



REGIONAL DISTRICT OF BULKLEY-NECHAKO
RURAL/AGRICULTURE COMMITTEE
AGENDA

Thursday, February 9, 2023

<u>PAGE NO.</u>		<u>ACTION</u>
	<u>AGENDA, February 9, 2023</u>	Approve
	<u>Supplementary Agenda</u>	Receive
	<u>MINUTES</u>	
3-6	Rural/Agriculture Committee Meeting Minutes - October 13, 2022	Approve
	<u>AGRICULTURE REPORT</u>	
7-8	Megan D'Arcy, Regional Agriculture Coordinator – Northwest Invasive Plant Council 2023 Budget	Recommendation
	<u>AGRICULTURE DISCUSSION</u>	
9	Megan D'Arcy, Regional Agriculture Coordinator - Commercial Kitchen Map Project	Receive
	<u>VERBAL REPORT – Director Parker</u>	
	<ul style="list-style-type: none">Meeting with the Honourable Pam Alexis, Minister of Agriculture and Food - Veterinarian Shortage and Food Security	
	<u>DEVELOPMENT SERVICES</u>	
	<u>Municipal Referral</u>	
10-36	Cameron Kral, Planning Technician Town of Smithers Zoning Amendment Application No.22-04	Recommendation

<u>PAGE NO.</u>	<u>Rural Report</u>	<u>ACTION</u>
37-53	John Illes, Chief Financial Officer – Rural Government Financial Plan	Receive

SUPPLEMENTARY AGENDA

NEW BUSINESS

ADJOURNMENT

REGIONAL DISTRICT OF BULKLEY-NECHAKORURAL/AGRICULTURE COMMITTEE MEETINGThursday, October 13, 2022

PRESENT:

Chair	Mark Parker
Directors	Mark Fisher Tom Greenaway Clint Lambert – arrived at 9:18 a.m. Chris Newell Jerry Petersen Michael Riis-Christianson Gerry Thiessen
Staff	Curtis Helgesen, Chief Administrative Officer Cheryl Anderson, Director of Corporate Services Nellie Davis, Regional Manager of Economic Development John Illes, Chief Financial Officer Michelle Roberge, Agriculture Coordinator, East Wendy Wainwright, Deputy Director of Corporate Services
Others	Linda McGuire, Village of Granisle Bob Motion, District of Fort St. James

CALL TO ORDER

Chair Parker called the meeting to order at 9:15 a.m.

AGENDA

Moved by Director Riis-Christianson
Seconded by Director Greenaway

RDC.2022-9-1

“That the Rural/Agriculture Committee Agenda for October 13, 2022 be approved.”

(All/Directors/Majority)

CARRIED UNANIMOUSLYMINUTES

Rural/Agriculture Committee
Meeting Minutes
-September 8, 2022

Moved by Director Petersen
Seconded by Director Fisher

RDC.2022-9-2

“That the minutes of the Rural/Agriculture Committee meeting of September 8, 2022 be approved.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

AGRICULTURE REPORTS

Food and Agriculture Plan -Implementation Update

Moved by Director Riis-Christianson
 Seconded by Director Fisher

RDC.2022-9-3

"That the Committee receive the Manager of Regional Economic Development's Food and Agriculture Plan Implementation Update memorandum."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Pollinator Assessment and Agriculture Crop/Climate Analysis for the Bulkley-Nechako and Fraser-Fort George Regions of BC

Moved by Director Fisher
 Seconded by Director Greenaway

RDC.2022-9-4

"That the Committee receive the Agriculture Coordinator's (West) Pollinator Assessment and Agriculture Crop/Climate Analysis for the Bulkley-Nechako and Fraser-Fort George Regions of BC memorandum."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

VERBAL REPORTS - Chair Parker

Veterinary Shortage

- Minister Anne Kang, Ministry of Advanced Education and Skills Training providing funding to secure 20 seats available at the Western College of Veterinary Medicine at the University of Saskatchewan
 - o Future funding not guaranteed
 - o Requires Provincial Treasury approval
 - o Working Group to continue advocacy to ensure continued funding
- Economic Impact Study to be completed end of February 2023.

BC Cattlemen's Meeting in Burns Lake

- Good turnout
- Topic of discussion - Lakes Resiliency
 - o Ministry of Forests decisions impact the agriculture sector
- Director Lambert's work in conducting s100 training
- Recognition for the work the RDBN is doing regarding veterinarian shortages.

RURAL REPORT

Final COVID Relief Funds Allocation

Moved by Director Riis-Christianson
 Seconded by Director Greenaway

RDC.2022-9-5

"That the Committee recommend that the Board approve the following final allocations for COVID-19 Relief Funds:

Electoral Area A (Smithers/Telkwa Rural)

- Regional Transit Service – Operations - \$20,562

Electoral Area B (Burns Lake Rural)

- Regional Transit Service – Operations - \$2,400

Electoral Area C (Fort St. James Rural)

- Fort St. James Music Makers – Insurance and Utilities - \$5,000
- Fort St. James Curling Club – Hydro - \$3,598

Electoral Area E (Francois/Ootsa Lake Rural)

- Regional Transit Service – Operations - \$2,512

Electoral Area F (Vanderhoof Rural)

- Regional Transit Service – Operations - \$9,097

Electoral Area G (Houston/Granisle Rural)

- Village of Granisle – Solar panels for rural connectivity tower - \$3,288
- Granisle Power Boat Club – Insurance and Hydro - \$3,064."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

NEW BUSINESS

Chair's Report

Chair Parker thanked the Rural/Agriculture Committee for the work that has been accomplished on key rural issues in the region. He commented that the RDBN is recognized for its work in agriculture and the RDBN Agriculture Coordinator Position.

