



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**COMMITTEE OF THE WHOLE  
AGENDA  
Thursday, January 14, 2021**

<b><u>PAGE NO.</u></b>		<b><u>ACTION</u></b>
	<b><u>AGENDA- January 14, 2021</u></b>	Approve
	<b><u>Supplementary Agenda</u></b>	Receive
	<b><u>MINUTES</u></b>	
2-9	Committee of the Whole Meeting Minutes - November 5, 2020	Approve
	<b><u>DELEGATION</u></b>	
	<b><u>TAYLOR BACHRACH, MP, SKEENA-BULKLEY VALLEY</u></b> RE: CN Issues	
	<b><u>REPORT</u></b>	
10-12	John Illes, Chief Financial Officer - Property Assessment Changes 2021	Receive
	<b><u>SUPPLEMENTARY AGENDA</u></b>	
	<b><u>NEW BUSINESS</u></b>	
	<b><u>IN-CAMERA MOTION</u></b>	
	<p>In accordance with Section 90 of the <i>Community Charter</i>, it is the opinion of the Board of Directors that matters pertaining to Section 90(2)(b) – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party (Connectivity), must/may be closed to the public, therefore exercise their option of excluding the public for this meeting.</p>	
	<b><u>ADJOURNMENT</u></b>	

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****COMMITTEE OF THE WHOLE MEETING****Thursday, November 5, 2020**

**PRESENT:**

Chair	Gerry Thiessen
Directors	Gladys Atrill Shane Brienen Mark Fisher Dolores Funk Judy Greenaway Tom Greenaway Clint Lambert Brad Layton – Via Teleconference Linda McGuire Chris Newell Mark Parker Jerry Petersen Michael Riis-Christianson Sarrah Storey – Via Teleconference – left at 12:00 p.m.
Staff	Curtis Helgesen, Chief Administrative Officer Cheryl Anderson, Manager of Administrative Services Jason Blackwell, Regional Fire Chief – left at 12:30 p.m. John Illes, Chief Financial Officer Haley Jeffrey, Emergency Services Manager – left at 12:30 p.m. Jason Llewellyn, Director of Planning – arrived at 11:04 a.m., left at 12:30 p.m. Sashka Macievich, Controller – arrived at 2:53 p.m., left at 3:08 p.m. Wendy Wainwright, Executive Assistant
Others	Tyler Banick, Public Affairs, CN – Via Zoom – 10:30 a.m. to 12:30 p.m. Kim Menounos, Manager, Northern and Interior Region, Fraser Basin Council – Via Zoom – 10:30 a.m. to 11:00 a.m. John Nicoletti, Dangerous Goods Officer, CN – Via Zoom – 10:30 a.m. to 12:30 p.m.
Media	Priyanka Ketkar, Lakes District News – left at 12:30 p.m.

**CALL TO ORDER**

Chair Thiessen called the meeting to order at 10:33 a.m.

**AGENDA &  
SUPPLEMENTARY AGENDA**Moved by Director T. Greenaway  
Seconded by Director McGuire**C.W.2020-9-1**

"That the Agenda of the Committee of the Whole meeting of November 5, 2020 be approved; and further, that the Supplementary Agenda be received and dealt with at this meeting."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

## **MINUTES**

Committee of the Whole  
Minutes – October 8, 2020

Moved by Director T. Greenaway  
Seconded by Director Parker

C.W.2020-9-2

“That the Committee of the Whole meeting minutes of October 8, 2020 be adopted.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

## **OATH OF OFFICE**

CAO Helgesen administered the Oath of Office to Gladys Atrill, Director, Town of Smithers.

## **DELEGATIONS**

### **FRASER BASIN COUNCIL – Kim Menounos, Manager, Northern and Interior Region RE: Update – Via Zoom**

Chair Thiessen welcomed Kim Menounos, Manager, Northern and Interior Region, Fraser Basin Council.

Ms. Menounos provided a PowerPoint Presentation.

#### **Fraser Basin Council**

- What is the Fraser Basin Council (FBC)?
- Role of The FBC
- Some ways FBC works
- Three strategic priorities for 2016-2021
  - Regional Programs
- Northern Interior Regional Projects
  - PG (Prince George) Air Improvement Roundtable
  - AQ (Air Quality) Monitoring Working Group
  - Nechako Watershed Roundtable
- Fraser Basin Council in the Region
  - North Central Local Government Association
- Funding leveraged for the region (2020-2021)
- In Summary, the Fraser Basin Council.

