture Committee

**FROM:** Deneve Vanderwolf, Planner 1/Regional Transit Coordinator

**DATE:** October 8, 2020

**SUBJECT** Bulkley-Nechako Regional Transit Service – Grant in Aid

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### RECOMMENDATION

(all/directors/majority)

Direction

### BACKGROUND

In 2019, Electoral Areas B, D, F, G and the Regional District of Fraser-Fort George Electoral Area C contributed Grant in Aid monies towards operating costs for the Bulkley-Nechako Regional Transit Service.

Staff is looking for direction on whether the Rural Directors would like to contribute Grant in Aid monies in 2020 towards operating costs for the Bulkley-Nechako Regional Transit Service. The inclusion of Grant in Aid money for RDBN Rural Directors was not included in 2020 budget numbers. Grant in Aid from RFFFG was included in the 2020 Revenue Service Agreement amount.

A request was made to the Regional District of Fraser Fort George for grant in aid from Electoral Area “C” (Chilako River-Nechako).

The table shows total Grant in Aid money contributed to date.

RDBN Grant in Aid for Transit 2017-2019		
<b>2019</b>		
Area B	Bulkley-Nechako Regional Transit Service	1,000.00
Area D	Bulkley-Nechako Regional Transit Service	1,000.00
Area F	Bulkley-Nechako Regional Transit Service	1,000.00
Area G	Bulkley-Nechako Regional Transit Service	1,000.00
<b>2018</b>		
Area B	Bulkley-Nechako Regional Transit Service	1,000.00
Area G	Bulkley-Nechako Regional Transit Service	1,000.00
<b>2017</b>		
Area A	Bulkley-Nechako Regional Transit Service	5,000.00
Area D	Bulkley-Nechako Regional Transit Service	1,000.00



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
STAFF REPORT**

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**TO:** Chair Parker and Rural/Agriculture Committee  
**FROM:** Deneve Vanderwolf, Planner 1  
**DATE:** October 8, 2020  
**SUBJECT:** Withdrawal from Disposition Referral No. 7405276 and 7405277 (MOTI)

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**RECOMMENDATION**

That the comment sheet for Withdrawal from Disposition Referral No. 7405276 and 7405277 (MOTI) be provided to the Province.

**VOTING**

All Directors / Majority

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**DISCUSSION**

This application is to amend the boundaries of 2 existing Withdrawals from Disposition under the Province's Aggregates and Quarry Materials policy. The applicant is requesting modifications to the existing areas.

Application No. 7405276: The applicant is requesting the addition of 13.2 ha and removal of 0.7 ha from the northwest corner of the existing boundary. The expansion is to meet the long-term objectives of the Ministry to identify a secure quality aggregate source.

