



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA**

THURSDAY, AUGUST 11, 2022

<u>PAGE NO.</u>	<u>IN-CAMERA MOTION</u>	<u>ACTION</u>
	<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(1)(g) litigation or potential litigation affecting the municipality (Legal Issues) 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 (Cycle 16 Trail); may/must be closed to the public therefore exercise their option of excluding the public for this meeting.</p> <p><u>DELEGATION</u></p> <p><u>TC ENERGY-Coastal GasLink Project</u> Tanner Moulton, Public Affairs Advisor RE: Huckleberry Work Camp Temporary Use Permit</p> <p><u>ADMINISTRATION REPORTS</u></p>	
3-5	Nellie Davis, Manager of Regional Economic Development – Regional Grant in Aid Request BC Cattlemen’s for Economic Impact of Veterinarian Shortage Study	Recommendation
6-9	Nellie Davis, Manager of Regional Economic Development – Grant in Aid – Area E (Francois/ Ootsa Lake Rural) -Southside Economic Development Association (SEDA)	Recommendation

<u>PAGE NO.</u>	<u>ELECTORAL AREA PLANNING (All Directors)</u>	<u>ACTION</u>
	<u>Temporary Use Permit</u>	
10-18	Jason Llewellyn, Director of Planning Huckleberry Work Camp Temporary Use Permit Electoral Area "G"	Recommendation
	<u>Development Variance Permit</u>	
19-28	Submissions Regarding Development Variance Permit Application No. A-01-22 Board Agenda Pages 37-52	Receive
	<ol style="list-style-type: none"> 1. August 8, 2022 Email Submission 8475 Hwy 16 2. August 8, 2022 Email Submission 6349 Hetherington Road 3. August 9, 2022 Email Submission 6349 Hetherington Road 4. August 9, 2022 Letter From Applicant 	

NEW BUSINESSADJOURNMENT



Regional District of Bulkley-Nechako Board of Directors Supplementary

To: Chair and Board

From: Nellie Davis, Manager of Regional Economic Development

Date: August 11, 2022

Subject: **Regional Grant in Aid Request**
BC Cattlemen's for Economic Impact of Veterinarian Shortage Study

RECOMMENDATION: **(all/directors/majority)**

That the Board approve contributing \$5,000 of Regional Grant in Aid monies to the BC Cattlemen's Association for the Economic Impact Study on the Veterinarian Shortage.

BACKGROUND

As part of the ongoing efforts to address the veterinarian shortage in BC and the region, the BC Cattlemen's Association is spearheading a study to quantify the economic impact to producers resulting from the shortage. The RDBN participates as one of the partners working with BC Cattlemen's to advocate for solutions.

There was \$25,000 included in Regional Grant in Aid in the 2022 budget, of which none has been allocated. Other Regional Grant in Aid requests on the regular agenda will be completed through a budget amendment and will not include any funds from the original \$25,000.

Please see the attached letter from Kevin Boone, General Manager for BC Cattlemen for more information.

ATTACHMENTS:

BC Cattlemen's Request Letter



BRITISH COLUMBIA CATTLEMEN'S ASSOCIATION

Representing the Beef Cattle Industry of British Columbia

AGRI CENTRE - #4 - 10145 DALLAS DRIVE, KAMLOOPS, B.C. V2C 6T4 PHONE (250) 573-3611 FAX (250) 573-5155

August 3, 2022

Regional District of Bulkley-Nechako

PO Box 820

Burns Lake, BC V0J 1E0

gerry.thiessen@rdbn.bc.ca

info@rdbn.bc.ca

BCCA File #: 2022-028

SENT BY EMAIL

Attention: Gerry Thiessen, Chair and Board of Directors

RE: Request for Support for an Economic Impact Study On Veterinarian Shortage

The BC Cattlemen's Association, in support of the Nechako Valley producers group and UNBC have been working with multiple partners and stakeholders across the Province to address the current shortage of large animal veterinarians.

Although this veterinary shortage includes all sectors of animal care, it has greatly affected the viability of the livestock producers. Livestock producers now require a VCPR (vet-client patient relationship) in order to purchase animal health products, which in turn increases the safety and minimizes the resistance issues we see in animal and human pharmaceuticals. The limited number of large animal veterinarians makes it extremely difficult to build a VCPR and therefore access important animal health products, adding stress and operational instability for livestock producers.

We believe a comprehensive economic study is needed to see the true value of the veterinary services to the livestock industry. We have selected to work with MNP, a leading accounting firm in Canada, because they have completed a similar project¹ for Alberta recently. This will be a comprehensive study that includes both large and small veterinary services and will clearly demonstrate the lack of funding for training and seats. This economic impact study will complement a labour study² completed in 2019.

In seeking solutions, there are several options that the group have been exploring and one solution for our northern producers may be to follow the lead of the medical doctor's partnership and program at the University of Northern BC, where recruiting and training in the north can lead to staying in the north.

Northern students will benefit from this opportunity and most likely come home to the region they grew up in.

¹ Economic Impact Assessment of the Veterinary Medical Sector in Alberta. December 2021.

<https://abvma.in1touch.org/document/5524/Economic%20Impact%20Assessment%20of%20the%20Veterinary%20Medical%20Sector%20in%20AB.pdf>

² Labour Market Study for Canadian Veterinary Medical Association – Society of British Columbia Veterinarians. May 2019.

<https://www.canadianveterinarians.net/media/q1pa5qpr/labour-market-study-may-2019.pdf>

Having competent and capable large animal veterinarians throughout BC is of utmost importance to not only those in the ranching and farming industries, but also for the general public.

Animal welfare has been an extremely important topic for all British Columbians and showcasing to the public that farmers and ranchers have a team of trained professionals, such as large animal veterinarians, only increases society's trust in animal agriculture.

We kindly ask that the Regional District of Bulkley-Nechako to contribute \$5,000 toward this study for which BC Cattlemen's Association is acting as the administrative agency. We have a quote from MNP of \$30,000 to conduct this study. We are pleased with the positive response from our northern Cattlemen's Associations and the Nechako Kitamaat Development Fund to partner on this project.

Thank you in advance for considering our request.

Best regards,

A handwritten signature in black ink that reads "Kevin Boon". The signature is written in a cursive, flowing style.