IN-CAMERA MOTION

Moved by Director Greenaway
 Seconded by Director Lambert

RDC.2022-9-6

"In accordance with Section 90 of the Community Charter, it is the opinion of the Committee that matters pertaining to Sections 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the committee, could reasonably be expected to harm the interests of the Regional District if they were held in public (legacy funding), may be closed to the public therefore exercise their option of excluding the public for this meeting."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director Newell
Seconded by Director Lambert

RDC.2022-9-7

"That the meeting be adjourned at 9:27 a.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of
Corporate Services



Regional District of Bulkley-Nechako Rural/Agriculture Committee

To: Chair and Committee
From: Megan D'Arcy, Regional Agriculture Coordinator
Date: February 9, 2023
Subject: **Northwest Invasive Plant Council 2023 Budget**

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

That the Committee recommend that the Board approve a contribution of \$35,000 to the Northwest Invasive Plant Council in the 2023 Invasive Plant Control Budget.

BACKGROUND

The 2021 RDBN contribution to the Northwest Invasive Plant Council (NWIPC) through the Invasive Plant Control budget was \$56,500.

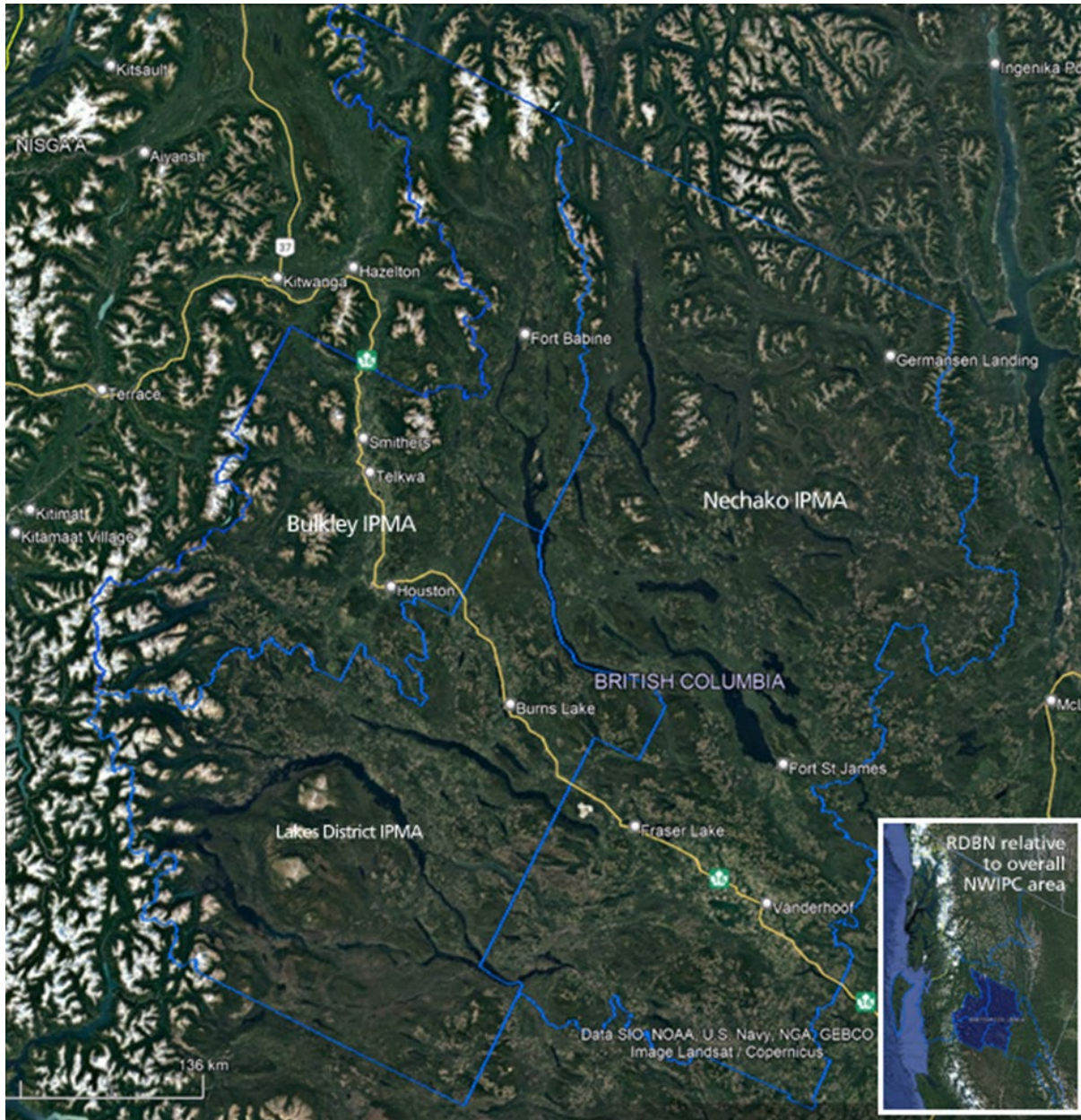
In the budget for 2022, \$15,000 for invasive plant control was re-allocated to the Environmental Services budget to reflect work on Transfer Station properties and \$25,000 was budgeted for treatment on private land in the Invasive Plant Control service area within the RDBN, which is a rural service. This resulted in an overall decrease in funding to the NWIPC of \$16,500 in 2022.

In the budget for 2023, staff advocate for a contribution of \$35,000 in the Invasive Plant Control budget to support the ongoing work of NWIPC on private land in the RDBN (in addition to the \$15,000 committed in the Environmental Services budget). Without a return towards previous funding levels, staff are concerned that areas identified as problematic will not receive the treatment they require due to budget restrictions.

The RDBN's contribution to the NWIPC is delivered upon receipt of invoices detailing work completed, and not as a grant at the start of the season.

2022 Treatment Summary
Breakdown of Surveys by Percent – RD Owned vs Private Land

	Cumulative Est. Area (ha)	Percent
RD Owned	92	26%
Private	260	74%
Total	352	100%





Regional District of Bulkley-Nechako Rural/Agriculture Committee

To: Chair and Committee
From: Megan D'Arcy, Regional Agriculture Coordinator
Date: February 9, 2023
Subject: **Commercial Kitchen Map Project**

RECOMMENDATION: (all/directors/majority)

Receive.

