



Regional District of Bulkley-Nechako
Committee of the Whole
AGENDA
Thursday, January 12, 2023

<u>PAGE NO.</u>		<u>ACTION</u>
	<u>First Nations Acknowledgement</u>	
	<u>AGENDA - January 12, 2023</u>	Approve
	<u>Supplementary Agenda</u>	Receive
	<u>MINUTES</u>	
2-7	Committee of the Whole Meeting Minutes - September 8, 2022	Receive
	<u>REPORTS</u>	
8-11	John Illes, Chief Financial Officer – Major Municipal Services	Receive
12-28	John Illes, Chief Financial Officer - Budget Planning – Change in Assessments and Inflation	Receive
29-31	Christopher Walker, Emergency Program Coordinator - Emergency Support Services Program Guide	Recommendation
	<u>SUPPLEMENTARY AGENDA</u>	
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	

REGIONAL DISTRICT OF BULKLEY-NECHAKO**COMMITTEE OF THE WHOLE MEETING****Thursday, September 8, 2022**

PRESENT:	Chair	Gerry Thiessen
	Directors	Gladys Atrill Shane Brienen Mark Fisher Dolores Funk Tom Greenaway Clint Lambert Linda McGuire Annette Morgan – via Zoom Bob Motion Chris Newell Mark Parker Jerry Petersen Michael Riis-Christianson
	Director Absent	Sarrah Storey, Village of Fraser Lake
	Staff	Curtis Helgesen, Chief Administrative Officer Cheryl Anderson, Director of Corporate Services Nellie Davis, Manager of Regional Economic Development – arrived at 11:30 a.m. John Illes, Chief Financial Officer Deborah Jones-Middleton, Director of Protective Services Wendy Wainwright, Deputy Director of Corporate Services
	Others	Kim Menounos, Manager, Northern Interior Region, Fraser Basin Council – via Zoom – left at 10:28 a.m.

CALL TO ORDER

Chair Thiessen called the meeting to order at 10:01 a.m.

FIRST NATIONS ACKNOWLEDGEMENT**AGENDA**Moved by Director Atrill
Seconded by Director McGuireC.W.2022-7-1

"That the Agenda of the Committee of the Whole meeting of September 8, 2022 be approved."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

MINUTES

Committee of the Whole
Minutes – June 16, 2022

Moved by Director McGuire
Seconded by Director Petersen

C.W.2022-7-2

“That the Committee of the Whole Meeting Minutes of June 16, 2022 be approved.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DELEGATION

FRASER BASIN COUNCIL – Kim Menounos, Manager, Northern Interior Region. RE: Update - via Zoom

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

Ms. Menounos provided a PowerPoint Presentation.

- The Fraser Basin Council Vision
- Role of the Fraser Basin Council (FBC)
- Some ways FBC works
- Three strategic priorities for 2022-2026
- Northern Interior Regional Projects
 - Air Quality
 - AQ Monitoring Working Group
 - Nechako Watershed Roundtable (NWR)
 - FBC Supporting NWR
- Lake Monitoring Strategy Development & NWR Portal Enhancement
 - Supports NWR Strategic Priorities
 - REFBC funded, with support from UNBC
- Fraser Basin Council in the Region
 - North Central Local Government Association
- Projects beyond the region
 - Fraser Landslides Research Project
 - Indigenous Partnerships for Caribou Recovery Program
 - Facilitation of Regional Wildlife Advisory Committees (RWACs).

The following was discussed:

- FBC’s working relationship with the Upper Fraser Fisheries Conservation Alliance
 - Resident concerns regarding Burns Lake Weir
- FBC’s awareness of the 11 dead sturgeons found in the Nechako River
 - Support water initiatives
- River health issues.

Chair Thiessen thanked Ms. Menounos for attending the meeting.

REPORTS

Delegation of Authority Bylaw

Moved by Director Parker
Seconded by Director Lambert

C.W.2022-7-3

"That the Delegation of Authority Bylaw be brought to the September 22, 2022 Board meeting for the Board's consideration. Further, that staff bring forward an amendment to the RDBN Officer Bylaw."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Letter of Support Ulkatcho First Nation Evacuation Route

Moved by Director Petersen
Seconded by Director Lambert

C.W.2022-7-4

"That the Committee recommend that the Board approve the letter of support for Ulkatcho First Nation."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Chair Thiessen reached out to Saik'uz First Nation. Discussion took place regarding Ministry of Forests involvement in regard to fish and wildlife considerations as well as the Cariboo Regional District. Staff will request a map from Ulkatcho First Nation to provide to the Board.

Break at 10:50 a.m.- Received notification of the passing of Queen Elizabeth II

Reconvened at 11:05 a.m.

Topley Fire Hall Expansion

Moved by Director Newell
Seconded by Director Brienens

C.W.2022-7-5

"That the Committee recommend that the Board approve the expansion to the Topley Fire Hall subject to the Topley Volunteer Fire Department securing the funds to complete the entire project."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Revised Regional Emergency Support Services Plan

Moved by Director Brienens
Seconded by Director Lambert

C.W.2022-7-6

"That the Committee recommend that the Board approve the revised Regional Emergency Support Services Plan."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

REPORTS (CONT'D)

Deborah Jones-Middleton, Director of Protective Services provided an overview of the revised Regional ESS Plan. Discussion took place regarding challenges for emergency services in the event of loss of phone/cell phone communication.

Jackpine/Skillhorn Prescribed Fire Project

Moved by Director McGuire
 Seconded by Director Brien

C.W.2022-7-7

"That the Committee receive the Director of Protective Services' Jackpine/Skillhorn Prescribed Fire Project memorandum."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Staff will follow up in regard to the maintenance of the area at the completion of the prescribed fire project and the possibility of utilizing livestock to decrease duff. The Committee discussed continuing to receive information and encourage the BC Wildfire Service – Bulkley Fire Zone to provide the opportunity for public consultation.

Town of Smithers Request for Support for the Community Emergency Preparedness Fund Disaster Risk Reduction-Climate Adaptation Grant Fund Application

Moved by Director Atrill
 Seconded by Director Fisher

C.W.2022-7-8

"That the Committee recommend to the RDBN Board that the RDBN collaborate with the Town of Smithers on two joint applications to the Community Emergency Preparedness Fund Disaster Risk Reduction - Climate Adaptation Grant Fund for Category 2: Non-structural, and Category 3: Structural.

Further that the Committee recommend that the Board submit a letter of support on behalf of the application."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

REPORTS (CONT'D)

Landowner Transparency Act Moved by Director Motion
Seconded by Director McGuire

C.W.2022-7-9 "That the Committee receive the Chief Financial Officer's
Landowner Transparency Act memorandum."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Staff will conduct outreach with the regions not-for profit organizations in regard *the Landowner Transparency Act*.