Kevin Boon, General Manager
BC Cattlemen's Association

cc: *Nechako Valley Agriculture Producers group*



Regional District of Bulkley-Nechako Board of Directors Supplementary

To: Chair and Board
From: Nellie Davis, Manager of Regional Economic Development
Date: August 11, 2022
Subject: **Grant in Aid – Area E (Francois/Ootsa Lake Rural)**
Southside Economic Development Association (SEDA)

RECOMMENDATION: **(all/directors/majority)**

That the Board approve allocating \$4,000 in Electoral Area E (Francois/Ootsa Lake Rural) Grant in Aid monies to the Southside Economic Development Association to support a renovation of the SEDA Center.

BACKGROUND

Please see the attached application for further detail.

Director Clint Lambert is supportive of the application.

ATTACHMENTS:

- 1) Grant in Aid Application

From: website@rdbn.bc.ca
To: [Nellie Davis](#); andy@abcweblink.ca
Subject: [EXTERNAL]: Website Form Submission – ONLINE GRANT-IN-AID APPLICATION FORM
Date: Tuesday, August 9, 2022 11:59:42 AM

There has been a submission of the form ONLINE GRANT-IN-AID APPLICATION FORM through your concrete5 website.

ORGANIZATION:
 Southside economic development association

CONTACT NAME:
 Willow Fehr

MAILING ADDRESS (Please include PO Box/Civic Address, Town and Postal Code):
 58164 Eakin Settlement rd

EMAIL:
 pondgrass@hotmail.ca

PHONE:
 2506926063

AMOUNT BEING REQUESTED:
 5000

PLEASE PROVIDE THE DATE, TIME AND LOCATION OF YOUR ORGANIZATIONS ANNUAL GENERAL MEETING (AGM). IF UNKNOWN PLEASE CONTACT THE ELECTORAL AREA DIRECTOR WITH THE INFORMATION ONCE DATE AND TIME ARE CONFIRMED.:

5000September 16 6pm at 1246 Uncha lake rd

PROJECT OR PURPOSE FOR WHICH YOU REQUIRE ASSISTANCE:

Renovation for post office in Area E New Door and wall to make it secure and accessible

TO THE BEST OF MY KNOWLEDGE, ALL OF THE INFORMATION THAT IS PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT. FURTHERMORE, I HEREBY CERTIFY THAT THIS APPLICATION FOR ASSISTANCE IS NOT BEING MADE ON BEHALF OF AN INDIVIDUAL, INDUSTRY, COMMERCIAL OR BUSINESS:

Yes

PLEASE DESCRIBE THE SERVICES/BENEFITS THAT YOUR ORGANIZATION PROVIDES TO THE COMMUNITY. ARE THESE SERVICES/BENEFITS AVAILABLE TO THE COMMUNITY FROM ANOTHER ORGANIZATION OR AGENCY:

Place for the community to do music lessons, farmers market, parenting classes, support groups to use the hall as well as support our community needs for economic development

Giving the Lakes District Family Enhancement Society an office to work out of as well as other community support workers

We are currently in the process of bringing the post office back to area E

DESCRIBE THE GEOGRAPHIC AREA THAT RECEIVES SERVICES OR BENEFITS FROM YOUR ORGANIZATION.:

Area E in Burns Lake

IS YOUR ORGANIZATION VOLUNTARY AND NON-PROFIT?:

Yes

PLEASE DETAIL ANY REMUNERATION PAID, OR FUNDS OTHERWISE MADE AVAILABLE TO MEMBERS, OFFICERS, ETC. OF YOUR ORGANIZATION:

None

PLEASE COMMENT ON THE NUMBER OF MEMBERS/VOLUNTEERS IN YOUR ORGANIZATION AND HOW LONG YOUR ORGANIZATION HAS BEEN IN OPERATION:

4 executives and 30 members and our organization has been around for 23 years

ASSISTANCE IS BEING REQUESTED FOR:

a capital project and/or equipment

OTHER PURPOSE IF ANY:

PLEASE DESCRIBE THE PROPOSAL FOR WHICH YOU ARE REQUESTING ASSISTANCE. IF YOU ARE APPLYING FOR AN EXEMPTION FROM FEES AND/OR CHARGES OR OTHER CONSIDERATION, PLEASE PROVIDE DETAILS OR YOUR REQUEST HERE. ATTACH ADDITIONAL INFORMATION IF REQUIRED.:

DESCRIBE HOW THIS PROPOSAL WILL BENEFIT THE COMMUNITY:

Bring local jobs to our community

We are in desperate need for a post office and the community can ship and receive parcels and letters

SUPPORTING FINANCIAL INFORMATION SUCH AS A BUDGET OR FINANCIAL REPORT. ENSURE THE FOLLOWING INFORMATION IS CLEARLY ITEMIZED: - TOTAL COST OF PROJECT/PROPOSAL; - GRANTS/FUNDING FROM OTHER SOURCES; - FUNDING CONTRIBUTED BY APPLICANT THROUGH FUNDING RAISING:

HAVE YOU APPLIED FOR A GRANT/FUNDING FROM OTHER SOURCES?:

No

NAME OF 1ST GRANT OR FUNDING AGENCY:

AMOUNT APPLIED FOR FROM 1ST AGENCY:

STATUS OF 1ST GRANT APPLICATION:

NAME OF 2ND GRANT OR FUNDING AGENCY:

AMOUNT APPLIED FOR FROM 2ND AGENCY:

STATUS OF 2ND GRANT APPLICATION:

NAME OF 3RD GRANT OR FUNDING AGENCY:

AMOUNT APPLIED FOR FROM 3RD AGENCY:

STATUS OF 3RD GRANT APPLICATION:

NAME OF 4TH GRANT FUNDING AGENCY:

AMOUNT APPLIED FOR FROM 4TH AGENCY:

HAVE YOU RECEIVED ASSISTANCE (GRANT IN AID/WAIVING OF FEES , ETC.), FROM THE REGIONAL DISTRICT OF BULKLEY-NECHAKO IN PREVIOUS YEARS?:

No

IF YES, YEARS, AMOUNTS AND PURPOSES FOR WHICH ASSISTANCE WAS USED:

DOES YOUR ORGANIZATION:

To view all of this form's submissions, visit <https://www.rdbn.bc.ca/index.php/dashboard/reports/forms/view/2315>



Regional District of Bulkley-Nechako Board of Directors Supplementary Agenda

To: Chair and Board
From: Jason Llewellyn, Director of Planning
Date: August 11, 2022
Subject: **Huckleberry Work Camp Temporary Use Permit (TUP)**