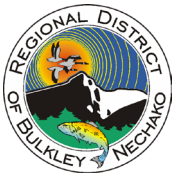
BACKGROUND

Following completion of the RDBN's Food Hub Feasibility Study, Economic Development Staff did outreach to local organizations to compile information about commercial kitchens available for rent to a third party, including rental rates, available equipment and contact information. The information was compiled in a google map with locations pins.

The goal of the map is to provide information to producers or residents interested in renting commercial kitchen space for secondary processing of food products.

This information was originally compiled in 2021 and will be reviewed and made available on the Agriculture page of the RDBN website this Spring. If Directors receive inquiries about facilities in their area, they are welcome to provide the map or RDBN staff contact information for follow-up.

The online [Commercial Kitchen Facility Map](#) is linked here.



REGIONAL DISTRICT OF BULKLEY-NECHAKO

STAFF REPORT

TO: Chair and Committee
FROM: Cameron Kral, Planning Technician
DATE: February 09, 2023
SUBJECT: Town of Smithers Zoning Amendment Application No. 22-04

RECOMMENDATION

all/directors/majority

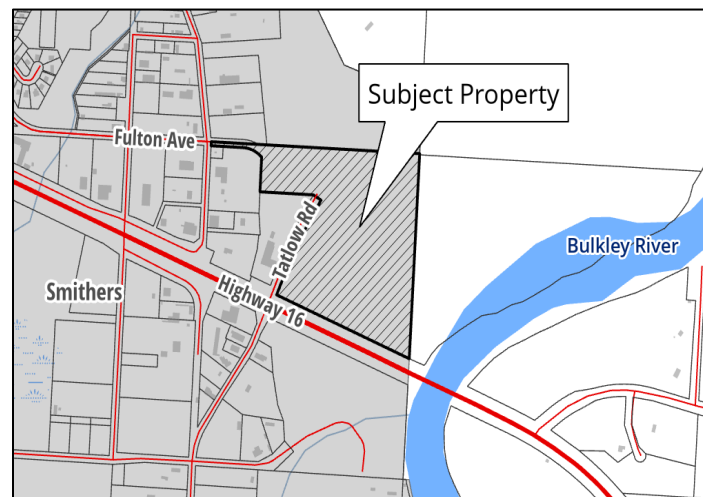
That staff inform the Town of Smithers that the Regional District of Bulkley-Nechako has no comments or concerns regarding Zoning Amendment Application No. 22-04.

DISCUSSION

The Town of Smithers has entered into a sale agreement for the proposed Lot 1 on Tatlow Road North. As a condition of sale, the Town must subdivide the subject property into Lots 1, 2 and 3, and rezone Lots 1 and 2 from the C-5 Large Scale Retail Commercial Zone to the M-2 Medium Industrial Zone. Lot 3 will remain in the C-5 Large Scale Retail Zone (see referral package). In addition, the proposal includes housekeeping amendments to amend the Schedule A: Zoning Map of the Town of Smithers Zoning Bylaw No. 1936 (see referral package).

The subject property is currently undeveloped and is zoned both C-5 Large Scale Retail Commercial and P-1 Public Amenity. Proposed Lots 1 and 3 are adjacent to the RDBN and ALR.

The adjacent RDBN properties will receive notification of the public hearing and a park use covenant will be registered over the P-1 portion of the property, along Lots 1 and 3 (see referral package), creating a 30 m buffer. However, confirmation of the covenant language could not be confirmed at the time of writing this report.



There are existing industrial uses in the Tatlow Road area farther south and the proposal aligns with the policies of the Smithers Telkwa Rural OCP No. 1704, 2014 to encourage new industrial uses within the boundaries of the Town of Smithers and Village of Telkwa.

Planning Department staff have no concerns or recommended comments regarding the proposal.

Attachments

- Town of Smithers Referral Package



January 13th, 2023

FILE: 3360-20/R22-04

Jason Llewellyn, RPP, MCIP
Director of Planning
Regional District of Bulkley Nechako,
Burns Lake, British Columbia

VIA EMAIL: Jason.llewellyn@rdbn.bc.ca

Dear Jason,

RE: Bylaw No. 1947 – Town of Smithers Zoning Bylaw No. 1936 Amendment No. 22-04

On December 3rd, 2022, the Town initiated a Zoning Amendment Application for Lot 1 and 2, Tatlow Road North (current parent parcel PID 006-367-330), legally described as Lot C Section 30 Township 4 Range 5 Coast District Plan 9227 Except Plans 9533 and PRP13346. The parcel is currently undeveloped.

In 2022, the Town of Smithers entered into a sale agreement with a proposed buyer of Lot 1 on Tatlow Road North. To complete the terms in the sale agreement, the Town must subdivide the parent property from one lot (Lot C) into 3 new lots (Lot 1, 2, and 3) and rezone Lots 1 and 2 from C-5 Large Scale Retail to M-2 Medium Industrial Zone. The proposed zoning bylaw also includes housekeeping amendments to correct errors identified on the recently adopted Schedule A: Zoning Map of the Town of Smithers Zoning Bylaw No. 1936 – these items are listed under s 3.2 to 3.6 of the proposed bylaw. At its Regular Meeting on December 13th, 2022, the Town of Smithers Council gave first and second readings to Bylaw No. 1947.

Given that the subject parcel share boundaries with the RDBN, please provide the contact details of the owners/ tenants of the properties identified in the 60-meter boundary map attached at your earliest convenience. Additionally, please review the proposed bylaw and the supporting documents and relay any concerns/comments you may have within 30 days. If no response is received, it will be assumed that your organization's interests are unaffected.

Please do not hesitate to call me at (250) 847-1600, if you have any questions or require more information.