The following was discussed:

- Plaza 400 site downtown Prince George is operated by the Ministry of Environment and Climate Change Strategy
- How can FBC help communities with air quality concerns?
  - E.g. PG Air model – developed over 10-15 years
  - Communication and facilitate dialogue
  - Encourage meeting to discuss moving forward
- PurpleAir Monitoring Network in Prince George
  - Privately owned air samplers
  - Citizen science contributing network
  - 10-minute rotation
- Data collected from the AQ Monitoring Working Group provided to the Provincial data base
  - BCairquality.com
  - Network is owned by AQ Monitoring Working Group
  - Contractor updates and calibrates equipment to provincial standards
  - All permitted emitters in the Prince George area have a requirement to contribute to the AQ Monitoring Working Group
  - Administrative fee is provided to FBC
- Impact of new industry to air quality.

Chair Thiessen thanked Ms. Menounos for attending the meeting.

## **DELEGATIONS (CONT'D)**

### **CN- Tyler Banick, Public Affairs and John Nicoletti, Dangerous Goods Officer RE: Update – Via Zoom**

Chair Thiessen welcomed Tyler Banick, Public Affairs and John Nicoletti, Dangerous Goods Officer, CN.

Messrs Banick and Nicoletti provided a PowerPoint Presentation.

#### **Update from CN**

- Protection of CN Employees during COVID-19 Pandemic
- A leading North American transportation and logistics company
  - 2019 Highlights
- CN in British Columbia
- Global Reach
- CN Bulkley, Nechako, Stuart, Takla and Telkwa Subdivisions intersect the Regional District of Bulkley-Nechako
- Port of Prince Rupert
- Capacity Enhancement 2020
- Environmental Benefits of Shipping by Rail
- CN Puts Safety First
- Improving Safety, Efficiency and Productivity Through Technology
- Autonomous Track Inspection Program
- Automated Inspection Portals
- Engaging with Communities
- Moving Dangerous Goods Safely and Efficiently
- Dangerous Goods
- AskRail
- TransCAER and Responsible Care
- Dangerous Goods Officer Responsibilities
- Moving Dangerous Goods Safely
- Key Route Risk Assessments.

Discussion took place regarding:

- CN map identifies rail line north of Fort St. James as active
  - Is CN Interested in revitalizing rail line north of Fort St. James
  - Line hasn't been utilized for approximately 30 years
    - Removal of rail ties and rail line for environmental consideration
  - Further discussion required
- Liquid Propane Gas (LPG)
  - Is the product offloaded at locations besides Prince Rupert?
    - One small supplier in Terrace
  - Increase in LPG if a second facility is completed in Prince Rupert
    - Those living in the area may be directly impacted
    - Level of emergency response training unknown to local governments
    - Level of emergency response not addressed adequately for area residents
- CN Lands
  - Trash clean up of CN lands
    - Can't access due to strict trespassing policies
  - Access to water where CN land runs along watercourses
  - Challenges for community groups developing trails near CN lands
  - Mr. Banick suggested contacting him and he would work with CN real estate team to determine solutions
- CN funding to Not-for-Profit Organizations

## **DELEGATIONS (CONT'D)**

### **CN- Tyler Banick, Public Affairs and John Nicoletti, Dangerous Goods Officer RE: Update – Via Zoom**

- Railway impacts to wildlife
  - CN indicated it does not track wildlife strikes outside of National Parks

RDBN Questions provided to CN:

1. In the event of an emergency (derailment) explain CN's response plan based on low, medium and high-risk cargo within and outside a Fire Protection Area?
  - CN doesn't utilize low, medium and high-risk categories
  - CN adjust's its response depending on product/commodity a train is carrying
  - Response is the same within/outside Fire Protection Areas
  - CN Response – bring everything and turn back equipment and manpower not required
  - Emergency response resources
    - CN Fire Trailer located in Prince George and Valemount
    - ERAC's (Emergency Response Assistance Canada) Fire Trailer located in Terrace
- a. As a further example, a high-risk derailment with a wide evacuation area right outside this office; i.e. Regional District of Bulkley-Nechako, Village of Burns Lake, Burns Lake Fire Rescue all evacuated from our buildings.
  - CN doesn't initiate evacuations
  - Evacuation by jurisdiction having authority
  - Will assist and bring resources to first responders.
2. How many derailments have there been within the RDBN and from Prince George to Prince Rupert in the last 3 years?
  - Derailments are defined by Transport Canada
  - Derailment can be minor such as splitting a train in the rail yard, a wheel comes of the tracks to a more severe event
  - Derailment identified as dollar value similar to how a derailment is defined in the United States
  - CN noted the challenges defining a derailment
  - Prince George to Prince Rupert
    - 2015-2017
      - 3 derailments – severity unknown
      - 6 reportable to the Transportation Safety Board
        - Transportation Safety Board Website Identifies all reportable rail incidents
  - RDBN requested more information regarding derailments
    - Locations
    - Severity of derailments
    - Safety measures depending on product carried
    - Local government officials require communication to understand the necessary safety measures that need to take place
  - CN to provide communication
    - In the event of an incident CN contacts Transport Canada, and Federal and Provincial Ministerial contacts depending on the commodity
    - Mr. Banick spoke of improving communication
    - Further communication required with Fire Chiefs.

### **DELEGATIONS (CONT'D)**

#### **CN- Tyler Banick, Public Affairs and John Nicoletti, Dangerous Goods Officer RE: Update – Via Zoom**

3. The RDBN has received a letter from concerned residents of Electoral Area “B” (Burns Lake Rural) regarding blocked driveways for up to 3-4 hours in the location of a double siding. It is the RDBN’s understanding that policy prohibits trains blocking crossings in excess of 30 minutes. Can CN clarify the policies and procedures in this regard?
  - CN is regulated by Transport Canada in regard to crossings
  - At a public crossing a standing train shouldn’t block the crossing for more than 5 minutes if there is traffic present
  - Private crossings are not included in Transport Canada regulations
  - CN requires specific information to identify why a train is across a public or private crossing for long periods of time
    - Contact CN Public Inquiry Line with date, time and mileage point
  - Splitting a train at public crossings
    - CN operator will contact the conductor by radio
  - What is/will CN do for the region to address the concerns and issues?
  - Mr. Banick recognized residents have to come and go
    - Work with residents to develop a plan
    - Review past communication to determine why the train is stopping for lengths of time
    - Determine road authority
      1. Municipal
      2. Ministry of Transportation and Infrastructure
      3. Landowner
  - The issue for residents is escalating and delays are as long as 7 hours
    - Health and safety concerns
  - Mr. Banick requested information in an e-mail.
4. What are CN’s future upgrading plans with the RDBN and is more twinning planned between Prince George and Prince Rupert?
  - Investment into the corridor rail and infrastructure.
5. The RDBN received a letter from the Friends of the Morice Bulkley outlining concerns regarding the proposed increase of hazardous petroleum cargo on the northwest rail corridor. Advise of the plans and measures being taken in this regard?
  - CN is legally obligated to move product
  - Mr. Banick noted the concern and requirement for assurance in regard to rail safety and spoke of Mr. Nicoletti’s outreach to various Fire Departments in the region.
  - Currently there are approximately 15 trains travelling through the corridor daily and the anticipation is that there may be as many as 30 trains in the future.
  - Mr. Nicoletti provided an overview of steps taken by CN recently in regard to the proposed increase in rail traffic.
    - The following are now located in Prince George
      - Established the Dangerous Goods Officer role
      - CN LPG Response trailer
      - Access to ERAC’s LPG trailer
      - Contractor response team
      - Access to four emergency response trailers

## **DELEGATIONS (CONT'D)**

### **CN- Tyler Banick, Public Affairs and John Nicoletti, Dangerous Goods Officer RE: Update – Via Zoom**

- Other response locations
  - ERAC Fire Response trailer in Terrace
  - ERAC Response trailer in Prince Rupert
  - Contractors have resources located along rail corridor between Prince George and Prince Rupert
  - Access to CN Response experts from Edmonton and Vancouver
  - Increased manpower, equipment and outreach
  - CN Dangerous Goods Officer arrives on scene with a fully equipped team and necessary equipment in order to provide rapid response
  - Additional resources
    - Emergency Response Guidebook
      - Identifies hazards and provides critical information in regard to response
    - Canutec – Canadian Transportation Emergency Centre
      - 24/7 operations
  - Mr. Banick spoke of rail safety being a shared responsibility and the need to lobby government
  - Outreach in Prince Rupert, Terrace and Smithers
  - 2020 COVID Pandemic impacted outreach.