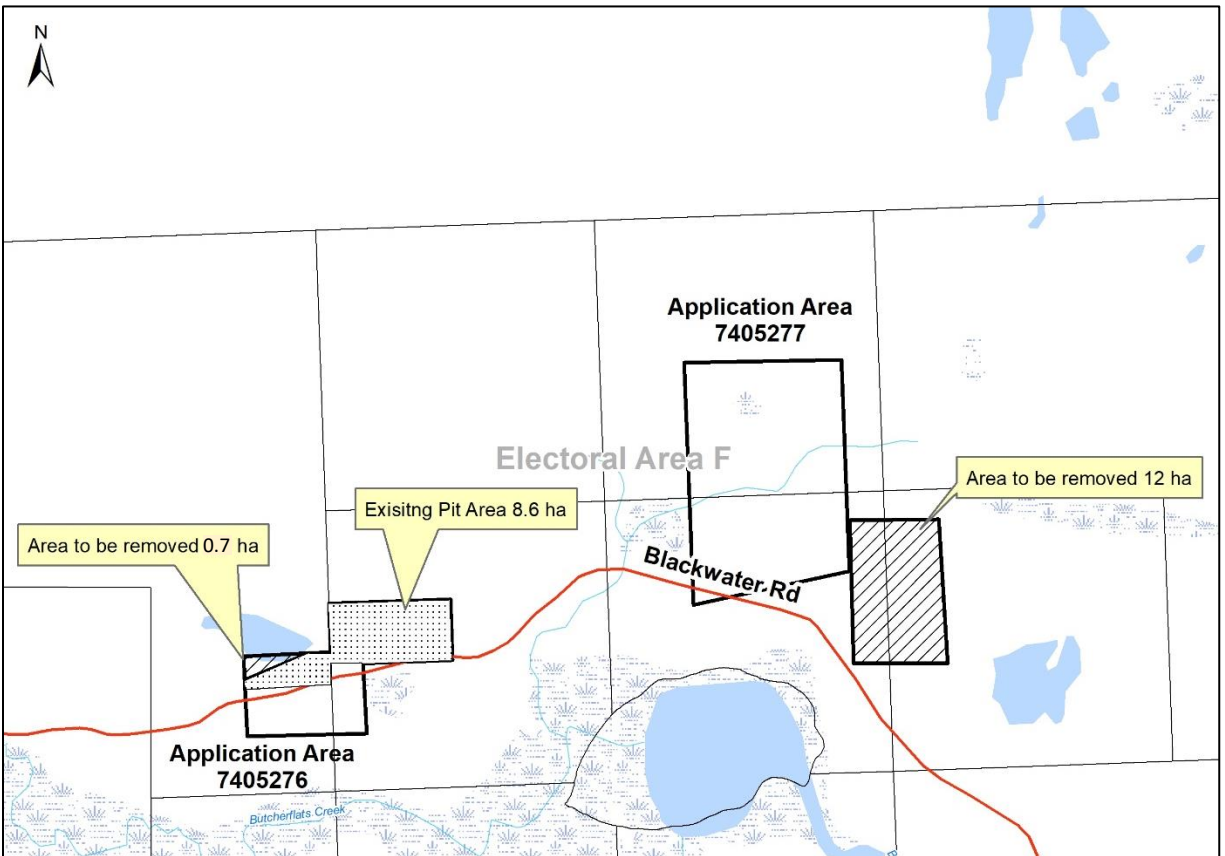
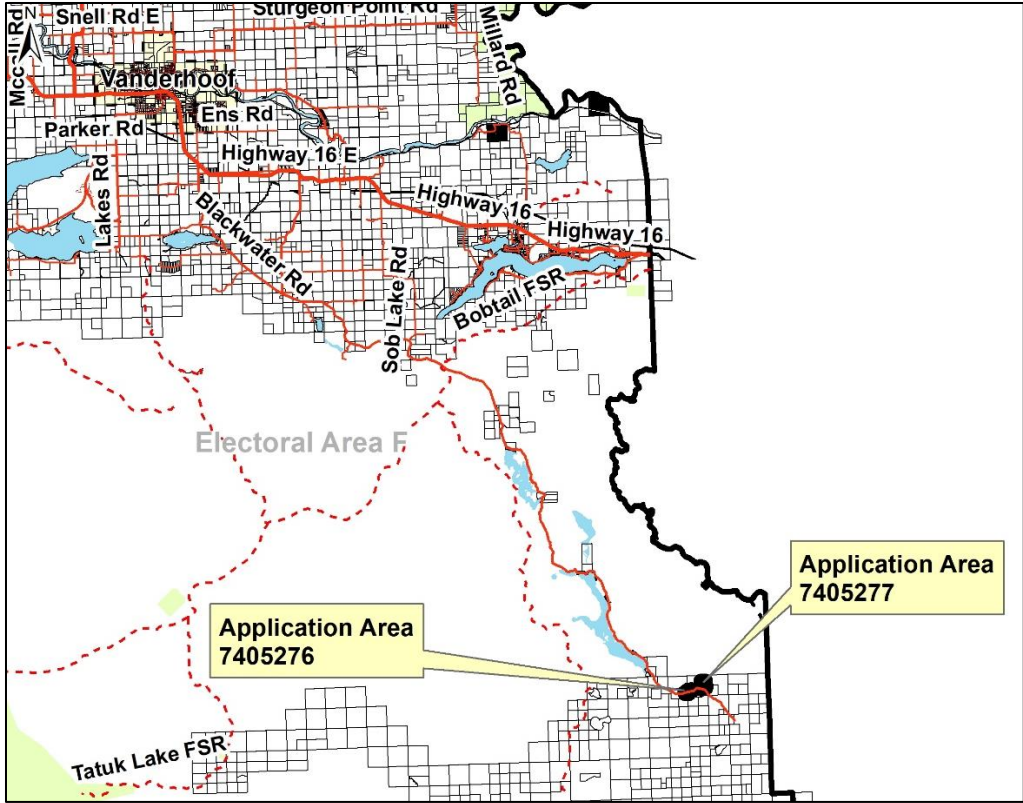
Application No. 7405277: The applicant is proposing to cancel the existing 12 ha reserve area and replace it with a new 29.5 ha reserve area. located in an existing cut block to allow easier access for testing and further development.

The application areas are located in Electoral Area F approximately 63 km southeast of the District of Vanderhoof. The sites are accessed by the Blackwater Road.