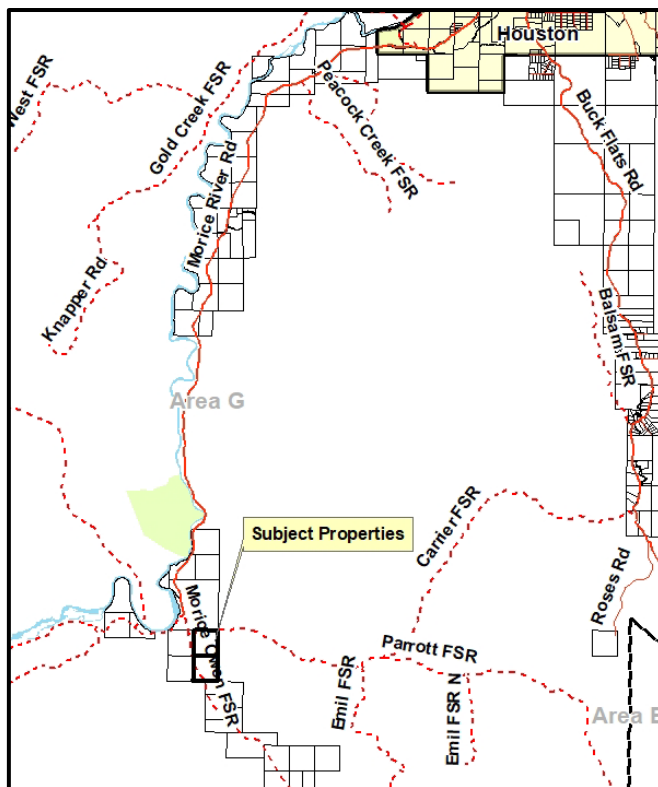
RECOMMENDATION: (all/directors/majority)

1. That TUP G-01-19 be renewed for an additional three years, and that Coastal GasLink be advised that the RDBN does not anticipate taking enforcement action regarding TUP non-compliance related to the number of work camp occupants prior to October 31, 2022.
2. And, that staff process Application TUP G-01-22 for a new temporary use permit to increase Huckleberry Work Camp capacity to 1,229 persons for consideration at the September 22, 2022, Board Meeting.

BACKGROUND

Coastal GasLink Pipelines Ltd. have requested that Temporary Use Permit (TUP) G-01-19 be renewed, and that it be amended to increase the capacity of the workcamp from 800 to 1,229 persons. They have also requested that the amendment and renewal be approved by the Board at its August 11, 2022, Board meeting.

Staff indicated to Coastal GasLink that a new TUP application is required if the capacity is to be increased as requested, and that the application review process including legislated notification requirement and referrals could not be completed in time for the August 11, 2022, Board meeting.



Coastal GasLink sent the attached letter dated August 4, 2022, requesting that the

Huckleberry Multi-Use Site Plan

Board expedites consideration of their TUP request. Coastal GasLink have advised that work camp facility expansion to accommodate increased capacity has begun and they are scheduled to exceed the 800-person capacity shortly after August 11th.

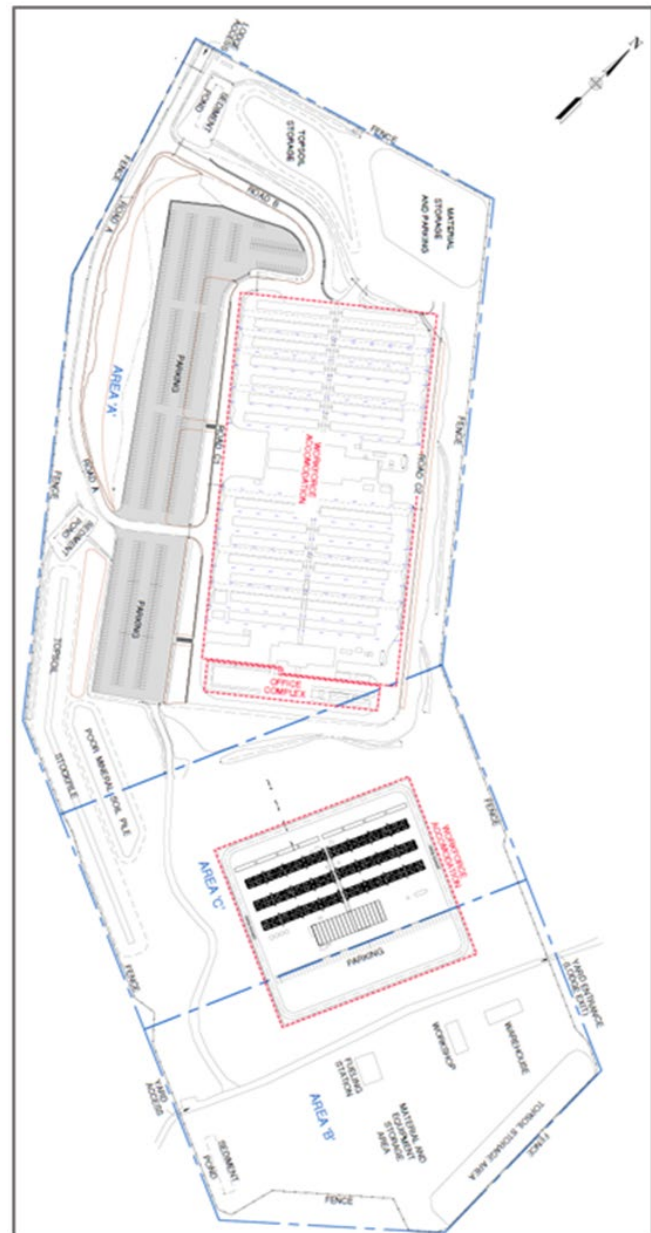
The [Board report for TUP G-01-19](#) and the [application package received from Coastal GasLink on July 25th](#) are linked and the issued permit and August 4th letter are attached. The proposed new site plan for the work camp and associated uses is shown on the adjacent plan.

DISCUSSION

Option 1: Direct staff to undertake the regular review process to issue a new TUP with an increased capacity of 1,229 persons for Board consideration at its September 22nd meeting.

Option 2: Direct staff to undertake an expedited process to review the application for a new TUP with an increased capacity of 1,229 persons. This option could include waiving of the Advisory Planning Commission's review process, a shortened referral process, newspaper advertisement on September 1st, and Board consideration at a Special Board meeting on September 8th.

According to Coastal GasLink's August 4th letter options 1 and 2 would require Coastal GasLink to delay operations or consider alternative housing options which may impact nearby communities. While the RDBN should not endorse Coastal Gaslink operation contrary to the terms of TUP G-01-19, it is reasonable for the RDBN to indicate that enforcement action is not anticipated. It would be up to Coastal GasLink to decide how to proceed.