Truth and Reconciliation
Calls to Action Moved by Director Parker
Seconded by Director Brienens

C.W.2022-7-10 "That the Committee receive the First Nations Liaison's Truth
and Reconciliation Calls to Action memorandum."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

Union of B.C. Municipalities

TC Energy – Coastal GasLink
at UBCM - Meeting Request Moved by Director Brienens
Seconded by Director Atrill

C.W.2022-7-11 "That the Committee receive the Administration
Correspondence from TC Energy – Coastal GasLink regarding
UBCM Meeting Request."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

The Committee discussed concerns regarding traffic safety and TC Energy incident follow-up regarding Coastal GasLink. Some areas of the region have had good interactions with pipeline contractors.

IN-CAMERA MOTION

Moved by Director Parker
Seconded by Director McGuire

C.W.2022-7-12

"In accordance with Section 90 of the *Community Charter*, 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 federal government or both and a third party (connectivity) must be closed to the public therefore exercise their option of excluding the public for this meeting."

ADJOURNMENT

Moved by Director Lambert
Seconded by Director Greenaway

C.W.2022-7-13

"That the meeting be adjourned at 11:44 a.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Gerry Thiessen, Chair

Wendy Wainwright, Deputy Director of
Corporate Services



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: John Illes, Chief Financial Officer
Date: January 12, 2023
Subject: Major Municipal Services

RECOMMENDATION: (all/directors/majority)

Receipt.

BACKGROUND

A comparison of the services where all the municipalities participate has been made with similar services provided by other northern regional districts.

Municipal taxation for the Regional District is driven mostly by the environmental services (waste management) service and the general administrative service.

	Municipal Taxation	Total Taxation	% Municipal	
Environmental Services	\$ 1,829,711	\$ 3,788,323	48.3%	
General Administration	452,392	936,658	48.3%	
911 Services	217,054	432,575	50.2%	* Improvements only
Economic Development	186,034	385,173	48.3%	
Development Services	158,135	327,410	48.3%	
Planning Services	118,753	309,433	38.4%	
Regional Transit	62,887	62,887	100.0%	* By population

Brief description of major municipal services:

Environmental services include landfilling, waste hauling, transfer station refuse and recycling programs. This service is established by bylaw and all regional districts provide this service.

General administrative service is a required service for regional districts and therefore not established by bylaw but rather through legislation. This service includes all the remuneration and expenses associated with elected officials (75% of the budget) and senior staff that directly support the board's activities (25% of the budget). The Regional District allocates the cost for some administrative staff (such as finance) to other Regional District services on a cost recovery basis.

The service for 911 telecommunications is a service established by bylaw. This service taxes “improvements only” and therefore the value of land is not taxed for this service only the value of the buildings on the property. This service is provided by all northern Regional Districts. Some of the regional district’s tax based on property assessment improvements only (such as RDBN and Peace River Regional District PRRD) while the others tax based on land and improvements.

The economic development program provides grant writing services to not-for-profit organizations as well as for the Regional District in addition to managing the Regional District’s economic development initiatives. This service is provided by three of the five regional districts surveyed. The Regional District of Fraser Fort George currently does not tax for their service but instead receives a grant from B. C. Hydro in lieu of taxes that, through board motion, support this service.

Planning Services provides electoral area planning as per Part 14 of the ***Local Government Act***. These services include planning and land use bylaws, *Official Community Plans (OCP)*, zoning bylaws, development approvals and development permits, *Temporary Use Permits (TUP)*, development variance permits, *Housing Needs Reports* and issues related to subdivision and development, among other items. All northern regional districts provide this service with RDBN and RDFFG taxing in a similar manner. RDKS and Cariboo Regional District (CRD) municipalities have opted out of this service; therefore, they are not taxed for this service and only rural areas are taxed, and this means that these municipalities do not get a vote in rural planning issues. The PRRD tax all jurisdictions.

Development Services was created by the Regional District Board first in 1997 in order to take advantage of the then new GIS technology. The service is not established by bylaw and is taxed under the authority of the general administration provisions of the Local Government Act. This department is to provide services not covered under Part 14 of the ***Local Government Act*** and include such services as GIS, web-based mapping system for the general public, participation in *Environmental Assessment Reviews*, and review of *Agricultural Land Commissions (ALC)* applications. RDBN tax all jurisdictions for this service. This service doesn’t exist separately for RDKS, PRRD, and CRD but rather is considered part of planning. In RDFFG, taxation for this service is recovered from the rural areas only.

Regional Transit service provides the Highway 16 transit service from Smithers to Prince George. While the Electoral Areas have not been taxed for this service, the rural directors have provided funds through their Rural grant in aid funds. This is not a common service in the north and outside RDKS and RDBN is not provided. In RDKS the service includes all jurisdictions.

SUMMARY BY MUNICIPALITY (2022 TAXATION)

	General Government	Economic Development	Environmental Services	Development Services	Planning	Regional Transit	911	Total
District of Houston	\$ 58,472	\$ 24,045	\$ 236,490	\$ 20,439	\$ 15,349	\$ 11,148	\$ 30,469	396,412
Town of Smithers	168,263	69,194	680,541	58,817	44,169	19,642	70,793	1,111,419
Village of Burns Lake	27,907	11,476	112,872	9,755	7,326	6,059	14,671	190,066
District of Fort St. James	39,241	16,137	158,713	13,717	10,301	1,012	21,181	260,302
Village of Fraser Lake	22,995	9,456	93,005	8,038	6,036	3,524	12,657	155,711
Village of Granisle	2,926	1,203	11,833	1,023	768	246	1,191	19,190
Village of Telkwa	28,506	11,722	115,294	9,964	7,483	5,383	13,787	192,139
District of Vanderhoof	104,082	42,801	420,963	36,382	27,321	15,873	52,305	699,727
	452,392	186,034	1,829,711	158,135	118,753	62,887	217,054	