The application areas are not zoned and are not located within the Agricultural Land Reserve (ALR).

**ATTACHMENT**

Comment Sheet





**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
COMMENT SHEET ON CROWN LAND REFERRAL 7405276 & 7405277**

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<b>Electoral Area:</b>	F
<b>Applicant:</b>	Ministry of Transportation and Infrastructure
<b>Existing Land Use:</b>	Forested
<b>Zoning:</b>	Not Zoned under Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020
<b>Plan Designation</b>	Not designated
<b>Proposed Use Comply with Zoning:</b>	N/A
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	Blackwater Road
<b>Building Inspection:</b>	No
<b>Fire Protection:</b>	No
<b>Other comments:</b>	None



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
STAFF REPORT**

**TO:** Chair Parker and Rural/Agriculture Committee  
**FROM:** Deneve Vanderwolf, Planner 1  
**DATE:** October 8, 2020  
**SUBJECT:** Crown Land Application Referral No. 7410089 (Ophus)

**RECOMMENDATION**

That the comment sheet for Crown Land Application Referral No. 7410089 (Ophus) be provided to the Province.

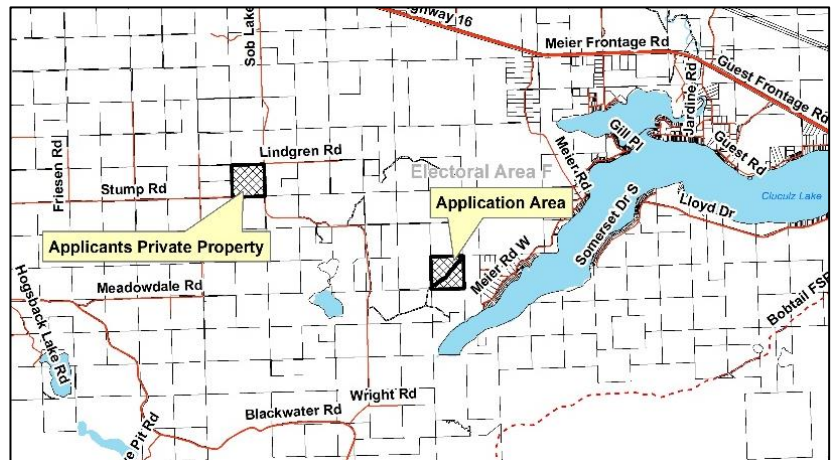
**VOTING**

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 'E 1/2, District Lot 1170, Cariboo District, near Sob Lake Road, approximately 20 kilometres southeast of the District of Vanderhoof. The application area is approximately 65 ha. in size.



The applicants own and farm land approximately 5 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 Agricultural (AG1) under RDBN Zoning Bylaw and is located within the Agricultural Land Reserve (ALR).

**ATTACHMENT**

Comment Sheet



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
COMMENT SHEET ON CROWN LAND REFERRAL 7410089**

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<b>Electoral Area:</b>	F
<b>Applicant:</b>	Robert & Vicki Ophus
<b>Existing Land Use:</b>	Forested
<b>Zoning:</b>	Agricultural (Ag1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020
<b>Plan Designation</b>	Agriculture designation under Vanderhoof Rural Official Community Plan, Bylaw No. 1517, 2009
<b>Proposed Use Comply with Zoning:</b>	Yes
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	Yes
<b>Access:</b>	Sob Lake Road
<b>Building Inspection:</b>	Inside the Building Inspection Area
<b>Fire Protection:</b>	Inside the Rural Fire Protection Area
<b>Other comments:</b>	None.





**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
STAFF REPORT**

**TO:** Chair Parker and Rural/Agriculture Committee  
**FROM:** Deneve Vanderwolf, Planner 1  
**DATE:** October 8, 2020  
**SUBJECT:** Crown Land Application Referral No. 7410119 (Linehan)

**RECOMMENDATION**

That the comment sheet for Crown Land Application Referral No. 7410119 (Linehan) be provided to the Province.