Option 3: At the August 11 Board Meeting pass a motion directing staff to renew TUP G-01-19 with a wording change to allow an increased capacity to 1,229 persons. This is the option that best aligns with Coastal GasLink's request.

It is not typical procedure to notably change the scale of use as part of a TUP renewal.

ATTACHMENTS:

- Letter from Coastal GasLink dated August 4, 2022
- TUP G-01-19
- [TUP Application dated July 25, 2022 \(link\)](#)
- [Board Report for TUP G-01-19 \(link\)](#)

August 4, 2022

Sent Via E-mail

Regional District of Bulkley-Nechako

37 3rd Ave, PO Box 820

Burns Lake, BC V0J 1E0

Attention: Gerry Thiessen, Board Chair

cc: Jason Llewellyn, Director of Planning RDBN; Curtis Helgesen, CAO of RDBN;
Mark Parker, Vice Chair RDBN; Chris Newell, Area G Director RDBN;
Shane Brienen, Mayor of Houston (District); Michael Dewar, CAO of Houston (District)

**RE: Request for Expedited Review
Temporary Use Permit Amendment Request
Coastal GasLink
Huckleberry Multi Use Site / RDBN File: G-01-19**

Coastal GasLink Pipeline Ltd. (Coastal GasLink) submitted a request to renew the Temporary Use Permit (TUP) No. G-01-1 for the Huckleberry Multi-Use Site to the Regional District of Bulkley Nechako (RDBN) on July 15, 2022, and a supplementary amendment request on July 25, 2022, to increase the permitted workforce numbers temporarily housed at the Huckleberry Multi-use Site. We have been informed by the Regional District's Director of Planning that the amendment request to increase the workforce accommodation numbers will require the full TUP consideration process as outlined in the Local Government Act and Regional District Zoning Bylaws, therefore requiring referral and Advisory Planning Commission consideration prior to being considered by the Board.

As you may be aware, Coastal GasLink has encountered significant delays to our construction schedule resulting from the Public Health Order (PHO) issued to five major construction projects in the Northern Health region in December 2020. As a result of the Order, the project had to make significant updates to the work plan to adjust and complete the project. COVID isolation protocols have also reduced overall workforce accommodation capacity, thereby creating a project-wide need for additional accommodation space. Because Coastal GasLink's construction periods are limited by select environmental timing restrictions, construction schedules have been condensed to meet Coastal GasLink's in-service timelines. The revised schedules, which include a later construction completion date than previously contemplated, have resulted in the requirement for Coastal GasLink to extend the use of all temporary land ancillary sites that are utilized to store equipment and house personnel, including at the Huckleberry Multi-Use Site.

Specific to the work on the project south of Houston, the Coastal GasLink project also experienced significant blockade actions in September through November 2021, as well as an attack at the Morice River drill pad site in February 2022. These events significantly delayed all work in this area of the project until safety protocols could be bolstered and maintained. As such, the project has had to adapt and bring on additional crews specific to this area to fulfil the mechanical completion date. The execution plan was adjusted in this area, known as Work Package 3 (WP3), to include two different prime contractors for Section 6 (WP3-Central) and Section 7 (WP3-West) to increase the workforce required to meet schedule, leading to increased indirect and direct workforce requirements above the initial forecast made for Houston area. Coastal GasLink has forecasted an increase of approximately 400 workers required to fulfill the adjusted execution plan.

Coastal GasLink reviewed options for accommodating additional workers to fulfill the revised execution plan and considered local communities, new sites and existing permitted infrastructure. It was determined that the safest, least impactful way to house additional workers was to utilize our existing, permitted Huckleberry Multi-Use Site where industrial works were present and space existed within the permitted area to accommodate the site expansion. Additionally, the site is close to the project worksite and will decrease driving risks, and travel time for workers. The plan to use Huckleberry Multi-Use Site will cause less impact to the local communities and minimize safety concerns that have been previously raised about traffic impacts to the local community regarding travel from Houston on the Morice-Owen Forest Service Road. Coastal Gaslink will apply the previously approved and consulted on TUP components as the overall site

use has not changed. The Emergency Response Plan has been updated to the new prime contractor plan which was supplied to the District Director of Protective Services but has not functionally changed. The approved Waste Management and traffic plans remain consistent with the original approval and we will continue to manage these items as previously aligned with the Board to accommodate the additional capacity and duration of Coastal GasLink's use.

While Coastal GasLink understands the Regional District's Temporary Use Permitting process, we respectfully request that the Board consider our extraordinary request to expedite the consideration of the amendment request which would allow Coastal GasLink to increase its numbers beyond 800 at the Huckleberry Multi-Use Site in the coming weeks. As indicated above, this amendment will mitigate safety concerns and reduce community impacts. As the temporary re-zoning has previously been approved and the change proposed does not substantively change the use or terms of the existing approved TUP, we hope the request can be considered, at the least on an interim basis, until the full approval can be provided through the Regional District process. We hope the Board will consider our request to make an exception to the process and consider review of our request at the next Board meeting scheduled for August 11, 2022.

We will be we would be happy to discuss or be present to represent Coastal GasLink at the above noted Board meeting to address any questions you may have regarding this request and its urgency.

If you have any questions or would like to discuss any aspect of the expedited review request, please contact the undersigned below at 250-596-8057 or CoastalGasLink@tcenergy.com

Sincerely,



Kiel Giddens
Project Director, Public Affairs
Coastal GasLink Pipeline Ltd.



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
TEMPORARY USE PERMIT NO. G-01-19**

ISSUED TO: TC Energy, Coastal GasLink
450-1st Street SW
Calgary, AB T2P 5H1

WITH RESPECT TO THE FOLLOWING LANDS:

**NE and SE ¼ Sections of District Lot 3408, Range 5,
Coast District**

1. This Temporary Use Permit authorizes the following temporary use:

Operation of a work camp providing accommodation for up to 800 employees, and a laydown area used for the storage of equipment and materials, associated with the construction of the Coastal Gaslink Pipeline Project.
2. The temporary use identified in Section 1 may only operate within the 'use area' identified in Schedule A, which forms part of this permit, and permits the location of buildings as shown on Schedule A.
3. The temporary use identified in Section 1 may occur only in substantial accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A. If the terms of this permit are not met the permit shall be void.
4. The permit holder shall, as a condition of this permit:
 - a. Maintain a minimum of 2 parking stalls per 10 beds within the use area and not allow off-site parking.
 - b. Not allow the use of Buck Flats Road to access the use area for any purpose, with the exception of emergency response.
5. This Permit authorizes the temporary use identified in Section 1 of this Permit to occur only for a term of three years from the date of issuance of this permit.