Attachments: Summary Table

Regional Economic Development	Bulkley-Nechako All Jurisdiction Land and Improvement	Kitimat-Stikine All Jurisdiction Land and Improvement	Fraser-Fort George All Jurisdiction Land and Improvement * Currently not taxing but * receiving a grant	Peace <i>NO SERVICE</i>	Cariboo <i>NO SERVICE</i>
Rural Planning	All Jurisdiction Land and Improvement * Munis pay based on 2/3 * assessments and rural * on full assessment	Rural Only Land and Improvement	All Jurisdiction Land and Improvement * Munis pay 1/3 of total * Rural pay 2/3 of total	All Jurisdiction Land and Improvement	Rural Only Land and Improvement
Development Services	All Jurisdiction Land and Improvement	Rural Only Land and Improvement * Combined with Planning	Rural Only Land and Improvement * includes bylaw * enforcement, building * inspection	All Jurisdiction Land and Improvement * Combined with Planning	Rural Only Land and Improvement * Combined with Planning
Environmental Services	All Jurisdiction Land and Improvement	All Jurisdiction - Terrace Area 50% Land and Improvement 50% Population * 50% of needed revenue * is budgeted to tipping * fees All Jurisdiction - Hazelton Area Land and Improvement * No in area Tipping Fees	All Jurisdiction Land and Improvement * + Tipping Fees	All Jurisdiction Improvements Only * + Tipping Fees	All Jurisdiction Land and Improvement * + Tipping Fees
Regional Transit	Municipalities Only Population	All Jurisdictions Land and Improvement *major subregional service	<i>NO SERVICE</i>	<i>NO SERVICE</i>	<i>NO SERVICE</i>
911 Service	All Jursidicitons Improvements Only	All Jursidictions Land and Improvements	All Jursidictions Land and Improvements	All Jursidictions Improvements Only	All Jursidictions Land and Improvements



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: John Illes, Chief Financial Officer
Date: January 12, 2023
Subject: Budget Planning – Change in Assessments and Inflation

RECOMMENDATION: (all/directors/majority)

Receipt

BACKGROUND

Assessments for 2023 are based on the value of properties as of July 1, 2022, and do not reflect market changes after this date.

Non-market changes to assessments are the changes to the total Regional District's assessments (property values) that are due to new construction or changes in property use. Market changes are the changes due to increased property values and these changes are primarily based on the buying and selling of residential and commercial properties.

The non-market change for the Regional District as a whole was 2.26%. This change was primarily made up of two factors: Firstly, residential property construction which saw an increase of \$73 million and secondly, utility (mostly pipeline) construction saw an increase of \$58 million.

Smithers, Vanderhoof, Area A, and Area F saw the bulk of the new residential construction, but all jurisdictions saw a healthy increase in construction over the previous year. Electoral Areas C, D, E, F, and G had the new utility (pipeline) construction.

The changes due to market price (property price increases) is 13.18% over all and 14.84% for single residential properties. Average residential property market increases ranged from 5.24% for Granisle to 25.50% for Fraser Lake. Municipal market price increase for residential housing was about 11% while the market price increase for rural housing was about 18%.

Non-Market Change Roll Comparison Summary by Regional District

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Regional District - 02 Bulkley-Nechako

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$215,402,650	\$241,895,025	-\$5,154,100	-\$120,000	-\$5,274,100	-2.45%	14.75%	12.30%
Res Single Family	\$4,019,806,610	\$4,689,649,145	\$7,142,130	\$66,117,381	\$73,259,511	1.82%	14.84%	16.66%
Res ALR	\$185,417,326	\$216,183,937	\$3,108,000		\$3,108,000	1.68%	14.92%	16.59%
Res Farm	\$187,723,129	\$215,108,860		-\$5,263,949	-\$5,263,949	-2.80%	17.39%	14.59%
Res Strata	\$51,751,100	\$60,791,300	\$3,478,000	\$1,145,900	\$4,623,900	8.93%	8.53%	17.47%
Res Other	\$214,329,400	\$230,184,500	\$687,400	-\$5,953,400	-\$5,266,000	-2.46%	9.85%	7.40%
01 - Residential Total	\$4,874,430,215	\$5,653,812,767	\$9,261,430	\$55,925,932	\$65,187,362	1.34%	14.65%	15.99%
02 - Utilities	\$273,590,562	\$358,098,609	\$180,109	\$58,132,015	\$58,312,124	21.31%	9.57%	30.89%
03 - Supportive Housing								
04 - Major Industry	\$189,051,400	\$189,638,800	-\$161,500	\$6,511,000	\$6,349,500	3.36%	-3.05%	0.31%
05 - Light Industry	\$56,954,200	\$60,982,400	\$437,000	\$154,000	\$591,000	1.04%	6.04%	7.07%
06 - Business And Other	\$423,414,712	\$458,541,706	\$106,965	\$2,223,585	\$2,330,550	0.55%	7.75%	8.30%
07 - Managed Forest Land	\$226,300	\$225,300	-\$1,000		-\$1,000	-0.44%		-0.44%
08 - Rec/Non Profit	\$11,804,900	\$14,056,300	\$329,400		\$329,400	2.79%	16.28%	19.07%
09 - Farm	\$32,267,907	\$31,925,822	-\$358,028		-\$358,028	-1.11%	0.05%	-1.06%
S.644LGA/398VC								
Total All Classes	\$5,861,740,196	\$6,767,281,704	\$9,794,376	\$122,946,532	\$132,740,908	2.26%	13.18%	15.45%

Non-Market Change Roll Comparison Summary by Regional District

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



The numbers on this report will remain static as of the Completed Roll non-market change cutoff date (December 2, 2022).

Non Market Change (NMC) Reasons

When reporting by specific reason(s), only folios matching the selected combination of reason(s) are included.

When reporting by primary reason, only the primary reason is included based on the hierarchy below. To view other reasons contributing to a folio's NMC, see the Roll Comparison Detail report or the Roll Comparison Detail Extract report.

Boundary Extension:	Jurisdiction change, usually the result of a municipal incorporation or annexation
Property Class Change:	A change in property class i.e. from Residential to Business and Other
Exemption Status Change:	A change in exemption status i.e. taxable to non taxable or vice versa
Additions or Deletions:	Adding a new folio or deleting a folio. A subdivision would result in an Add for the new folios and either an Inventory Change or a Deletion of the parent property depending on how the subdivision was processed
Inventory Change:	A modification of data that is not related to market shifts that will cause a change to the value of a property i.e. new construction
Zoning Change:	Change in property zoning

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Area - 26 Prince George

Jurisdiction - 506 Village of Burns Lake

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$2,232,500	\$2,400,400	-\$41,900		-\$41,900	-1.88%	9.40%	7.52%
Res Single Family	\$114,245,200	\$131,150,200	\$65,100	\$1,164,200	\$1,229,300	1.08%	13.72%	14.80%
Res ALR								
Res Farm								
Res Strata								
Res Other	\$8,981,300	\$9,904,600	\$9,400	\$66,400	\$75,800	0.84%	9.44%	10.28%
01 - Residential Total	\$125,459,000	\$143,455,200	\$32,600	\$1,230,600	\$1,263,200	1.01%	13.34%	14.34%
02 - Utilities	\$2,809,125	\$3,028,525		-\$23,000	-\$23,000	-0.82%	8.63%	7.81%
03 - Supportive Housing								
04 - Major Industry								
05 - Light Industry	\$583,900	\$611,400					4.71%	4.71%
06 - Business And Other	\$38,248,000	\$42,292,200	-\$37,300	-\$96,200	-\$133,500	-0.35%	10.92%	10.57%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$79,500	\$85,600					7.67%	7.67%
09 - Farm								
S.644LGA/398VC								
Total All Classes	\$167,179,525	\$189,472,925	-\$4,700	\$1,111,400	\$1,106,700	0.66%	12.67%	13.34%