**VOTING**

All Directors / Majority

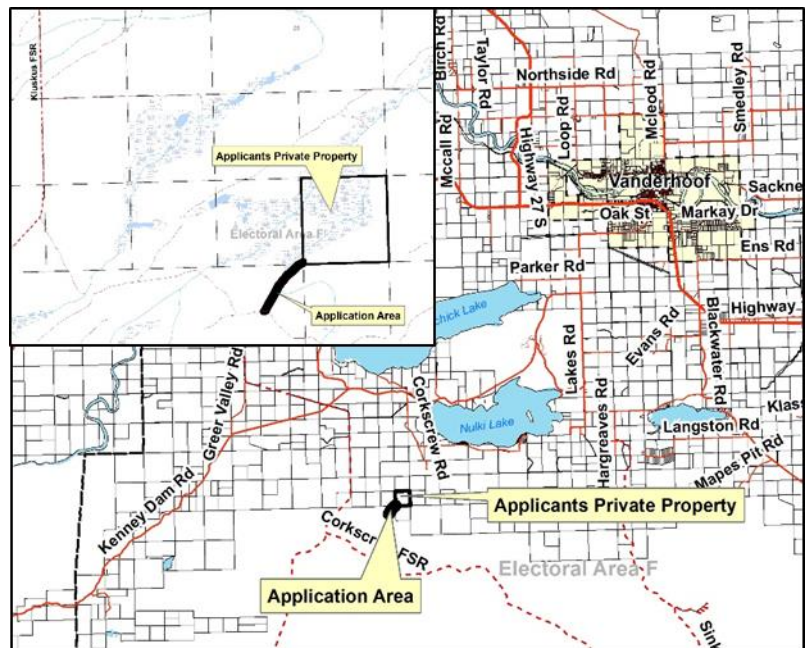
**DISCUSSION**

The applicant has applied for a Licence of Occupation to construct a road to access private land for recreational purposes. The application area is on unsurveyed crown land approximately 21 km SW of the District of Vanderhoof. See attached management plan for more information.

The application area is not zoned and is not located within the Agricultural Land Reserve (ALR).

**ATTACHMENTS**

Comment Sheet  
 Management Plan







**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
COMMENT SHEET ON CROWN LAND REFERRAL 7410119**

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<b>Electoral Area:</b>	F
<b>Applicant:</b>	Wayne Linehan
<b>Existing Land Use:</b>	Unsurveyed Crown Land
<b>Zoning:</b>	Not Zoned
<b>Plan Designation</b>	Not Designated
<b>Proposed Use Comply with Zoning:</b>	N/A
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	Kluskus Forest Service Road
<b>Building Inspection:</b>	Outside the Building Inspection Area
<b>Fire Protection:</b>	Outside the Rural Fire Protection Area
<b>Other comments:</b>	None

# Management Plan

January 23, 2020

The proposed Crown Land Tenure application is for reasonable access to PID 015-301-940 for recreational purposes. This document covers management and control of present and unseen effects to construction of a road and future integrity of it.

Travelling East on the Kluskus FSR to approximately 23km turn left, or North on the RO7940C Road. At approximately 2km exists a beaver dam which poses the biggest obstacle on the site. It lies 50-70 meters along the road and has plugged and undermined one culvert. It seems there is a 2nd culvert but due to the weeds growing on the road and water flowing on it, was difficult to confirm. I will be consulting with the Saik'uz First Nations regarding the application and the matter of the Beavers that would need to be removed, either by trapping or possible relocating. The pond could then be drained slowly in the area/s where the culvert/s are present. Cleaning out the culvert/s or replacing, with preventative measures in place to prevent future road compromise. The proposed road is approx. 650-750 metres ahead, at a Northeast heading. From this point the ground poses no obstacles and the terrain is flat; the timber at this point is small pine ranging 12.5-16.25cm dbh for a distance of approx. 120 metres. The species then changes to cottonwood/aspens mixed with conifers for a distance of 150 metres more or less. Then the timber size increases to approx. 17.5-20cm dbh for distance of another 200 metres more or less, changing to stems from 5-7 metres in height. Finally, changing again back to small immature stand just before the 2<sup>nd</sup> obstacle, a creek with a channel & flow of approx. 35-40cm wide by 15cm deep which divides into 2 channels where the road is proposed for grade purpose. The stream would be reconstructed to bring the runoff flow back through the original one channel and a 45-55cm culvert installed to facilitate spring runoff. From this point the above mentioned property is approx. 25 metres or so ahead, up slope. The road will be constructed with a ditch on both sides to maintain integrity and to keep runoff to a minimum.

The equipment available to construct the road will be a TD15E dozer, excavator, buncher or harvester, and skidder.



**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
STAFF REPORT**

**TO:** Chair Parker and Rural/Agriculture Committee  
**FROM:** Deneve Vanderwolf, Planner 1  
**DATE:** October 8, 2020  
**SUBJECT:** Crown Land Application Referral No. 6408872 (Moorhead)

**RECOMMENDATION**

That the comment sheet for Crown Land Application Referral No. 6408872 (Moorhead) be provided to the Province.