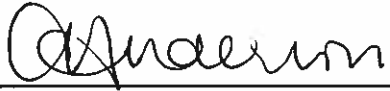
If a term or provision of this permit is contravened or not met, or if the Applicant or property owner suffers or permits any act or thing to be done in contravention of or in violation of any term or provision of this permit, or refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing prescribed or imposed or required by this permit the Applicant and / or property owner are in default of this permit, and the permit shall be void and of no use or effect.

6. As a term of this permit the owner of the land must remove all equipment from the land upon which the temporary use is occurring or has occurred within two months from the date of the expiration of this permit, unless this permit is renewed by the Board.

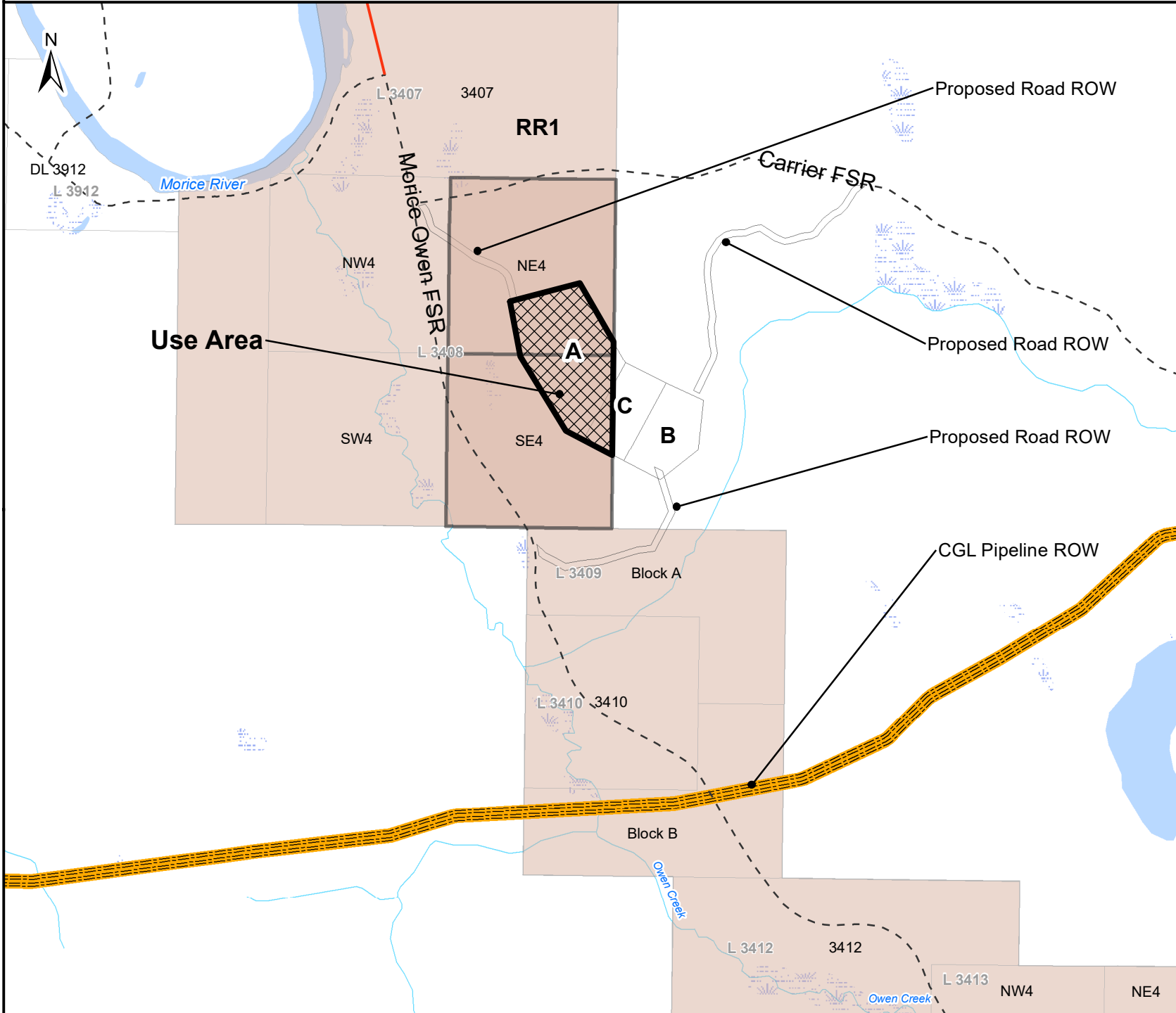
7. This permit is not a building permit nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

AUTHORIZING RESOLUTION passed by the Regional Board on the 24th day of October, 2019.