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Area - 26 Prince George

Jurisdiction - 519 District of Fort St James

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$4,231,300	\$4,078,300	\$78,700		\$78,700	1.86%	-5.48%	-3.62%
Res Single Family	\$107,966,200	\$120,303,000	-\$37,900	\$201,000	\$163,100	0.15%	11.28%	11.43%
Res ALR								
Res Farm								
Res Strata								
Res Other	\$8,775,000	\$9,799,400		\$30,000	\$30,000	0.34%	11.33%	11.67%
01 - Residential Total	\$120,972,500	\$134,180,700	\$40,800	\$231,000	\$271,800	0.22%	10.69%	10.92%
02 - Utilities	\$29,611,065	\$31,962,880	\$65,100	-\$654,185	-\$589,085	-1.99%	9.93%	7.94%
03 - Supportive Housing								
04 - Major Industry	\$10,830,900	\$14,384,900		\$3,481,000	\$3,481,000	32.14%	0.67%	32.81%
05 - Light Industry	\$2,254,100	\$2,253,600	-\$65,100		-\$65,100	-2.89%	2.87%	-0.02%
06 - Business And Other	\$22,662,650	\$24,564,285	\$31,900	\$74,800	\$106,700	0.47%	7.92%	8.39%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$219,800	\$248,100					12.88%	12.88%
09 - Farm								
S.644LGA/398VC								
Total All Classes	\$186,551,015	\$207,594,465	\$72,700	\$3,132,615	\$3,205,315	1.72%	9.56%	11.28%

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Area - 26 Prince George

Jurisdiction - 520 Village of Fraser Lake

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$1,019,800	\$1,037,600					1.75%	1.75%
Res Single Family	\$53,114,400	\$66,907,200		\$249,000	\$249,000	0.47%	25.50%	25.97%
Res ALR								
Res Farm								
Res Strata								
Res Other	\$6,574,900	\$7,264,000					10.48%	10.48%
01 - Residential Total	\$60,709,100	\$75,208,800		\$249,000	\$249,000	0.41%	23.47%	23.88%
02 - Utilities	\$8,206,050	\$8,500,755		-\$14,000	-\$14,000	-0.17%	3.76%	3.59%
03 - Supportive Housing								
04 - Major Industry	\$25,898,000	\$26,837,000		\$49,000	\$49,000	0.19%	3.44%	3.63%
05 - Light Industry								
06 - Business And Other	\$5,197,559	\$5,964,761	\$55,200		\$55,200	1.06%	13.70%	14.76%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$143,000	\$173,900					21.61%	21.61%
09 - Farm								
S.644LGA/398VC								
Total All Classes	\$100,153,709	\$116,685,216	\$55,200	\$284,000	\$339,200	0.34%	16.17%	16.51%

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Area - 26 Prince George

Jurisdiction - 525 Village of Granisle

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$1,290,600	\$1,226,400	-\$62,000		-\$62,000	-4.80%	-0.17%	-4.97%
Res Single Family	\$15,273,500	\$17,027,400	\$62,000	\$815,700	\$877,700	5.75%	5.74%	11.48%
Res ALR								
Res Farm								
Res Strata	\$2,327,200	\$2,489,800	\$22,000	-\$7,600	\$14,400	0.62%	6.37%	6.99%
Res Other	\$303,800	\$334,000					9.94%	9.94%
01 - Residential Total	\$19,195,100	\$21,077,600	\$22,000	\$808,100	\$830,100	4.32%	5.48%	9.81%
02 - Utilities	\$437,800	\$476,000		-\$5,000	-\$5,000	-1.14%	9.87%	8.73%
03 - Supportive Housing								
04 - Major Industry								
05 - Light Industry	\$394,500	\$396,700					0.56%	0.56%
06 - Business And Other	\$879,600	\$968,100	\$28,500		\$28,500	3.24%	6.82%	10.06%
07 - Managed Forest Land								
08 - Rec/Non Profit								
09 - Farm								
S.644LGA/398VC								
Total All Classes	\$20,907,000	\$22,918,400	\$50,500	\$803,100	\$853,600	4.08%	5.54%	9.62%

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Area - 25 Northwest

Jurisdiction - 341 District of Houston

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$3,199,700	\$3,431,500	-\$225,100		-\$225,100	-7.04%	14.28%	7.24%
Res Single Family	\$250,529,000	\$279,906,200	\$266,800	\$342,500	\$609,300	0.24%	11.48%	11.73%
Res ALR	\$3,531,000	\$4,005,550	-\$77,500		-\$77,500	-2.19%	15.63%	13.44%
Res Farm	\$88,600	\$94,299					6.43%	6.43%
Res Strata								
Res Other	\$20,368,900	\$21,527,600	-\$86,400	\$89,800	\$3,400	0.02%	5.67%	5.69%
01 - Residential Total	\$277,717,200	\$308,965,149	-\$122,200	\$432,300	\$310,100	0.11%	11.14%	11.25%
02 - Utilities	\$6,107,520	\$6,618,160		-\$15,000	-\$15,000	-0.25%	8.61%	8.36%
03 - Supportive Housing								
04 - Major Industry	\$19,898,200	\$20,035,500		\$137,000	\$137,000	0.69%		0.69%
05 - Light Industry	\$5,605,500	\$5,685,700	-\$80,500		-\$80,500	-1.44%	2.87%	1.43%
06 - Business And Other	\$39,213,400	\$43,478,000	-\$54,100	\$1,466,700	\$1,412,600	3.60%	7.27%	10.88%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$342,300	\$361,400					5.58%	5.58%
09 - Farm	\$492,007	\$510,000	\$16,935		\$16,935	3.44%	0.22%	3.66%
S.644LGA/398VC								
Total All Classes	\$349,376,127	\$385,653,909	-\$239,865	\$2,021,000	\$1,781,135	0.51%	9.87%	10.38%

