

REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA
Thursday, January 28, 2021

<u>PAGE NO.</u>	<u>ELECTORAL AREA PLANNING (All Directors)</u>	<u>ACTION</u>
2-3	Temporary Use Permit Application TUP B-01-20 Written Submission (see pages 48-55 in regular Agenda)	Receive
4	Temporary Use Permit Application TUP B-01-20 Revised Schedule A replaces page 55 in regular Agenda	Receive
5-6	Development Variance Permit Application DVP F-02-20 Advisory Planning Commission Minutes & MOTI Referral Response (see pages 56-61 in regular Agenda)	Receive
7-8	ALR Non-Farm Use Application 1225 Ministry of Agriculture Referral Response (see pages 62-70 in regular Agenda)	Receive
9-10	Advisory Planning Commission Minutes Electoral Area A APC January 12, 2021 meeting	Receive

NEW BUSINESS

ADJOURNMENT

IN-CAMERA MOTION (REVISED)

In accordance with Section 90 of the Community Charter, it is the opinion of the Board of Directors that matters pertaining to Sections 90(1)(c) – labour relations or other employee relations, 90(1)(e) – the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonable be expected to harm the interests of the municipality, and 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 (First Nations Relations/Connectivity), must/may be closed to the public, therefore exercise their option of excluding the public for this meeting.

January 26, 2021

Regional District of Bulkley-Nechako
Board of Directors
37 3rd Avenue
Burns Lake, BC V0J 1E0

Dear Chair Thiessen and the Board of Directors

Thank you for the opportunity to provide written comment on the Temporary Use Permit for 4420 Moe Road. NATIONS was surprised to see a recommendation of support being presented to the Board before receiving feedback from the neighbouring properties. This is an important issue for NATIONS that could have negative effects on our ability to secure our license from Health Canada.

NATIONS is a huge investment in the region, upwards of \$25MM. Within two years of operating our facility will employ up to 60 people.

Having already gone through the public hearing process and received municipal support we feel it is necessary to ensure that all temporary residents of the campground are informed in writing (to the satisfaction of NATIONS Cannabis) that they are located within close proximity to a cannabis cultivation facility that is zoned Heavy Industrial so therefore has the potential of smell and sound.

We also request the playground be moved to the furthest point away from our facility.

NATIONS has reached out to Health Canada to determine if this TUP will have an impact on our license approval. Health Canada has been unable to confirm whether the TUP jeopardizes our license application. In the future, with Health Canada's assurance that the TUP will not negatively affect securing and retaining our license to cultivate cannabis, we will be supportive of the TUP.

We strive to be good neighbours and support other business endeavours in our community/region but it cannot come at the expense of our project which has already received support from the Village of Burns Lake.