Sincerely,

Deepa Chandran
Planner, Town of Smithers

DC

n:\3000-3699 land administration\3360 zoning and rezoning\3360-20 - applications by year\2022\r22-04 (tatlow rezoning)\proc\mot\moti referral r22-04.doc



REPORT TO COUNCIL

DATE: December 5th, 2022

REPORT: DEV 22-111

FROM: Annie Girdler, Planning Technician

FILE: 3360-20/R22-04

SUBJECT: Town-Initiated Zoning and OCP Amendments for Tatlow Road North and Housekeeping Amendments to Zoning Bylaw 1936 and OCP Bylaw 1935

RECOMMENDATIONS:

1. THAT Council give First Reading to Bylaw No. 1947 – Town of Smithers Zoning Bylaw No. 1936 Amendment No. 22-04 and Housekeeping Amendments;
2. THAT Council give Second Reading to Bylaw No. 1947 – Town of Smithers Zoning Bylaw No. 1936 Amendment No. 22-04 and Housekeeping Amendments;
3. THAT Council give First Reading to Bylaw No. 1948 – Town of Smithers Official Community Plan Bylaw No. 1935 Housekeeping Amendments;
4. THAT Council give Second Reading to Bylaw No. 1948 – Town of Smithers Official Community Plan Bylaw No. 1935 Housekeeping Amendments; and
5. THAT Council waive the presentation requirement to the Advisory Planning Commission of Bylaw 1948, given that this is a Town-initiated OCP Amendment.

BACKGROUND

Application:

This Town-initiated rezoning is explained below and in the application (see Attachment 1). In 2022, the Town of Smithers entered into a sale agreement with a proposed buyer of Lot 1 on Tatlow Road North (see Attachment 2). To complete the terms in the sale agreement, the Town must subdivide the parent property from one lot (Lot C) into 3 new lots (Lot 1, 2, and 3) and rezone Lots 1 and 2 from C-5 Large Scale Retail to M-2 Medium Industrial Zone.

CAO <input type="checkbox"/>	Dir/FIN <input type="checkbox"/>	PCSO <input type="checkbox"/>	Agen Date: December 13 th , 2022
Dir/CS <input type="checkbox"/>	Dir/DS <input type="checkbox"/>	EC/DEV <input type="checkbox"/>	Closed Agen Date:
EXEC. ASST <input type="checkbox"/>	Dir/OPS <input type="checkbox"/>	REC <input type="checkbox"/>	Agenda Placement: Staff 'A'
HR <input type="checkbox"/>	Dir/COM <input type="checkbox"/>	BLDG INS <input type="checkbox"/>	Other:
MAYOR <input type="checkbox"/>	AIRPORT <input type="checkbox"/>	PLANNER <input type="checkbox"/>	
COUNCIL <input type="checkbox"/>	FIRE <input type="checkbox"/>	WEBSITE <input type="checkbox"/>	

The subdivision is in progress, with subdivision plans completed by HBH Land Surveying Inc. on August 18th, 2022. Along the southeast side of the property is a park use covenant, to be registered on Lots 1 and 3 (see Attachment 3). This subdivision will also establish a road right-of-way that will enable a connection from Tatlow Road North to Fulton Avenue (see Attachment 2).

The sale is expected to be completed in early 2023. Since Lot 1 is currently undeveloped, as are Lots 2 and 3, the buyer will be required to apply for the applicable permits for any further impacts to the property, such as future development plans, building plans, etc. This rezoning is to fulfill the requirement of the sale agreement only. Further proposals to the lots will be reviewed by staff with reports to Council, if required.

Housekeeping Amendments:

On October 11th, 2022, the Town of Smithers Council formally adopted a new Zoning Bylaw and Official Community Plan (Bylaw Numbers 1936 and 1935 respectively) to replace the outdated, pre-existing bylaws. Over the past year and a half, Town staff have been working with McElhanney planning consultants to update these bylaws. An unintended consequence of completely recreating the Zoning Map Schedule A and OCP Land Use Map 1, was the accidental “amendment” of 4 specific parcels from their previous public amenity zones to a low-density residential zone and respective OCP land use designation. The consultants created all new maps for the Zoning Bylaw and OCP using advanced GIS software to enable easy future amendments and administration by Town staff. In doing so, many new R-2 low density residential parcels were created. Four (4) parcels were inadvertently coded to the incorrect layer of the new maps (R-2) and therefore appear as low density residential when they should have been coded to the correct public amenity layers listed in Table 1 and 2. As a result, Staff are intending to correct these accidental changes to the maps as housekeeping amendments.

Table 1 - Zoning

Civic Address	Zone	Correction
3377 3 rd Avenue	R-2	P-1A
3955 3 rd Avenue (Dze L K'ant Friendship Hall)	R-2	P-2
Bulkley Drive Park	R-2	P-1
3787 16 th Avenue	R-2	P-2

Table 2 - OCP

Civic Address	OCP Designation	Correction
3377 3 rd Avenue	Medium Density Residential	Low Density Residential
3955 3 rd Avenue (Dze L K'ant Friendship Hall)	Medium Density Residential	Institutional

Bulkley Drive Park	Parks, Open Space and Trails	None Required
3787 16 th Avenue	Medium Density Residential	None Required

DISCUSSION

The rezoning of Lots 1 and 2 on Tatlow Road North will contribute valuable industrial land to the local economy, approximately 12 acres combined. The current zoning of the parent property, C-5 Large Scale Retail, has been under-utilized historically. However, given that Lot 3 will remain in the C-5 zone, there is still a future possibility of commercial development on the Town-owned site.

Approving the staff housekeeping requests to amend the maps will ensure accuracy of the new Zoning Map and OCP Land Use Map and avoid the creation of new non-conforming parcels.

POLICY CONSIDERATIONS:

The adoption of municipal zoning bylaws is supported by Section 180 of the *Local Government Act*. Section 349 of the *Local Government Act* enables municipalities to amend or repeal existing bylaws.