PERMIT ISSUED on the 24th day of October, 2019



Corporate Administrator

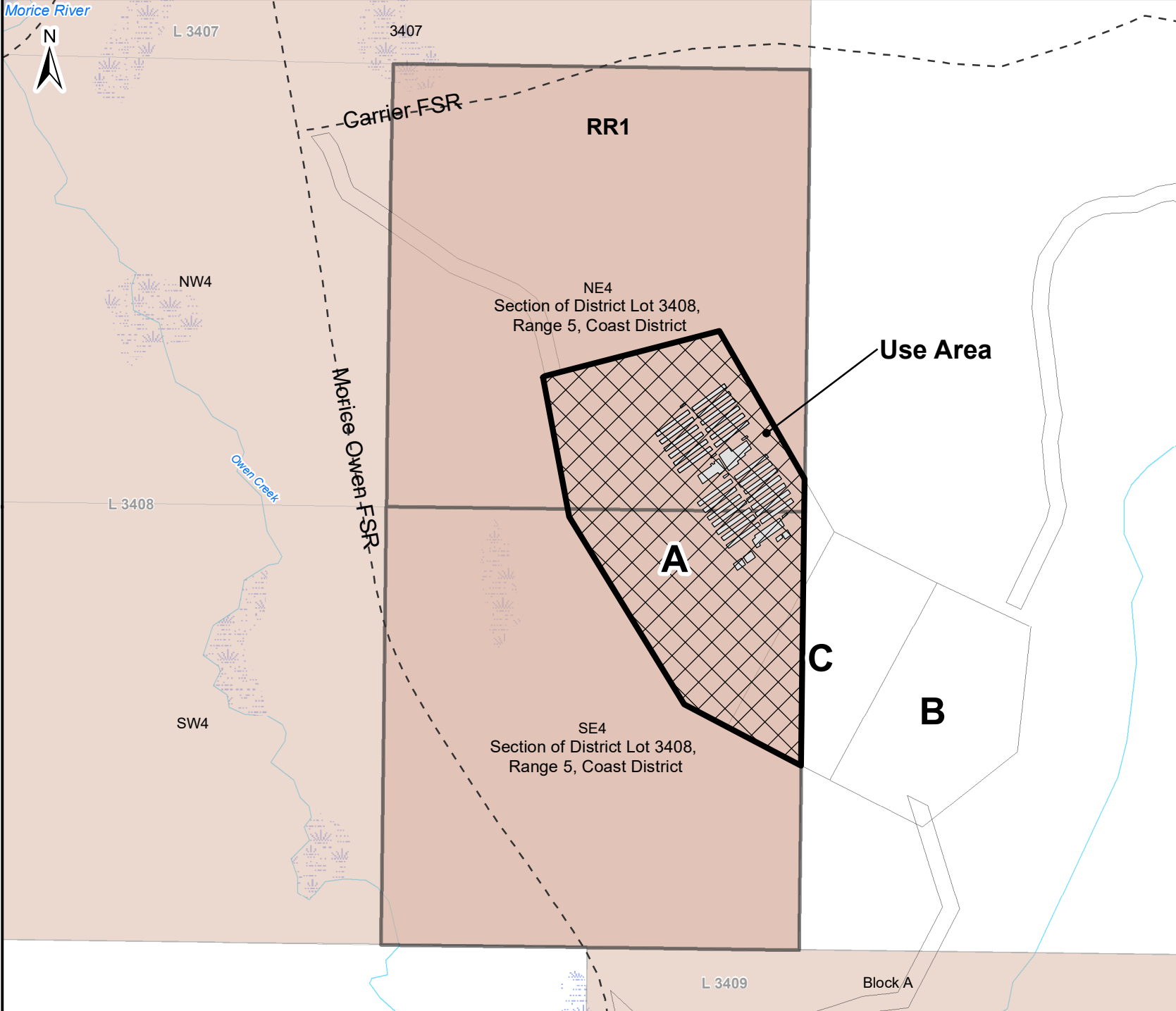


RDBN Zoning CLASS

	Rural Resource (RR1)
	Use Area
	Subject Property
	OGC Permits
	CGL Pipeline ROW
	Cadastre
	Forest Service Road
	Major Secondary Road
	Watercourses
	Lake
	River
	Wetland

*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 = 247 m
 User: jennifer.macintyre
 Date: 2019-09-06
 Time: 12:23:32 PM



	Use
	Work Camp Structures
	Subject Property
	OGC Permits
	Cadastré
	Forest Service Road
RDBN Zoning	
CLASS	
	Rural Resource (RR1)
	Watercourses
	River
	Wetland

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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 = 98 m
 User: jennifer.macintyre
 Date: 2019-09-06
 Time: 1:42:18 PM

From: [Danielle Patterson](#)
To:
Subject: RE: Development variance permitA-01-22
Date: Monday, August 8, 2022 9:55:00 AM
Attachments: [A-01-22 Lester 100 m notice.pdf](#)

Good morning Gert Frenzel,

Thank you for your enquiry about the Development Variance Permit application for 6315 Hetherington Rd. Jason Llewellyn, Director of Planning, forwarded it along to me to respond to.

I have reviewed the Regional District of Bulkley-Nechako records and a notification letter was mailed to 8475 Hwy 16 on July 28, 2022, along with the other addresses within 100 metres of the 6315 Hetherington Road with information about the property owners request for a development variance permit.

The staff report detailing the request, along with the application documents can be viewed on page 37 in this link: https://www.rdbn.bc.ca/application/files/2016/5973/5845/Board_Agenda_August_11_2022SOnilPww.pdf

I have also attached a copy of the letter that went out to those addresses. The applicants currently have a house and a shed on the subject property and are requesting variances to 3 property setbacks to tear down the shed and replace it with a studio/workshop. If approved by the Board, the requested variance would not change the uses allowed on the property (this means no one could live in the studio/workshop building as it is not a residence).

Would you like your original email to be submitted to the Board of Directors as a written comment?

Sincerely,

Danielle

Danielle Patterson (she/her), B.A., B.Pl.
Senior Planner
Regional District of Bulkley-Nechako | www.rdbn.bc.ca
danielle.patterson@rdbn.bc.ca
37 3rd Avenue | PO Box 820, Burns Lake BC V0J 1E0
Office Phone: 250-692-3195 | 1-800-320-3339

I respectfully acknowledge that I live and work on the traditional territories of the First Nations in the Bulkley and Nechako watersheds.

This message is intended for the addressee(s) named and is confidential. The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

-

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

From: Sandra F

Sent: Monday, August 8, 2022 6:16 AM

To: Planning <planning@rdbn.bc.ca>

Subject: [EXTERNAL]: Development variance permitA-01-22

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

We lo

I live at 8475 Highway 16 in Smithers and it has come to my attention that adjoining neighbours to this applicant are being notified regarding a permit to build a studio on the property adjoining ours. Why were we not given a notice along with the rest of the people.

I have some real concerns with the application due to the fact that the property is very small in size, and is located extremely close to the lake. There are already two residential properties on the postage size piece of property and now a proposal for a third has been applied for. I can only assume that there will be washroom facilities in there and who knows what else. When the initial residence was built the approval for septic was under questionable circumstances and then a second residence was added to the property.

I don't think that a third building would be in the best interest of people living on the lake

Gert Frenzel

8475 hwy 16 west

From: [Maria Sandberg](#)
To:
Cc: [Jason Llewellyn](#); [Danielle Patterson](#)
Bcc: [Deneve Vanderwolf](#)
Subject: RE: [EXTERNAL]: Development Variance Permit Application A-01-22 - 6315 Hetherington Road
Date: Monday, August 8, 2022 4:25:00 PM
Attachments: [DVP A-01-22 Board Report.pdf](#)
Importance: High

Thanks again for your submission regarding Development Variance Permit Application A-01-22. Attached is the staff report that is on the agenda for consideration at the April 11, 2022, Board meeting.

Please let us know if you wish to submit another response in light of the additional information contained in the staff report.

Do not hesitate to contact me if you need further information.

Maria Sandberg (she/her), RPP, MCIP
Planning and Parks Coordinator
maria.sandberg@rdbn.bc.ca

This message is intended for the addressee(s) named and is confidential.