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Area - 25 Northwest

Jurisdiction - 478 Town of Smithers

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$15,498,800	\$15,420,800	-\$1,081,900	-\$120,000	-\$1,201,900	-7.75%	7.25%	-0.50%
Res Single Family	\$750,666,300	\$865,872,000	\$995,000	\$11,405,500	\$12,400,500	1.65%	13.70%	15.35%
Res ALR	\$335,400	\$337,050					0.49%	0.49%
Res Farm								
Res Strata	\$39,786,600	\$47,818,800	\$3,456,000	\$1,153,500	\$4,609,500	11.59%	8.60%	20.19%
Res Other	\$43,734,000	\$57,396,800	-\$126,200	\$3,943,800	\$3,817,600	8.73%	22.51%	31.24%
01 - Residential Total	\$850,021,100	\$986,845,450	\$3,242,900	\$16,382,800	\$19,625,700	2.31%	13.79%	16.10%
02 - Utilities	\$8,500,552	\$9,085,237		-\$69,000	-\$69,000	-0.81%	7.69%	6.88%
03 - Supportive Housing								
04 - Major Industry	\$9,763,200	\$9,754,700	-\$161,500		-\$161,500	-1.65%	1.57%	-0.09%
05 - Light Industry	\$11,041,800	\$12,066,000	\$58,400	\$154,000	\$212,400	1.92%	7.35%	9.28%
06 - Business And Other	\$180,182,100	\$194,305,805	-\$207,885	\$1,043,835	\$835,950	0.46%	7.37%	7.84%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$534,000	\$1,111,800	\$566,000		\$566,000	105.99%	2.21%	108.20%
09 - Farm								
S.644LGA/398VC								
Total All Classes	\$1,060,042,752	\$1,213,168,992	\$3,497,915	\$17,511,635	\$21,009,550	1.98%	12.46%	14.45%

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Area - 25 Northwest

Jurisdiction - 578 Village of Telkwa

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$2,753,400	\$2,817,100	-\$23,000		-\$23,000	-0.84%	3.15%	2.31%
Res Single Family	\$209,226,700	\$223,432,000	\$111,700	\$1,384,000	\$1,495,700	0.71%	6.07%	6.79%
Res ALR	\$196,900	\$199,000					1.07%	1.07%
Res Farm	\$56,450	\$64,425					14.13%	14.13%
Res Strata	\$2,930,000	\$3,276,000					11.81%	11.81%
Res Other	\$2,214,400	\$2,546,100					14.98%	14.98%
01 - Residential Total	\$217,377,850	\$232,334,625	\$88,700	\$1,384,000	\$1,472,700	0.68%	6.20%	6.88%
02 - Utilities	\$1,464,245	\$1,582,995		-\$23,200	-\$23,200	-1.58%	9.69%	8.11%
03 - Supportive Housing								
04 - Major Industry								
05 - Light Industry	\$82,900	\$85,100					2.65%	2.65%
06 - Business And Other	\$5,398,700	\$5,696,750	-\$2,100	-\$44,900	-\$47,000	-0.87%	6.39%	5.52%
07 - Managed Forest Land								
08 - Rec/Non Profit								
09 - Farm	\$11,109	\$11,109						
S.644LGA/398VC								
Total All Classes	\$224,334,804	\$239,710,579	\$86,600	\$1,315,900	\$1,402,500	0.63%	6.23%	6.85%

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Area - 26 Prince George

Jurisdiction - 585 District of Vanderhoof

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$10,903,101	\$13,637,401	\$58,300		\$58,300	0.53%	24.54%	25.08%
Res Single Family	\$435,131,100	\$499,211,281	\$494,200	\$16,661,081	\$17,155,281	3.94%	10.78%	14.73%
Res ALR	\$3,830,850	\$4,856,700	-\$76,600		-\$76,600	-2.00%	28.78%	26.78%
Res Farm	\$292,360	\$233,887		\$7,950	\$7,950	2.72%	-22.72%	-20.00%
Res Strata	\$6,707,300	\$7,206,700					7.45%	7.45%
Res Other	\$32,700,400	\$22,240,800	\$303,300	-\$12,397,100	-\$12,093,800	-36.98%	5.00%	-31.99%
01 - Residential Total	\$489,565,111	\$547,386,769	\$779,200	\$4,271,931	\$5,051,131	1.03%	10.78%	11.81%
02 - Utilities	\$7,035,064	\$7,601,239		-\$54,000	-\$54,000	-0.77%	8.82%	8.05%
03 - Supportive Housing								
04 - Major Industry	\$27,058,100	\$27,539,300		\$486,000	\$486,000	1.80%	-0.02%	1.78%
05 - Light Industry	\$12,151,000	\$12,581,300	-\$18,100		-\$18,100	-0.15%	3.69%	3.54%
06 - Business And Other	\$87,026,300	\$91,381,150	-\$231,900	-\$177,900	-\$409,800	-0.47%	5.47%	5.00%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$572,900	\$785,100					37.04%	37.04%
09 - Farm	\$383,478	\$381,372	-\$34		-\$34	-0.01%	-0.54%	-0.55%
S.644LGA/398VC								
Total All Classes	\$623,791,953	\$687,656,230	\$529,166	\$4,526,031	\$5,055,197	0.81%	9.43%	10.24%

Non-Market Change Roll Comparison Summary by Electoral Area

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Regional District - 02 Bulkley-Nechako

Electoral Area: 02A

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$23,533,000	\$23,701,700	-\$2,411,000		-\$2,411,000	-10.25%	10.96%	0.72%
Res Single Family	\$850,315,200	\$1,014,195,600	\$2,389,400	\$18,447,600	\$20,837,000	2.45%	16.82%	19.27%
Res ALR	\$99,969,273	\$115,910,974	\$1,631,650		\$1,631,650	1.63%	14.31%	15.95%
Res Farm	\$66,278,908	\$74,518,434		-\$3,157,587	-\$3,157,587	-4.76%	17.20%	12.43%
Res Strata								
Res Other	\$15,576,700	\$17,854,800	-\$308,000	\$12,200	-\$295,800	-1.90%	16.52%	14.63%
01 - Residential Total	\$1,055,673,081	\$1,246,181,508	\$1,302,050	\$15,302,213	\$16,604,263	1.57%	16.47%	18.05%
02 - Utilities	\$27,846,081	\$30,493,981	\$44,800	-\$13,600	\$31,200	0.11%	9.40%	9.51%
03 - Supportive Housing								
04 - Major Industry								
05 - Light Industry	\$2,424,900	\$2,573,400					6.12%	6.12%
06 - Business And Other	\$13,627,184	\$15,468,189	\$324,000	\$358,100	\$682,100	5.01%	8.50%	13.51%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$1,971,200	\$2,273,600					15.34%	15.34%
09 - Farm	\$7,305,954	\$7,235,766	-\$82,947		-\$82,947	-1.14%	0.17%	-0.96%
S.644LGA/398VC								
Total All Classes	\$1,108,848,400	\$1,304,226,444	\$1,587,903	\$15,646,713	\$17,234,616	1.55%	16.07%	17.62%