Section 6 “Growth Management and Land Use” of the Town of Smithers Official Community Plan (page 45) states that the Tatlow Road area is suitable for industrial use. Additionally, Section 6.2.7.1 states that the intent of the Light Industrial land use designation is to provide lands for enclosed manufacturing, processing, assembly, construction trades, or similar, all of which are critical economic drivers in Smithers. The M-2 zone and Light Industrial Land Designation are supportive of diversity and flexibility, as residential rental suites are permitted as auxiliary uses to support other community objectives. Therefore, rezoning Tatlow North will not have any future adverse impacts to land use or housing.

ENVIRONMENTAL IMPLICATIONS:

The proposed rezoning will likely have no adverse environmental impacts of Lots 1 and 2 Tatlow Road North, as the land is currently undeveloped. Any further proposed changes, buildings, or projects will be subject to further Town review and evaluation in the form of the appropriate permit application (Development, Building, Temporary Use, etc.).

The proposed housekeeping Zoning and OCP amendments have no direct environmental implications, as the land uses will be reverted back to their pre-existing designations and zones, effectively enabling no change in environmental regulation.

CONCLUSION:

Acknowledging that this is a Town-initiated request as a result of staff acting in best interest of the Town, staff recommend that Council approve the bylaw amendments as per the Recommendations.

NEXT STEPS:

1. Hold a Public Hearing for the Rezoning of Lots 1 and 2 Tatlow Road North.
2. Seek approval from the Ministry of Transportation and Infrastructure to meet the compliance requirements of the *Transportation Act* in order to rezone Lots 1 and 2 Tatlow Road North.

ATTACHMENTS:

1. Application R22-04
2. Subject Property Map (Tatlow North)
3. OCP and Zoning Maps (Tatlow North)
4. Zoning Maps (Housekeeping Amendments)
5. OCP Maps (Housekeeping Amendments)
6. Bylaw 1947 Zoning Amendments
7. Bylaw 1948 OCP Amendments

Respectfully submitted by:

Annie Girdler
Planning Technician



Reviewed by:



Mark Allen
Director, Development Services

Submission approved by:



Dianna Plouffe
Chief Administrative Officer



PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0
 Telephone (250) 847-1600 Fax (250) 847-1601
 www.smithers.ca

DEVELOPMENT PROPOSAL APPLICATION

APPLICATION TYPE: Enter all applications under miscellaneous (MS) category development (DEV)

- Joint Official Community Plan & Zoning Amendment (\$1,500) DEV001
- Official Community Plan Amendment (\$1,200) DEV001
- Zoning Amendment (\$1,000) DEV001
- Development Permit Amendment (\$200) DEV003
- Temporary Use Permit (\$600) DEV003
- Board of Variance (\$800) DEV003
- Development Variance Permit (\$400) DEV003
- Environmental Development Permit (\$400) DEV003
- Form & Character Development Permit (\$400) DEV003

APPLICANT INFORMATION

APPLICANT	REGISTERED OWNER(S)
Name(s): <u>Town of Smithers</u>	Name(s): <u>Smithers, Town of</u>
Mailing address: <u>1027 Aldous St.</u>	Mailing address: <u>1027 Aldous St.</u>
Phone: <u>250-847-1600</u>	Phone: <u>250-847-1600</u>
Fax/Email: _____	Fax/Email: _____

SUBJECT PROPERTY INFORMATION

Civic address: Tatlow Road North

Legal description: Lot 1,2 of Lot C Section 30 Township 4 Range 5 Coast

Description of the present use of the property: District Plan 9227 Except Plans 9533 and PRP13346

Parcels are undeveloped.

Existing OCP designation: Light Industrial Existing zoning designation: C5

Proposed OCP designation: Light Industrial Proposed zoning designation: M2

PROPOSAL DESCRIPTION (supplemental letter of intent/rationale is encouraged):

Rezone Tatlow North (Lot 1 & 2) from C5 to M2 (Medium Industrial zone) to fulfill the requirements for the sale of the parcels, as per the sale agreement. This is a Town initiated zoning amendment to Bylaw 1936 (2022).

ATTACHMENT CHECKLIST

A) PLEASE ATTACH THE FOLLOWING FOR ALL APPLICATIONS:

- Letter of authorization if the applicant is other than the registered owner(s).
- Site profile in accordance with the *Environmental Management Act* and *Contaminated Sites Regulation*.
- Site plan (including 1 set of reduced 8.5x11 plans) showing:
- Location of existing and proposed buildings and structures, lot dimensions & setbacks.
 - Parking areas, loading space, access/egress, garbage areas & landscaping.
 - North arrow & scale.
 - Measurements in metric (imperial measurements may also be included).
- Supplemental letter of intent & rationale is strongly encouraged but not required.
- Other information as necessary to assess the development proposal.

B) OCP &/OR ZONING AMENDMENT APPLICATIONS ONLY:

- Acknowledge sign notification posting requirements as specified by the Town of Smithers.

C) ENVIRONMENTAL DEVELOPMENT PERMIT APPLICATIONS ONLY:

- Plans showing:
- Toe of slope and top of bank;
 - Location of watercourses and any watercourse setback areas that are located on or that abut the site;
 - Existing and proposed grades, including details on proposed retaining walls;
 - Floodplain areas;
 - Areas to be cleared, areas of cut and fill and proposed sequencing/timing.

D) FORM & CHARACTER DEVELOPMENT PERMIT APPLICATIONS ONLY:

- Elevation drawings illustrating all sides of the building(s) & including proposed signage details.
- Exterior samples and materials.

E) TEMPORARY USE PERMIT APPLICATIONS ONLY:

- Rationale & long term plan outlining when & how temporary use will be ended, buildings/area to be used, hours of use & site rehabilitation.
- Permit length requested (max. 3 years): _____

AUTHORIZATION

As the applicant or approved agent, I hereby make application in accordance with the above-stated information and declare that the statements are true and correct.

I understand that this application form is a public document and that any and all information contained in it, including personal information as defined in the *Freedom of Information and Protection of Privacy Act* of BC, is open for inspection by the public and may be reproduced and distributed to the public as part of a report(s) to Council or for purposes of a public hearing.

I acknowledge that fees as per the Town of Smithers Development Procedures Bylaw No. 1807 do not imply or guarantee application approval.