The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

From: Geoff Jackson
Sent: August 8, 2022 2:55 PM
To: Planning <planning@rdbn.bc.ca>
Subject: [EXTERNAL]: Development Variance Permit Application A-01-22 - 6315 Hetherington Road
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

August 8, 2022

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

Attention: Regional District of Bulkley-Nechako Planning Department

Re: Development Variance Permit Application A-01-22

6315 Hetherington Road

Lot B, Section 14, Township 1A, Range 5, Coast District Plan 1622 (PID 012-645-095)

Regarding your Letter of Notice dated July 28, 2022 identifying the aforementioned Development Variance Application for 6315 Hetherington Road;

Please note the following:

- We received this notice by Canada Post on Saturday, August 6/22, 3 days from the required deadline (August 9/22) to comment and respond. Needless to say, the allotted time to respond is insufficient and most certainly unacceptable.
- The notice of the application is lacking in clarity for what is being applied for. It is lacking in description, dimensions, and location. The term “Personal Use” means what? What does the term “Studio” mean?
- Your description of the front yard parcel line abutting “An Undeveloped Highway Right-Of-Way” is totally and completely wrong. The abutting land is and always has been a Highways Drainage Easement. A functional open drainage ditching system complete with culverts was constructed and operational August 1987. This Publicly Funded Capital Expenditure was allowed to be changed in 1989 for the interests of one property - 6315 Hetherington Road. The Drainage Easement is a Public Parcel not for the sole use or interests of the occupants of 6315 Hetherington Road.
- The requested variance setbacks (3) should be clearly identified by location, dimensions on the property plot plan. What is being asked for means and says “Nothing”.
- The second requested variance setback (14.0.4.1c) requires consideration and commentary from the Ministry of Highways and Transportation. Have they, will they be contacted for comments? Will the Ministry’s comments be made available?
- Previously, another Variance was requested by another different property. At the time, a site meeting was conducted by the Regional District of Bulkley Nechako Planning Department for the attendance of all of the residents of Hetherington Road complete with all of the information the current Development Variance Permit Application is lacking. Nobody on Hetherington Road knows nor understands what is being applied for. At the very least, this application should include a site meeting with all Hetherington Road residents present including the Ministry of Highways and Transportation.
- The identified computer link: <https://rdbn.bc.ca/departments/administration/regional-board/committee-meetings> in the Letter of Notice to view the identified proposed permit and additional information is unavailable unless one has the required password information. Once again, a failure of the process to understand what is being applied for.

Comment:

When one purchases a property it is **always understood** where the established property boundaries are located regardless of the configuration of the purchased property. One stays within the confines of the property boundaries and plan accordingly. Not go about change for “Personal Use and Benefit”.

We have and continue to live at 6349 Hetherington Road, immediately adjacent to 6315 Hetherington Road since 1978. A period of 44 years. Since 1989, we have observed first-hand the many changes to 6315 Hetherington Road. This Permit Application is self-serving and offers nothing - “0” Benefit to Hetherington Road. As such, we **“Do Not Support and Oppose”** this Development Variance Permit Application A-01-22.

Please acknowledge receipt and acceptance of our comments by return email.

Regards,

Thomasine G. Young and Geoffrey G. Jackson

From: [Geoff Jackson](#)
To: [Danielle Patterson](#)
Cc: [Jason Llewellyn](#); [Maria Sandberg](#)
Subject: RE: [EXTERNAL]: Development Variance Permit Application A-01-22 - 6315 Hetherington Road
Date: Tuesday, August 9, 2022 5:45:41 PM
Attachments: [image001.png](#)
[image003.png](#)

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Danielle,

Thank you for this forwarding this to me. You were true to your word. Additionally, thank you for your professionalism and patience in talking with me and Listening. You and your office demonstrated a rare quality these day. Thank you once again.

Regards,

Geoff Jackson

From: Danielle Patterson [mailto:danielle.patterson@rdbn.bc.ca]
Sent: August 9, 2022 4:47 PM
To: Geoff Jackson
Subject: RE: [EXTERNAL]: Development Variance Permit Application A-01-22 - 6315 Hetherington Road

Good afternoon Geoff Jackson,

Thank you for your comments about Development Variance Application A-01-22. They will be provided to the Board of Directors for their consideration.

I have attached the applicant's full application, as requested during your call today. I also included an email excerpt where the applicant requested to change their setback variance request to 2.5 metres.

Thank you for your time.

Sincerely,

Danielle

Danielle Patterson (she/her), B.A., B.Pl.
Senior Planner

Regional District of Bulkley-Nechako | www.rdbn.bc.ca
danielle.patterson@rdbn.bc.ca

37 3rd Avenue | PO Box 820, Burns Lake BC V0J 1E0
Office Phone: 250-692-3195 | 1-800-320-3339

I respectfully acknowledge that I live and work on the traditional territories of the First Nations in the Bulkley and Nechako watersheds.

This message is intended for the addressee(s) named and is confidential. The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

From: Geoff Jackson

Sent: Tuesday, August 9, 2022 3:45 PM

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

Cc: Jason Llewellyn <jason.llewellyn@rdbn.bc.ca>; Danielle Patterson <danielle.patterson@rdbn.bc.ca>

Subject: [EXTERNAL]: Development Variance Permit Application A-01-22 - 6315 Hetherington Road

Importance: High

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Attention: Maria Sandburg RPP, MCIP
RDBN Planning Department

Thank you for your response inclusive of the attached DVP A-01-22 Board Report file. I reviewed the Board Report c/w the attached documentation from Murray Vetsch, Westwind Enterprises Ltd. In light of the documentation provided, yes I/we do have additional comments for submission with our previous comments.

Please note the following:

- It would appear that this application was recommended for approval by the Planning Department in advance of any commentary/consultation by local residents. Why? The Planning Department does not live on Hetherington Road on a regular daily basis adjacent to 6315 Hetherington Road. WE DO! Are our concerns/comments not of equal value?
- What/why is the rush to approve/rubber stamp this Development Variance Permit Application?
- Mr. Vetsch's comments regarding the abutting road allowance as "has not been used in recent history –if ever, and is currently completely overgrown, therefore not see public use or traffic" is entirely false. The only parcel which is completely overgrown is privately owned – not the road allowance in question. Again, as previously mentioned the abutting Ministry of Highways and Transportation Road Allowance is, in fact, a Drainage Easement and Public Access for Public Use to a Waterway. There was an operational drainage system which was

completely changed to accommodate 1 property – 6315 Hetherington Road in 1989. Right now, the optics are that the Easement is private property. That is why there is no use by the public. The Lesters, (registered property owners), **cannot** prevent anyone from accessing the length of the Drainage Easement. It is Public Property. Consequently, the interest in knowing what is associated with the Publicly Funded and Owned Drainage Easement.