**VOTING**

All Directors / Majority

**DISCUSSION**

This application is for a Licence of Occupation for 2 lots in Topley. The application area includes Lots 12 and 13 of Block 7, District Lot 2625, Range 5, Coast District, Plan 1466. The applicant's plans include cleaning up the property, removing buildings and garbage and using the property as an extension of their adjacent property.

The applicant has indicated that hydro has been disconnected and the water and sewage systems will be investigated to identify any needed reclamation.

A demolition permit will be required for the removal of the buildings.

**ATTACHMENTS**

Comment Sheet





**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
COMMENT SHEET ON CROWN LAND REFERRAL 6408872**

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<b>Electoral Area:</b>	G
<b>Applicant:</b>	Rick Moorhead
<b>Existing Land Use:</b>	Residential Lots
<b>Zoning:</b>	Country Residential Zone (R5) Regional District of Bulkley-Nechako Zoning Bylaw 1800, 2020
<b>Plan Designation</b>	Rural Residential (RR) Designation in the Houston, Topley, Granisle Rural OCP Bylaw No. 1622, 2011
<b>Proposed Use Comply with Zoning:</b>	Yes
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	Highway 16 E
<b>Building Inspection:</b>	Inside the Building Inspection Area
<b>Fire Protection:</b>	Inside the Rural Fire Protection Area
<b>Other comments:</b>	A demolition permit is required for the removal of the buildings.



## REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

**TO:** Chair Parker and Rural/Agriculture Committee  
**FROM:** Deneve Vanderwolf, Planner 1  
**DATE:** October 8, 2020  
**SUBJECT:** Mines Application Referral 13990-02-321 (Goodwin)

### RECOMMENDATION

That the comment sheet for Mines Application Referral 13990-02-321 (Goodwin) be provided to the Province.

### VOTING

All Directors / Majority

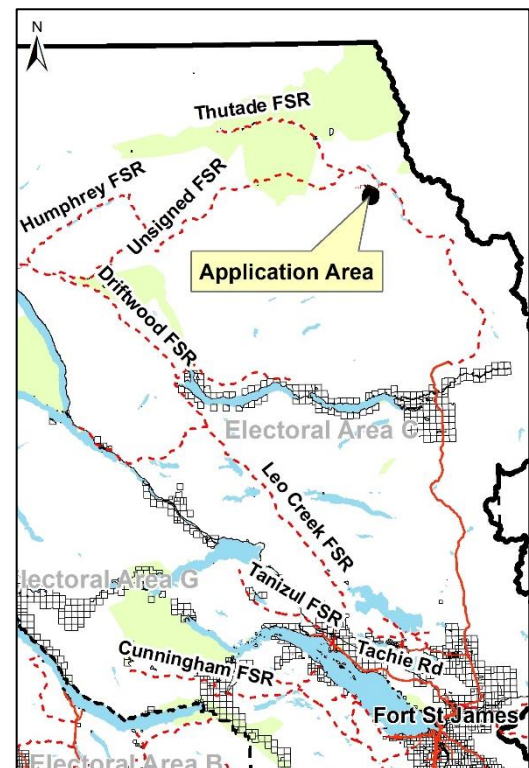
### DISCUSSION

This referral from the Province is for a Lease Term Extension for a placer mine which will extend the term of an existing placer tenure.

The application area is found near the community of Manson Creek off the Omineca Mining Access Road, approximately, 140 km north of the District of Fort St. James.

Placer leases are issued for a term of no more than 10 years and the term may be extended for an additional 10 years. A lease does not authorize any mining activity. However, the lease ensures the exclusive right to all placer minerals on the lease area for that tenure holder.

The surrounding land use is vacant crown land and has historically been explored for mining potential. Approximately two kilometres from the application area is the community of Manson Creek, consisting of 35 properties. The application area is not zoned or designated under the area's Official Community Plan.



### ATTACHMENT

Comment Sheet



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT  
SHEET ON MINING REFERRAL 13990-02-321**

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<b>Electoral Area:</b>	C
<b>Applicant:</b>	Michael & Gordon Goodwin
<b>Existing Land Use:</b>	Vacant, forested
<b>Zoning:</b>	Not Zoned under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
<b>Plan Designation</b>	Not designated under Fort St. James Rural Official Community Plan, Bylaw No. 1578, 2010
<b>Proposed Use Comply With Zoning:</b>	N/A
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	Omineca Mining Access Road
<b>Building Inspection:</b>	Outside Building Inspection Area
<b>Fire Protection:</b>	Outside Rural Fire Protection Area
<b>Other comments:</b>	None