Regional District - 02 Bulkley-Nechako

Electoral Area: 02B

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$15,480,600	\$17,923,500	-\$46,400		-\$46,400	-0.30%	16.08%	15.78%
Res Single Family	\$189,342,000	\$228,901,600	\$300,100	\$2,320,100	\$2,620,200	1.38%	19.51%	20.89%
Res ALR	\$2,151,285	\$2,574,093	\$27,550		\$27,550	1.28%	18.37%	19.65%
Res Farm	\$3,602,287	\$4,323,700		-\$18,400	-\$18,400	-0.51%	20.54%	20.03%
Res Strata								
Res Other	\$2,520,100	\$3,002,100	\$161,000	-\$114,000	\$47,000	1.87%	17.26%	19.13%
01 - Residential Total	\$213,096,272	\$256,724,993	\$442,250	\$2,187,700	\$2,629,950	1.23%	19.24%	20.47%
02 - Utilities	\$29,620,460	\$32,809,680	\$900	\$604,500	\$605,400	2.04%	8.72%	10.77%
03 - Supportive Housing								
04 - Major Industry	\$3,154,600	\$3,308,600					4.88%	4.88%
05 - Light Industry	\$8,011,900	\$8,398,900					4.83%	4.83%
06 - Business And Other	\$5,202,413	\$5,573,014	\$70,000	-\$151,000	-\$81,000	-1.56%	8.68%	7.12%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$418,400	\$240,900	-\$244,000		-\$244,000	-58.32%	15.89%	-42.42%
09 - Farm	\$850,369	\$809,323	-\$41,309		-\$41,309	-4.86%	0.03%	-4.83%
S.644LGA/398VC								
Total All Classes	\$260,354,414	\$307,865,410	\$227,841	\$2,641,200	\$2,869,041	1.10%	17.15%	18.25%

Non-Market Change Roll Comparison Summary by Electoral Area

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Regional District - 02 Bulkley-Nechako

Electoral Area: 02C

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$28,454,100	\$31,449,700	-\$277,300		-\$277,300	-0.97%	11.50%	10.53%
Res Single Family	\$188,874,912	\$218,923,536	\$354,400	\$1,730,000	\$2,084,400	1.10%	14.81%	15.91%
Res ALR	\$1,226,550	\$1,480,300	\$71,000		\$71,000	5.79%	14.90%	20.69%
Res Farm	\$6,857,299	\$7,137,511		-\$285,000	-\$285,000	-4.16%	8.24%	4.09%
Res Strata								
Res Other	\$14,521,900	\$14,420,700	\$85,100	\$1,000	\$86,100	0.59%	-1.29%	-0.70%
01 - Residential Total	\$239,934,761	\$273,411,747	\$233,200	\$1,446,000	\$1,679,200	0.70%	13.25%	13.95%
02 - Utilities	\$31,894,080	\$41,346,600	\$5,500	\$4,625,900	\$4,631,400	14.52%	15.12%	29.64%
03 - Supportive Housing								
04 - Major Industry	\$80,555,500	\$75,260,500		\$2,358,000	\$2,358,000	2.93%	-9.50%	-6.57%
05 - Light Industry	\$3,479,300	\$3,988,800	\$113,000		\$113,000	3.25%	11.40%	14.64%
06 - Business And Other	\$7,651,564	\$8,434,440	-\$1,400	-\$44,500	-\$45,900	-0.60%	10.83%	10.23%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$1,199,700	\$1,281,100					6.79%	6.79%
09 - Farm	\$1,180,495	\$1,159,055	-\$21,386		-\$21,386	-1.81%		-1.82%
S.644LGA/398VC								
Total All Classes	\$365,895,400	\$404,882,242	\$328,914	\$8,385,400	\$8,714,314	2.38%	8.27%	10.66%

Regional District - 02 Bulkley-Nechako

Electoral Area: 02D

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$24,557,500	\$28,882,800	-\$47,000		-\$47,000	-0.19%	17.80%	17.61%
Res Single Family	\$173,454,910	\$204,030,912	\$566,300	\$2,665,500	\$3,231,800	1.86%	15.76%	17.63%
Res ALR	\$6,528,368	\$7,437,120	\$162,600		\$162,600	2.49%	11.43%	13.92%
Res Farm	\$14,014,473	\$15,451,837		-\$577,000	-\$577,000	-4.12%	14.37%	10.26%
Res Strata								
Res Other	\$8,705,100	\$10,067,400		\$17,600	\$17,600	0.20%	15.45%	15.65%
01 - Residential Total	\$227,260,351	\$265,870,069	\$681,900	\$2,106,100	\$2,788,000	1.23%	15.76%	16.99%
02 - Utilities	\$34,550,262	\$50,104,663	\$14,900	\$12,497,900	\$12,512,800	36.22%	8.80%	45.02%
03 - Supportive Housing								
04 - Major Industry	\$4,172,800	\$4,383,100					5.04%	5.04%
05 - Light Industry	\$999,000	\$1,111,800	-\$1,700		-\$1,700	-0.17%	11.46%	11.29%
06 - Business And Other	\$4,528,895	\$5,109,235	\$50	\$3,500	\$3,550	0.08%	12.74%	12.81%
07 - Managed Forest Land	\$34,900	\$34,900						
08 - Rec/Non Profit	\$2,428,600	\$3,012,500	\$6,000		\$6,000	0.25%	23.80%	24.04%
09 - Farm	\$3,654,564	\$3,596,408	-\$58,313		-\$58,313	-1.60%		-1.59%
S.644LGA/398VC								
Total All Classes	\$277,629,372	\$333,222,675	\$642,837	\$14,607,500	\$15,250,337	5.49%	14.53%	20.02%

Non-Market Change Roll Comparison Summary by Electoral Area

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Regional District - 02 Bulkley-Nechako