- Why is there continual repeated reference to an existing septic field regarding limitations to building a structure? It is understood clearly by anyone with a septic system what not to do. The septic field comments are irrelevant and should be removed.
- With reference to an exercise facility, there is already one in existence located at the northwest corner of the Lester property, which they have been using. I was personally made aware of the use by the Lesters.
- Regarding the proposed new Exercise Studio/Workshop, why is a complete bathroom facility being considered for approval? According to Building Code Bylaws, are bathroom facilities not restricted to a main single family property dwelling only? An additional bathroom (sinks, toilet, and bathtub/shower) will only increase the load of the septic system. How many fixtures are licensed for the septic system? Why are you the Planning Department not addressing this? Once again we live here you do not. The Lester residence is located on the upstream side of their septic system, away from the flow of both groundwater and surface water created by their system. We are on the downstream side of that system, directly in line of their property drainage and the property damages (ours) that go along with this. Again, is there not a Building Code requirement by each property owner for site drainage? Again, why are you considering this, let alone recommending the approval of this application inclusive of the bathroom facility. Again, we have lived here for 44 years and know the drainage patterns. Neither you – the Planning Department nor the Lesters can say the same. I/we are tired of being the recipient of “Others’ Water” We don’t need nor should expect more. Simply put, draw a rather large red **X** through the bathroom and all sinks located on the submitted design drawings and delete the same.
- In both the RDBN Planning Department’s submission and the Applicant Westwind Enterprises Ltd.’s submission clearly identify and show setback dimensions for the existing residence building from the Front Parcel Line and the Highway Drainage Easement as being:
 1. 12’-4 5/8” (3.78 m)
 2. 12’-6” (3.81 m)

Clearly, these 2 setback dimensions are considerably less than the required 7.5 m setback.

Going back in time (1989), I/we did not receive a Notice from the RDBN Planning Department regarding an application for a Development Variance Permit prior to the issuance of a Building Permit for the construction of the residence at 6315 Hetherington Road. **I am now formally requesting to see a copy of the 1989 Development Variance Permit Application and the accompanying Permit Approval by the RDBN Planning Department.** The Development Variance Permit Application and the Building Permit Applications let alone the construction of the residence, occurred when the operational Drainage Easement was clearly evident inclusive of all survey flagging markers and property corner markers, and Easement Benchmarks. Building Construction progress inspections would have easily identified this.

- A smaller detail for documentation clarity: Included in the RDBN Planning Department Submission page #7 indicates a 2.5m (8.2ft.) setback, whereas the Westwind submission page

#8, indicates a 2.81m (9 ft. 2 ½ in.) setback. Which one is correct?

Comment:

I/we believe that we have provided sufficient commentary evidence to halt this Development Variance Permit Application A-01-22 from proceeding forward until "**All Identified Concerns**" have been addressed. As currently drafted, the Development Variance Permit Application A-01-22 must be "**DECLINED**"

Once again, as previously mentioned and requested, this simple recommendation for approval permit application is anything less than what is described. A site meeting should have been called for. The process is meant to address all/everyone's concerns is it not? We ask for the same treatment and to be accorded "**Equality**" throughout the process. We live through everything on a daily ongoing basis be it:

1. Ground water and surface water drainage from 6315 Hetherington Road
2. Traffic turning around in our driveway (including government vehicles) because of the turnaround being blocked by visitors to 6315 Hetherington Road.
3. Road Drainage issues caused by the alteration of a drainage system brought upon by 6315 Hetherington Road.
4. We are the only property with road ditching on two (2) sides - Why?

Previously, three (3) different owners of 6315 Hetherington Road, including the present have utilized the aforementioned existing exercise facility as accommodation for overnight guests. Am I/we confident that the new proposed exercise studio as designed will not also be used for accommodation regardless of assurances – "**NO**"

As mentioned to you, we have lived here Lot A for 44 years. Prior to 1989, we experienced no "0" issues with the previous owners of Lot B. Since 1989 it has been one continual issue after another. Groundwater drainage from 6315 Hetherington Road has always been an issue. As long-time residents, we also enjoy living on Lake Kathlyn. Our parcel "Lot A) is the only property on Hetherington Road directly impacted by Lot B. It is tiresome. Again, **DO NOT APPROVE** this variance application. There is much to talk about and must be resolved. We ask and require to be treated Equally with Respect from both the Regional District of Bulkley Nechako and the Ministry of Highways and Transportation. To date this is lacking and must change. Our position is firm and remains the same: we "**Do Not Support and Oppose**" this Development Variance Permit Application A-01-22.

Please ensure that these comments are included with our previous commentary submission of August 8, 2022.

Please acknowledge receipt and acceptance of our comments by return email.

Regards,

Thomasine G. Young and Geoffrey G. Jackson

9 August 9, 2022

Regional District of Bulkley-Nechako Planning Department

RE: Development Variance Permit Application A-01-22

6315 Hetherington Road

Lot B, Section 14, Township 1A, Range 5, Coast District Plan 1622 (PID 012-645-095)

I received the notice you sent out with regards to the Regional District Board considering the issuance of a Development Variance Permit on my property at the August 11, 2022 meeting.

I was very disappointed with the letter's depiction of a new studio /workshop being constructed with no context. This shed was one of two on the property when we moved in 14 years ago and are original buildings from the late 1980's. The studio/ workshop proposed is to replace an existing garden shed outbuilding. It is proposed to be of the same size, height and location of the current outbuilding.

The current garden shed outbuilding is no longer structurally sound. It was built without any footings and due to the sloping dirt floor, floods every spring and shifts. Additionally, the old cedar shake shingles pose a fire hazard. Aesthetically, it does not add to the beauty of the lake, but it serves to store some firewood, garden tools, lawn mowers and other equipment. I am no longer able to secure my tools and equipment due to its current condition and design.

Currently there is a second outbuilding on the property that is being used as a gym/studio. The desire is to switch purposes of the two outbuildings and use the current gym building as a storage shed and move the gym equipment closer to the house.

The current garden shed is not visible to the neighbours at all and is proposed to remain completely out of sight on the same footprint. There is no other location on the property to locate the replacement building and without it, we will be unable to securely store our garden equipment and tools.

I hope that this letter serves to clarify the intent and reasonableness of the application for a Development Variance Permit.

Sincerely,

Barry and Jacquie Lester