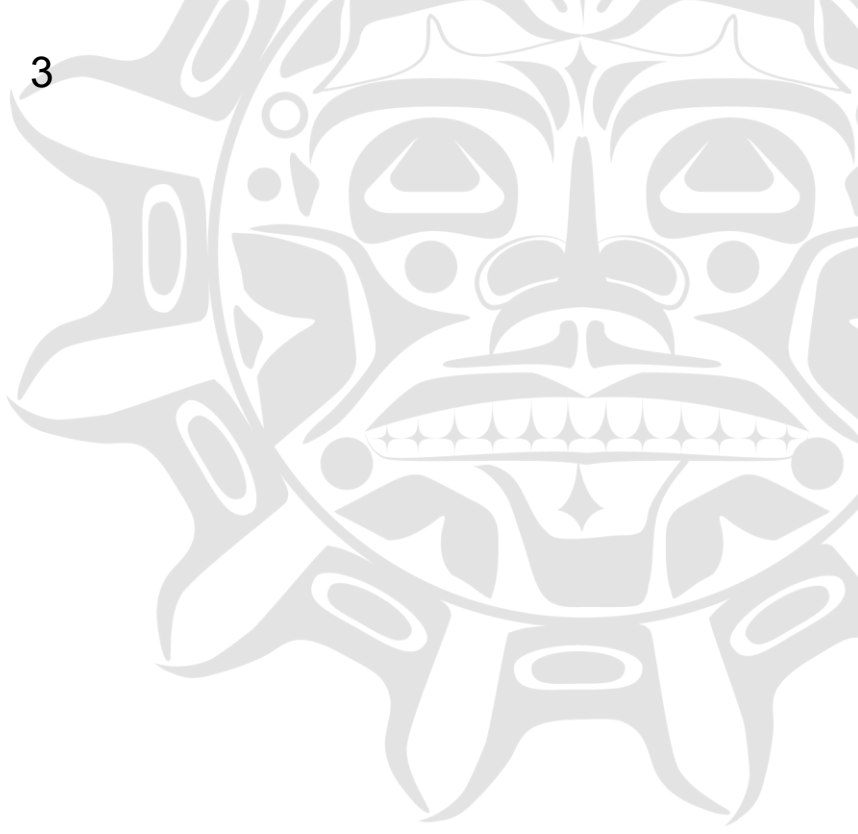
Sincerely



Wes Sam
Founder, Executive Chair



Marc Storms
Founder, CMO





BLOCK 4 DISTRICT, LOT 2501 RANGE 5
 COAST DISTRICT, PLAN 1595
 EXCEPT PLANS 4237, 4867 AND PRP13232

Moe Rd

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Campsites
- Pond
- Access Road
- Secondary Road
- Cadastre

*DISCLAIMER. The Regional District of Bulkley-Nechako makes no Warranty, Representation or Guarantee of any kind regarding either maps or other information provided herein or the sources of such maps or other information. The Regional District of Bulkley-Nechako assumes no liability, either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. Please be advised that the data represented here will be maintained on an ongoing basis, and as such, changes frequently.

Scale: 1 cm = 18 m
 User: deneve.vanderwolf
 Date: 2021-01-26
 Time: 9:49:45 AM



Our File: 2020-06198

Date: January 21, 2021

Response To: **Deneve Vanderwolf, RDBN**
 Item Referred: **Development Variance Permit**
 Legal: **NW ¼ of Sec 6 Township 12 Range 5 Coast District**
 General Location: **Giesbrecht Rd, Vanderhoof**
 Application Reviewed By: **Emily Lynch**

RESPONSE SUMMARY

The Ministry of Transportation & Infrastructure (MoTI) has received the above noted referral from the Regional District of Bulkley-Nechako regarding a development variance permit. The application has been reviewed, and MoTI has the following comments:

- No storm drainage shall be directed to MoTI drainage system. This includes but is not limited to collection and run-off of the internal road system
- MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation
- Subdivision approval is granted by the Provincial Approving Officer appointed under the Land Title Act. Information on the subdivision application process is available on our website here: <https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits/subdividing>
- Any future subdivision must meet MoTI's subdivision guidelines and/or conditions identified during the subdivision process, and it is the Applicant's responsibility to adhere to all relevant legislation
- The proposed layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer

If you have any questions please feel free to contact myself at 250-614-9545, or by email at Emily.Lynch@gov.bc.ca.

Sincerely,

Emily Lynch
Development Officer
Fort George District

**Advisory Planning Commission
Meeting Minutes**

Electoral Area F	Meeting Date: <i>19 Jan, 2021</i>	Meeting Location: Conference Call
Attendance		
APC Members		
<input type="checkbox"/> Art Wiens	Electoral Area Director	
<input checked="" type="checkbox"/> Mike Kulchar ✓	<input checked="" type="checkbox"/> Director Jerry Peterson	
<input checked="" type="checkbox"/> Henry Klassen	<input type="checkbox"/> Alternate Director Roy Spooner	
<input type="checkbox"/> Joe Meier	Other Attendees	
<input checked="" type="checkbox"/> Orenda Jarman ✓	<input type="checkbox"/> <u>James Wiens</u>	
<input checked="" type="checkbox"/> Barb Ephrom	<input type="checkbox"/> <u>Denise Wiens</u>	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Chairperson: <i>Henry</i>	Secretary: <i>Jerry</i>	
Call to Order: <i>7:06 PM</i>		
Applications (Include application number, comments, and resolution)		
DVP F-02-20		

Henry asked the Applicants to explain their application.

James Wiens said they would like to cut off the rented house and sell it and farm the rest of the land, he said that by making a boundary adjustment they could make a 40 acre parcel but they would prefer to have a 20 acre parcel leaving more acre in the remaining parcel to be farmed.

Orenda - asked where do the applicants live? James - 3 miles from the property.

Mike - asked how many titles? James - two


Barb - asked why the boundary an odd shape? James - hydro right of way and they wanted to maximize the farm land.

Henry called for a motion

Moved by Mike . Seconded by Orenda to approve the variance from 40 acres to 20 acres.

A discussion took place on subdividing off small parcels from farms, the APC was not in favor of it but they were in favor of 20 acres instead of 40.