Electoral Area: 02E

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$28,868,649	\$36,052,824	\$307,200		\$307,200	1.06%	23.82%	24.89%
Res Single Family	\$167,260,344	\$203,729,433	-\$38,800	\$794,600	\$755,800	0.45%	21.35%	21.80%
Res ALR	\$16,436,900	\$20,893,950	\$427,800		\$427,800	2.60%	24.51%	27.12%
Res Farm	\$16,238,123	\$19,550,962		-\$272,000	-\$272,000	-1.68%	22.08%	20.40%
Res Strata								
Res Other	\$15,958,400	\$17,251,300	\$443,000	\$138,400	\$581,400	3.64%	4.46%	8.10%
01 - Residential Total	\$244,762,416	\$297,478,469	\$1,139,200	\$661,000	\$1,800,200	0.74%	20.80%	21.54%
02 - Utilities	\$6,112,182	\$14,750,313	\$9,609	\$8,085,100	\$8,094,709	132.44%	8.89%	141.33%
03 - Supportive Housing								
04 - Major Industry	\$7,167,900	\$7,549,400					5.32%	5.32%
05 - Light Industry	\$2,190,400	\$2,556,000	\$47,900		\$47,900	2.19%	14.50%	16.69%
06 - Business And Other	\$6,095,071	\$6,580,180		-\$33,850	-\$33,850	-0.56%	8.51%	7.96%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$1,845,000	\$2,199,900					19.24%	19.24%
09 - Farm	\$4,100,653	\$4,036,439	-\$75,937		-\$75,937	-1.85%	0.29%	-1.57%
S.644LGA/398VC								
Total All Classes	\$272,273,622	\$335,150,701	\$1,120,772	\$8,712,250	\$9,833,022	3.61%	19.48%	23.09%

Regional District - 02 Bulkley-Nechako

Electoral Area: 02F

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$47,019,000	\$53,611,000	-\$1,456,300		-\$1,456,300	-3.10%	17.12%	14.02%
Res Single Family	\$418,982,944	\$507,927,983	\$1,671,630	\$7,330,100	\$9,001,730	2.15%	19.08%	21.23%
Res ALR	\$39,690,400	\$44,786,850	\$737,000		\$737,000	1.86%	10.98%	12.84%
Res Farm	\$75,386,030	\$88,415,281		-\$572,912	-\$572,912	-0.76%	18.04%	17.28%
Res Strata								
Res Other	\$6,354,100	\$9,545,700	\$58,200	\$1,841,000	\$1,899,200	29.89%	20.34%	50.23%
01 - Residential Total	\$587,432,474	\$704,286,814	\$1,010,530	\$8,598,188	\$9,608,718	1.64%	18.26%	19.89%
02 - Utilities	\$52,442,840	\$75,022,220	\$21,200	\$17,897,800	\$17,919,000	34.17%	8.89%	43.06%
03 - Supportive Housing								
04 - Major Industry								
05 - Light Industry	\$3,002,200	\$3,541,300	\$321,300		\$321,300	10.70%	7.25%	17.96%
06 - Business And Other	\$1,986,957	\$2,266,070		-\$70,400	-\$70,400	-3.54%	17.59%	14.05%
07 - Managed Forest Land	\$191,400	\$190,400	-\$1,000		-\$1,000	-0.52%		-0.52%
08 - Rec/Non Profit	\$293,000	\$313,100					6.86%	6.86%
09 - Farm	\$13,075,316	\$13,004,919	-\$61,643		-\$61,643	-0.47%	-0.07%	-0.54%
S.644LGA/398VC								
Total All Classes	\$658,424,187	\$798,624,823	\$1,290,387	\$26,425,588	\$27,715,975	4.21%	17.08%	21.29%

Non-Market Change Roll Comparison Summary by Electoral Area

As of Completed Roll run on 2022-12-02
2023 Net Hospital Taxable Values



Regional District - 02 Bulkley-Nechako

Electoral Area: 02G

Property Class	2022 Cycle 9	2023 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$6,360,600	\$6,224,000	\$73,600		\$73,600	1.16%	-3.30%	-2.15%
Res Single Family	\$95,423,900	\$108,130,800	-\$57,800	\$606,500	\$548,700	0.58%	12.74%	13.32%
Res ALR	\$11,520,400	\$13,702,350	\$204,500		\$204,500	1.78%	17.16%	18.94%
Res Farm	\$4,908,599	\$5,318,524		-\$389,000	-\$389,000	-7.92%	16.28%	8.35%
Res Strata								
Res Other	\$27,040,400	\$27,029,200	\$148,000	\$417,500	\$565,500	2.09%	-2.13%	-0.04%
01 - Residential Total	\$145,253,899	\$160,404,874	\$368,300	\$635,000	\$1,003,300	0.69%	9.74%	10.43%
02 - Utilities	\$26,953,236	\$44,715,361	\$18,100	\$15,291,800	\$15,309,900	56.80%	9.10%	65.90%
03 - Supportive Housing								
04 - Major Industry	\$552,200	\$585,800					6.08%	6.08%
05 - Light Industry	\$4,732,800	\$5,070,600					7.14%	7.14%
06 - Business And Other	\$5,514,319	\$6,327,527		-\$104,600	-\$104,600	-1.90%	16.64%	14.75%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$1,757,500	\$1,969,300	\$1,400		\$1,400	0.08%	11.97%	12.05%
09 - Farm	\$1,213,962	\$1,181,431	-\$33,394		-\$33,394	-2.75%	0.07%	-2.68%
S.644LGA/398VC								
Total All Classes	\$185,977,916	\$220,254,893	\$354,406	\$15,822,200	\$16,176,606	8.70%	9.73%	18.43%

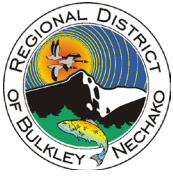
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Geography	Products and product groups ^{3, 4}	November 2021	October 2022	November 2022	October 2022 to November 2022	November 2021 to November 2022
Canada (map)		2002=100				
	All-items	144.2	153.8	154.0	0.1	6.8
Newfoundland and Labrador (map)	All-items	146.9	156.4	156.8	0.3	6.7
Prince Edward Island (map)	All-items	148.0	160.7	162.3	1.0	9.7
Nova Scotia (map)	All-items	146.0	157.1	158.5	0.9	8.6
New Brunswick (map)	All-items	144.6	154.4	155.9	1.0	7.8
Quebec (map)	All-items	140.5	149.2	150.1	0.6	6.8
Ontario (map)	All-items	146.0	155.2	155.4	0.1	6.4
Manitoba (map)	All-items	144.7	156.7	157.0	0.2	8.5
Saskatchewan (map)	All-items	146.8	157.8	157.0	-0.5	6.9
Alberta (map)	All-items	151.6	161.8	161.6	-0.1	6.6
British Columbia (map)	All-items	138.1	148.6	148.1	-0.3	7.2
Whitehorse, Yukon ⁵ (map)	All-items	140.3	151.8	152.0	0.1	8.3
Yellowknife, Northwest Territories ⁵ (map)	All-items	144.3	154.7	155.6	0.6	7.8
Iqaluit, Nunavut ⁶ (map)	All-items	133.9	139.4	139.6	0.1	4.3



Regional District of Bulkley-Nechako Committee of the Whole

To: Chair and Committee of the Whole
From: Christopher Walker, Emergency Program Coordinator
Date: January 12, 2023
Subject: **Emergency Support Services Program Guide**

RECOMMENDATION:

(all/directors/majority)

That the Board send a letter to Minister Ma of Emergency Management and Climate Readiness (EMCR) to identify the RDBN's concerns with the Provincial Emergency Support Services Program Guide, and copy the letter to the EMCR ESS program, UBCM Flood and Wildfire Advisory Committee, and all regional districts.