Chair Thiessen raised concerns in regard to the location of resources and length of time it will take to respond to a rail incident. He also brought forward the absence of CN resources within the RDBN. Mr. Banick mentioned that CN mechanics and technicians are located along the route and will be requested to attend on site incidents to gather facts and contact local fire departments. Chair Thiessen brought forward concerns in regard to the high risk to volunteer fire fighters within the RDBN being requested to respond to a CN incident.

Chair Thiessen identified Whistle cessation and vacant CN land as further items requiring discussion. He also spoke of the history of CN bringing families to the region and the importance for CN to be supportive of communities and local governments in its corporate role. The need for further collaboration was identified.

Chair Thiessen thanked Messrs. Banick and Nicoletti for attending the meeting.

### **Break for lunch, Broadband Committee and Broadband In-Camera Committee Meetings at 12:30 p.m.**

### **Returned at 2:52 p.m.**

## **REPORTS**

### **Purchasing Policy**

Moved by Director McGuire  
Seconded by Director J. Greenaway

### **C.W.2020-9-3**

“That staff bring forward Bylaw 1926 for three readings and adoption at the next Board Meeting and that the Purchasing Policy be brought back for approval.”

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

## **REPORTS (CONT'D)**

### Chinook Community Forest Firewood Donation

Moved by Director Riis-Christianson  
Seconded by Director Lambert

C.W.2020-9-4

“That the Committee of the Whole recommend that the Board donate its logging truck load of firewood to the Burns Lake Men’s Breakfast Club.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

### Taxation Options

Discussion took place regarding:

- Further conversation about land value taxation
- Agriculture Lands/Farm Status
- First Nations fee simple lands
- Each Electoral Area can choose its own taxation model
- Taxation options dependent on service
- Staff to schedule a time to discuss Taxation Options.

### Taxation Options

Moved by Director T. Greenaway  
Seconded by Director Brien

C.W.2020-9-5

“That the Committee of the Whole receive the Chief Financial Officer’s Taxation Options memo.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

## **CORRESPONDENCE**

### Correspondence

Moved by Director J. Greenaway  
Seconded by Director McGuire

C.W.2020-9-6

“That the Committee of the Whole receive the following correspondence:  
-Ministry of Mental Health and Addictions – UBCM Follow-Up  
-Ministry of Public Safety and Solicitor General/Emergency Management BC – UBCM Follow-Up  
-Ministry of Indigenous Relations and Reconciliation – UBCM Follow-Up.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

## **SUPPLEMENTARY AGENDA**

### **REPORT**

### COVID-19 Safe Restart Grants for Local Governments

Moved by Director Parker  
Seconded by Director McGuire

C.W.2020-9-7

“That the Committee of the Whole receive the Manager of Administrative Services’ COVID-19 Safe Restart Grants for Local Governments memorandum.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY



**ADJOURNMENT**

Moved by Director Brien  
Seconded by Director Petersen

C.W.2020-9-8

“That the meeting be adjourned at 3:09 p.m.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

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Gerry Thiessen, Chair

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Wendy Wainwright, Executive Assistant



## Regional District of Bulkley-Nechako

**To:** Board of Directors  
**From:** John Illes, Chief Financial Officer  
**Date:** January 14, 2021  
**Re:** Property Assessment Changes 2021

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### **Recommendation** (All/Directors/Majority):

“Receipt”

### **Discussion:**

The attached Non-Market change report is for the entire Regional District including municipalities.

There are several important highlights:

For residential single family (line 2) the non-market change was 1.43%. This means, in general, that there have been 1.43% in new residential construction value “built” in the last assessment year. Similarly, the change due to market prices of 9.05% means that, on average, through the entire regional district, housing prices have increased by just over 9%.

The changes with respect to Residential – other category (line 6) and the Utility category are the result of pipeline construction.

Pipelines and pipeline land rental have increased by \$18,131,000 in the Regional District (Category 2 - Utilities). The addition of the work camps in Vanderhoof (\$14.9 M), Area E (\$10.1 M) and Area G (\$9.9 M) have increased assessments by \$31,544,600 in Residential – Other and by \$3,366,800 in Commercial.

The non-market change of 2.40% implies that the Regional District can increase its budget by 2.40% before property owners will see an increase in the total tax load they individually pay. This additional amount of taxes collected will be paid for by the owners of the new construction that were not taxed in 2020. Removing the impact from pipeline activity, the Non-Market Change is reduced from 2.40% to 1.23%.