Henry called for the vote : Motion carried

Meeting Adjourned <i>7:55 PM</i>	Secretary Signature 
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Date: January 26, 2021

File: ALR 1225

Deneve Vanderwolf, Planner 1 /Regional Transit Coordinator
 Planning Department
 Regional District of Bulkley-Nechako
 VIA EMAIL: maria.sandberg@rdbn.bc.ca

Re: ALC Non-farm use referral – 585 Highway 16 E

Dear Deneve Vanderwolf,

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries with the opportunity to comment on Agricultural Land Commission Non-farm use application File No. ALR 1225 regarding an existing business for equipment repair and commercial vehicle inspection on the parcel located at 585 Highway 16 E within the Agricultural Land Reserve. Ministry staff have reviewed the referral and provide the following comments:

- The subject parcel is within an active farming area. Its agricultural land capability is Class 5MP, (M=soil moisture deficiency, and P=stoniness) with moderate agricultural capacity. The topography and size of the parcel has limitations, however given its proximity to Smithers would allow for market garden / greenhouse production or a small mixed farm. Ministry staff note that the applicant currently has six pigs on site with a modest expansion plan to include a mix of livestock.
- Ministry staff note that agricultural purposes were not the original, or are the current, intention for the construction of the existing 5940 square foot shop structure now located on the property. As described in the application, “The building is a state of the art heavy duty equipment repair shop and was designated a registered inspection facility for large commercial vehicles”, and that “Initially, the purpose of the shop was to facilitate the repair of ...farm equipment...”.
- Ministry staff further note that a structure of this size is not required for a farm operation of the current, or proposed scale, and that the shop’s footprint, parking, and turn-around assume a significant portion of the parcel’s area. A shop of this size is not typical for the largest agriculture operations along Hwy 16.
- The high frequency of large commercial vehicles may have a high likelihood of introducing invasive species to the property. Ministry staff note that weeds can greatly reduce the productivity of agricultural areas, and under B.C.’s *Weed Control Act* the land occupier has a legal obligation to control noxious weeds on the site. Control of both plants and seeds is required as the seeds from invasive plants can lay dormant and viable in the soil for many years and can be a serious long-term problem. .../2

- The applicant may wish to establish a comprehensive weed prevention and control plan, and that special emphasis be place on ensuring all equipment is clean prior to being brought on site.

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Gregory Bartle, Land Use Planner
Strengthening Farming Unit
B.C. Ministry of Agriculture, Food and
Fisheries
Phone: 778 974-3836
Email: Gregory.Bartle@gov.bc.ca

Brent Barclay, Director
Regional Development Unit
B.C. Ministry of Agriculture, Food and Fisheries
Phone: 250 614-7450
Email: Brent.Barclay@gov.bc.ca

Email copy: ALC Land Use Planner (North), ALC.North@gov.bc.ca

**Advisory Planning Commission
Meeting Agenda/Minutes**

Electoral Area A	Meeting Date: January 12, 2021	Meeting Location: Zoom @ 6:30 pm
Attendance		
<u>APC Members</u> <input checked="" type="checkbox"/> Brian Atherton <input checked="" type="checkbox"/> Natalie Trueit <input checked="" type="checkbox"/> Bob Posthuma <input checked="" type="checkbox"/> Sandra Hinchliffe <input type="checkbox"/> Janik Heer <input type="checkbox"/> Stoney Stoltenberg <input type="checkbox"/> Andrew Watson <input checked="" type="checkbox"/> Alan Koopman		<u>Electoral Area Director</u> <input checked="" type="checkbox"/> Director Mark Fisher <input checked="" type="checkbox"/> Alternate Director Megan D'Arcy <u>Other Attendees</u> <input checked="" type="checkbox"/> Jason Llewellyn <input checked="" type="checkbox"/> Keenan Moore and <input checked="" type="checkbox"/> Gina Hidber, HBH Land Surveying and Inga Tersago <input checked="" type="checkbox"/> Tanya Morkel and Floris Morkel (and Tanya's parents)
Chairperson:		Secretary:
Call to Order:		
Agenda 6:30 – 6:45 Area A Decision Summary 6:45 – 7:05 Rezoning Application RZ A-03-20 (Moore) 7:05 – 7:25 ALR Application ALR 1225 (Tersago) 7:25 – 7:45 Rezoning Application RZ A-02-20 (Morkel) 7:45 Application Discussion		
Application Number: RZ A-03-20 (Moore)		
Resolution: APC recommends approval (unanimous)		
Comments: Approval due to OCP		

Application Number: **ALR 1225 (Tersago)**

Resolution:

APC recommends denial – unanimous (NOTE:- Sandra Hinchliffe abstained)

Comments:

Much discussion / concern about options and penalties for not obtaining building permits, use not in compliance etc...

Application Number: **RZ A-02-20 (Morkel)**

Resolution:

APC recommends approval (3 – 2)

Comments:

Those two opposed expressed concern regarding setting precedent for other property owners requesting rezoning but have no issue with permitting a suite above a garage or shop.

Meeting Adjourned 8:36pm

Secretary Signature

Natalie Truitt Type text here