BACKGROUND

EMCR released a new Emergency Support Services (ESS) Program Guide (Guide) on December 8, 2022, without any prior consultation with local authorities. The Guide replaces the January 2010 Emergency Social Services Field Guide, which was outdated, however, the Guide includes several key changes of concern.

The EMCR staff stated the Guide was not released in draft for comments and consultation, as it is primarily built on current practices already widely accepted across BC, and on feedback from previous emergency events. It is unclear if EMCR discussed this new guide with ESS teams, however, they did not approach any ESS teams within the geographical boundary of the Regional District of Bulkley-Nechako. This process is not adequate consultation with Local Authorities and First Nations who must implement the Guide. A provincial wide consultation on a draft document should have occurred as responses in southern BC can be different in northern BC. The following is a list of issues with key parts of the guide.

EMCR have stated "To ensure updates to practices are consistently reflected in our resources, the ESS Program Guide will have multiple updates in its first-year post release and yearly updates afterwards. Feedback can be submitted to the ESS program office through EMBC.ESS@gov.bc.ca at any time. You can expect feedback to be reviewed and updates to the Program Guide at the end of the following months in 2023 and on a yearly basis afterwards." EMCR anticipates providing updates in February, May, and October 2023.

Issue 1: on page seven the Guide states that under preparedness for ESS response the Emergency Program Coordinator (EPC) is responsible to "Prepare adequately for supports to vulnerable populations".

ESS volunteer training does not prepare volunteers to deal with all people that can be classified as vulnerable. Vulnerable populations include people with mental health issues,

drug addiction, and seniors. Support for people with mental health issues and Drug addictions, beyond providing food, lodging and incidentals, should be the responsibility of the Health Authority.

Issue 2: Page eight of the Guide relates to the EMCR Regional Level and their supports during the phases of Emergency Management and states: “Acting as a contact point for EPCs, providing expert advice in local and regional issues”.

EMCR Regional Managers (RMs) are not experts on local issues, this information is best provided by the Local Authorities and First Nations directly. RMs do not have a solid grasp on the issues that impact our respective residents and communities, they have a larger EMCR regional perspective and have in depth knowledge relating to the provincial response and the ‘Financial Assistance for Emergency Response and Recovery Costs’ but are not experts in local issues.

Issue 3: Page 15 of the Guide relates to Cultural Activity Location Support and states: “Large scale evacuations that impact an entire community may be stressful and traumatizing for First Nations people, so it is important to provide trauma-informed, culturally appropriate services to lessen further impacts and to transition more effectively into recovery”.

This is a positive statement in the Guide, the issue is the Guides lack of acknowledgement of the potential stress and trauma to all people during an evacuation and transition into recovery. No support or culturally appropriate services are mentioned for non-First Nation communities. Clarification as to whether supports are available for all communities is needed.

Issue 4: Page 16 states: “Resource Requests (RRs) describe a need rather than a suggested solution. For example, a RR request which describes a need for immediate training for new volunteers could be filled by many different people, while a specific request for an experienced ESS responder narrows the solution to one option”.

The ESS team on the ground know what they need and why they need it, while EMCR is present to support the actions of the responders. Removing the ability for the experts to request what they need and state a solution that they prefer is ineffective, a Regional Manager or person sitting in the ESS Branch Coordinator position may have some experience in ESS, but they are not the experts of the situation on the ground. A RR requesting a specific resource should not be discounted, if EMCR deems it not cost effective or inappropriate then a conversation offering alternative solutions should occur.

Issue 5: Page 27 of the Guide refers to unattended minors that arrive at a Reception Centre without a legal guardian. The language on reporting to Ministry of Children and Family Development (MCFD) is too vague.

Under the *Child Family Community Services Act* Section 14 (1):

“A person who has reason to believe that a child needs protection under section 13 must promptly report the matter to a director or a person designated by a director.” ESS

volunteers are not qualified to determine whether the child is safe or not. The Guide should state that if a child arrives without a legal guardian, it must be reported to MCFD.

Issue 6: Under Lodging on page 33 the Guide states: “Additional charges (such as room service or damages) are not covered by ESS and must be paid by the evacuee upon departure from the hotel. These costs are paid by either the evacuee, the First Nation Government or Local Authority or the hotel”.

EMCR has entered the Local Authority and/or First Nation Government into a liability situation for the actions of Evacuees they have no control over. On page 38 of the Guide, it states that the province may cover damages over \$1,000 to a maximum of \$10,000. While that may cover some damages, it keeps the RDBN liable for the actions of Evacuees. If the hotel is left with the burden, the few hotels that currently accept evacuees may cancel all agreements. The province is not considering the impacts to Local Authorities, First Nations, or the hotels willing to help and are downloading responsibilities and the burden of finances on communities that already struggle with the financial burdens of emergency response. This responsibility needs to be removed and the burden put solely on the Evacuee.

Issue 7: The downloading of Emergency Support Services Director (ESSD) responsibilities onto the EPC.

- Page 6 of the Guide states that the EPC is the direct contact for EMCR when a response is required. This is not appropriate as the EPC may not be the subject matter specialist on the local ESS team and its volunteers. The local ESSD should be that contact for EMCR as they are the experts on their team’s response protocols.
- Page 7 of the Guide refers to the preparedness phase:
 - Point two assigns responsibility to the EPC to recruit, train and exercise the ESS volunteers.
These responsibilities have been the responsibility of the ESSD. Before this Guide the ESSD’s role was to manage the ESS program, the volunteers, and the team as a whole and report their readiness to the EPC whose role was to support the ESSD in all activities.
 - Point four, requires the EPC to develop and maintain relationships with local suppliers:
Local suppliers are the backbone of emergency support services. The relationship management of these suppliers has been and must remain the responsibility of the ESSD and their team. The ESS volunteers work closely with the local suppliers to ensure they understand the process and are ready and able to support the evacuees.

In summary it is important that these issues be addressed as quickly as possible to avoid confusion and frustration for the dedicated volunteers that operate our ESS Teams.

ATTACHMENT - (Click on the link below)

[Emergency Support Services Program Guide \(2022\)](#)