Staff will bring back a taxation strategy for the Board to consider with the budget update at the next Board Meeting.



Market values have increased throughout most of the Regional District for single family homes:

Area A -	9.00%	Smithers	12.70%
Area B -	13.11%	Telkwa	10.00%
Area C -	7.99%	Fort St. James	(2.77%)
Area D -	15.18%	Fraser Lake	1.56%
Area E -	20.60%	Burns Lake	14.12%
Area F -	5.92%	Vanderhoof	3.33%
Area G -	8.95%	Granisle	3.98%
		Houston	6.45%

With the increase in market value the tax rate per \$1,000 of assessed value will decrease in order to collect the same amount of taxes. For example:

*If the tax rate was \$1.00 per \$1,000 of assessments in 2020 and the market value increased by 20.60% (as in Electoral Area E) the tax rate would fall to \$0.829 per \$1,000 to collect the same total amount of taxes in 2021 (and to have the average single dwelling property owner pay the same amount of taxes as they did in 2020).*

Property values have significantly increased in 2021 for many locations and some property owners may contact their elected representative to express concern. Assessments are completed by B. C. Assessment independent of the Regional District. The B. C. Assessment *Property Assessment Review Panel* Deadline is February 1, 2021. The Regional District cannot file an appeal on behalf of a property owner.

**Attachment:**

B. C. Assessment Non-Market Change Report for the Regional District.

**NMC Roll Comparison by Property Class**  
 2021 Net Hospital Taxable Values  
 Completed Roll run on 05/Dec/2020

**Regional District 02 - Bulkley-Nechako**

[NMC by Jur/EA](#)  
[NMC Detail](#)

Property Class	2020 Cycle 10	2021 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$173,613,985	\$187,742,696	\$725,796	\$0	\$725,796	0.42%	7.72%	8.14%
Res Single Family	\$3,031,273,467	\$3,348,948,741	\$6,470,425	\$36,811,597	\$43,282,022	1.43%	9.05%	10.48%
Res ALR	\$137,054,935	\$150,039,509	\$2,592,270	\$0	\$2,592,270	1.89%	7.58%	9.47%
Res Farm	\$146,480,586	\$160,050,859	\$0	\$1,694,238	\$1,694,238	1.16%	8.11%	9.26%
Res Strata	\$42,474,500	\$41,859,100	\$0	\$0	\$0	0.00%	-1.45%	-1.45%
Res Other	\$147,448,690	\$183,867,810	\$2,685,310	\$33,138,110	\$35,823,420	24.30%	0.40%	24.70%
<b>01 - Residential Total</b>	<b>\$3,678,346,163</b>	<b>\$4,072,508,715</b>	<b>\$12,473,801</b>	<b>\$71,643,945</b>	<b>\$84,117,746</b>	<b>2.29%</b>	<b>8.43%</b>	<b>10.72%</b>
02 - Utilities	\$191,150,369	\$212,995,394	-\$4,923	\$17,926,874	\$17,921,951	9.38%	2.05%	11.43%
03 - Supportive Housing	\$0	\$0	\$0	\$0	\$0			
04 - Major Industry	\$206,070,600	\$193,377,200	\$79,200	-\$3,599,000	-\$3,519,800	-1.71%	-4.45%	-6.16%
05 - Light Industry	\$53,520,470	\$54,773,400	\$295,725	-\$1,927,400	-\$1,631,675	-3.05%	5.39%	2.34%
06 - Business And Other	\$382,759,072	\$397,220,670	\$623,412	\$11,910,178	\$12,533,590	3.27%	0.50%	3.78%
07 - Managed Forest Land	\$226,300	\$226,300	\$0	\$0	\$0	0.00%	0.00%	0.00%
08 - Rec/Non Profit	\$11,540,800	\$12,769,200	\$215,500	\$0	\$215,500	1.87%	8.78%	10.64%
09 - Farm	\$31,926,690	\$31,570,141	-\$396,991	\$0	-\$396,991	-1.24%	0.13%	-1.12%
S.644LGA/398VC	\$0	\$0	\$0	\$0	\$0			
<b>Total All Classes</b>	<b>\$4,555,540,464</b>	<b>\$4,975,441,020</b>	<b>\$13,285,724</b>	<b>\$95,954,597</b>	<b>\$109,240,321</b>	<b>2.40%</b>	<b>6.82%</b>	<b>9.22%</b>