Applicant Signature: 

Date: Dec. 3, 2022

Your personal information is maintained in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the use of your personal information, please call the Director of Corporate Services for the Town of Smithers at 250-847-1600.



BYLAW NO. 1947

TOWN OF SMITHERS ZONING BYLAW NO. 1936 AMENDMENT NO. 22-04

WHEREAS the Council may, under the authority of Section 479 of the *Local Government Act*, create different zones and regulate uses, density, and siting within each zone;

NOW THEREFORE the Council of the Town of Smithers, in open meeting assembled, hereby enacts as follows:

1. CITATION:

- 1.1 This bylaw may be cited as “Bylaw No. 1947 – Town of Smithers Zoning Bylaw No. 1936 Amendment No. 22-04” and takes effect as of the date of adoption.

2. ADMINISTRATIVE PROVISION:

- 2.1 If any section, subsection, sentence, clause or phrase in this bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portion of the bylaw.

3. MAP AMENDMENTS:

- 3.1. The Zoning map of the Town of Smithers Zoning Bylaw No. 1936 (shown on Schedule A) is amended by changing the zoning designation of the subject property, legally described as Lots 1 & 2 Lot C Section 30 Township 4 Range 5 Coast District Plan 9227 Except Plans 9533 and PRP 13346 and forming part of this Bylaw:

From: C-5 Large Scale Retail Commercial

To: M-2 Medium Industrial

- 3.2. The Zoning map of the Town of Smithers Zoning Bylaw No. 1936 (shown on Schedule B) is amended by changing the zoning designation of the subject property, legally described as Parcel A (Plan 11249) Block 35 District Lots

TOWN OF SMITHERS

BYLAW NO. 1947

Page 2

1053 And 5289 Range 5 Coast District Plan 1054 and forming part of this Bylaw:

From: R-2 Low Density Residential

To: P-1A Public Utility Zone

- 3.3. The Zoning map of the Town of Smithers Zoning Bylaw No. 1936 (shown on Schedule B) is amended by changing the zoning designation of the subject property, legally described as Lot B District Lot 865 Range 5 Coast District Plan 12181 Except Plan 12482 and forming part of this Bylaw:

From: R-2 Low Density Residential

To: P-2 Public Use Two Zone

- 3.4. The Zoning map of the Town of Smithers Zoning Bylaw No. 1936 (shown on Schedule B) is amended by changing the zoning designation of the subject property, Bulkley Drive Park, legally described as Plan PRP12075 and forming part of this Bylaw:

From: R-2 Low Density Residential

To: P-1 Public Amenity Zone

- 3.5. The Zoning map of the Town of Smithers Zoning Bylaw No. 1936 (shown on Schedule B) is amended by changing the zoning designation of the subject property, legally described as Parcel A (Being A Consolidation of Lots 19, 20, 21 And 22, See Ca7646742) Block 171 Section 30 Township 4 Range 5 Coast District Plan 1054 and forming part of this Bylaw:

From: R-2 Low Density Residential

To: P-2 Public Use Two Zone

TOWN OF SMITHERS

BYLAW NO. 1947

Page 3

READ A FIRST TIME THIS DAY OF , 2022.

READ A SECOND TIME THIS DAY OF , 2022.

PUBLIC HEARING HELD THIS ____ DAY OF _____, 2022.

READ A THIRD TIME THIS ____ DAY OF _____, 2022.

RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE ON THIS ____ DAY OF _____, 2022.

ADOPTED THIS ____ DAY OF _____, 2022.

The Corporate Seal of the Town of Smithers
was hereto affixed in the presence of:

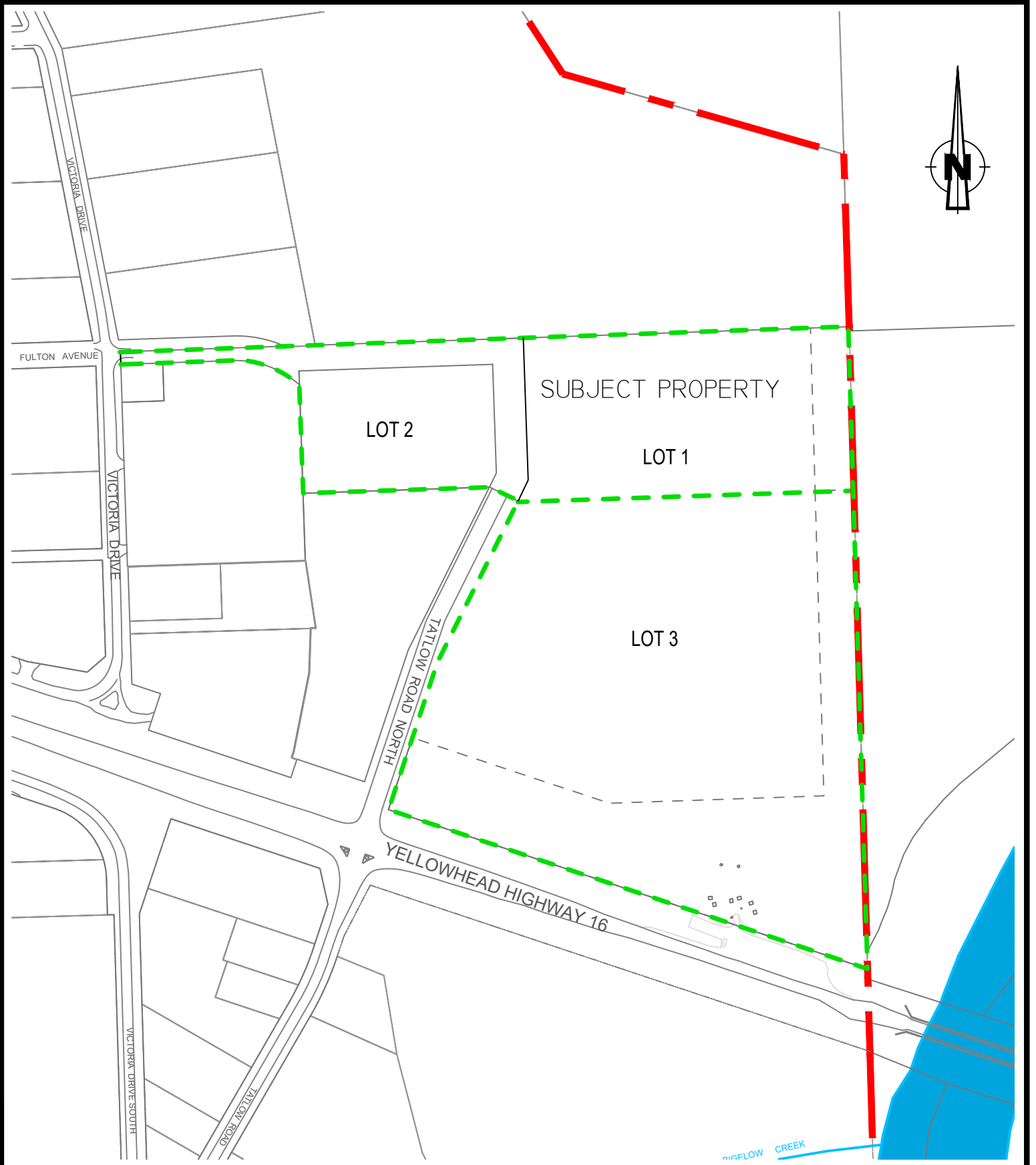
Gladys Atrill
Mayor

Dianna Plouffe
Chief Administrative Officer

**CERTIFIED A TRUE AND CORRECT
COPY** of “Bylaw No. 1947 – Town of
Smithers Zoning Bylaw No. 1936
Amendment No. 22-04”.

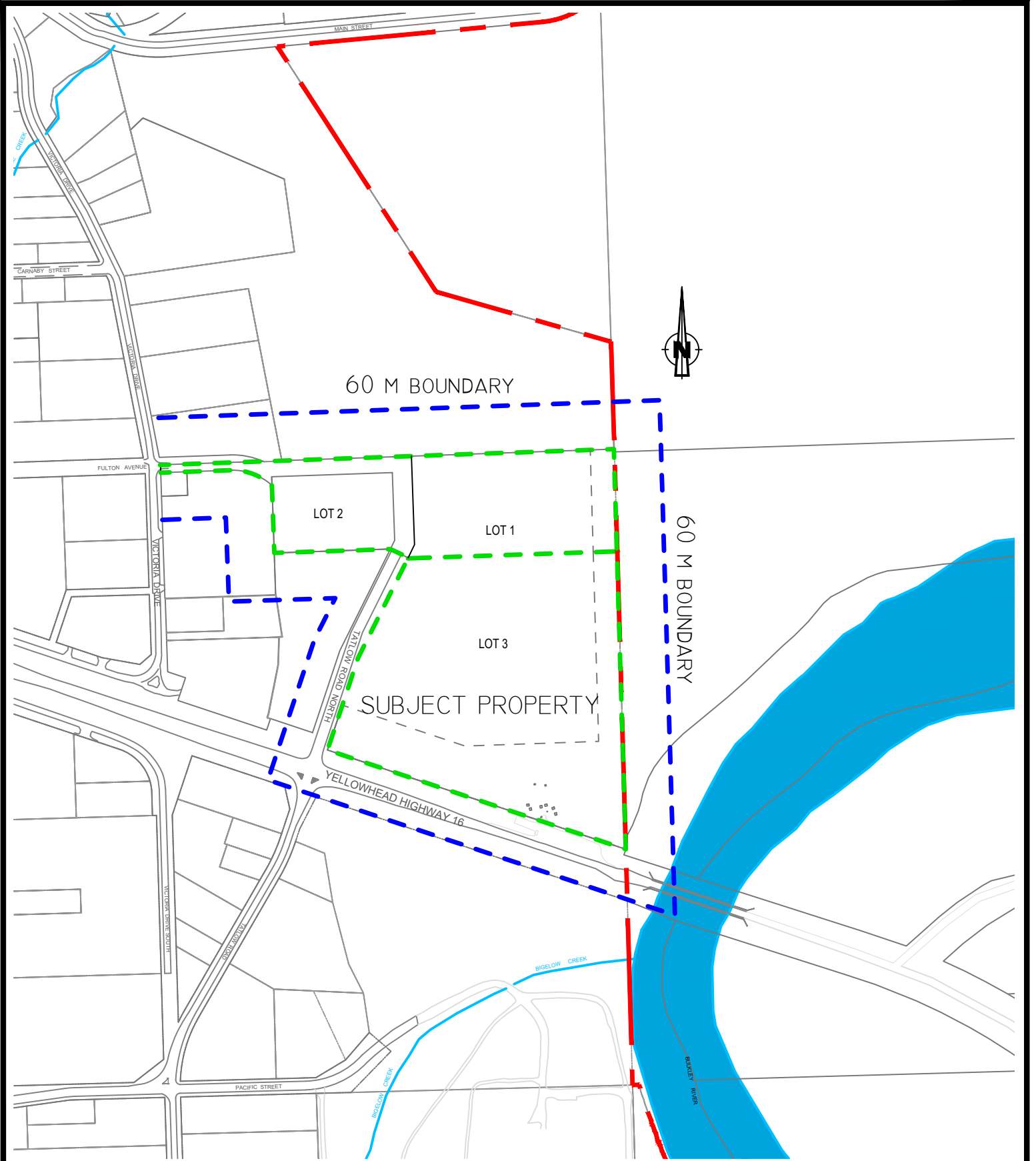
Dianna Plouffe
Corporate Officer

AG/MA



TITLE:
 Zoning Amendment
 Application R22-04
 SUBJECT PROPERTY MAP

SCALE: NTS	
DRAWN BY: AG	DATE: 2022/12/01
APPROVED BY: MFA	DATE: 2022/12/01
DRAWING PATH: \\srv1\pccommon\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20- APPLICATIONS BY	



TITLE:
 Zoning Amendment
 Application R22-04
 60M BOUNDARY MAP

SCALE: NTS

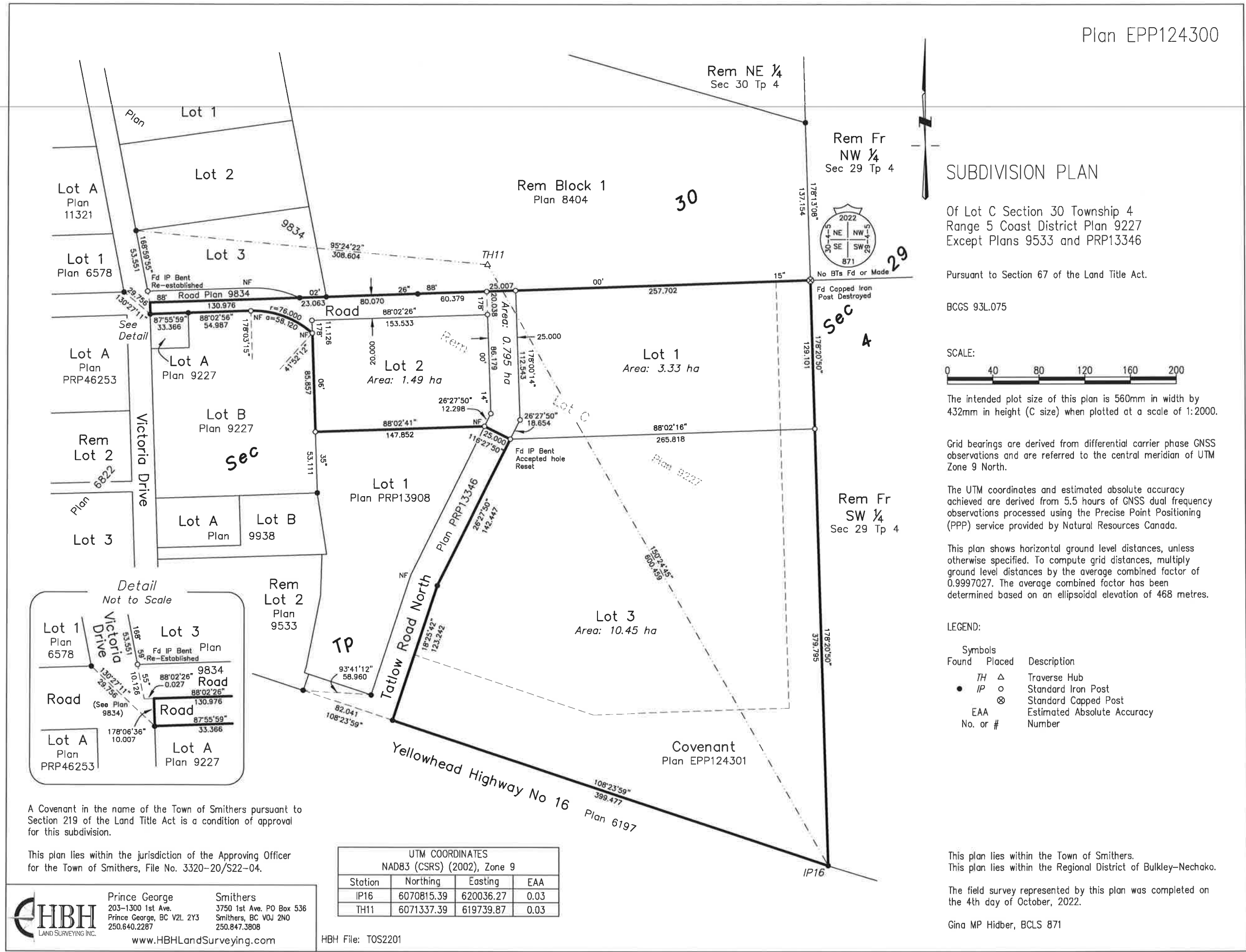
DRAWN BY: AG

DATE: 2022/12/01

APPROVED BY: MFA

DATE: 2022/12/01

DRAWING PATH: N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2022\R22-04 (Tally)



SUBDIVISION PLAN

Of Lot C Section 30 Township 4
Range 5 Coast District Plan 9227
Except Plans 9533 and PRP13346

Pursuant to Section 67 of the Land Title Act.

BCGS 93L.075



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:2000.

Grid bearings are derived from differential carrier phase GNSS observations and are referred to the central meridian of UTM Zone 9 North.

The UTM coordinates and estimated absolute accuracy achieved are derived from 5.5 hours of GNSS dual frequency observations processed using the Precise Point Positioning (PPP) service provided by Natural Resources Canada.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9997027. The average combined factor has been determined based on an ellipsoidal elevation of 468 metres.

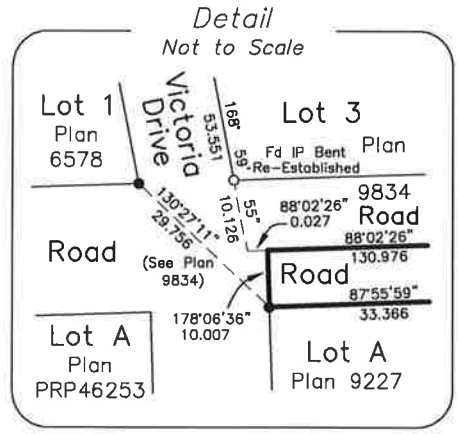
LEGEND:

Symbols Found	Placed	Description
TH	△	Traverse Hub
IP	○	Standard Iron Post
	⊗	Standard Capped Post
EAA		Estimated Absolute Accuracy
No. or #		Number

This plan lies within the Town of Smithers.
This plan lies within the Regional District of Bulkley-Nechako.

The field survey represented by this plan was completed on the 4th day of October, 2022.

Gina MP Hidber, BCLS 871



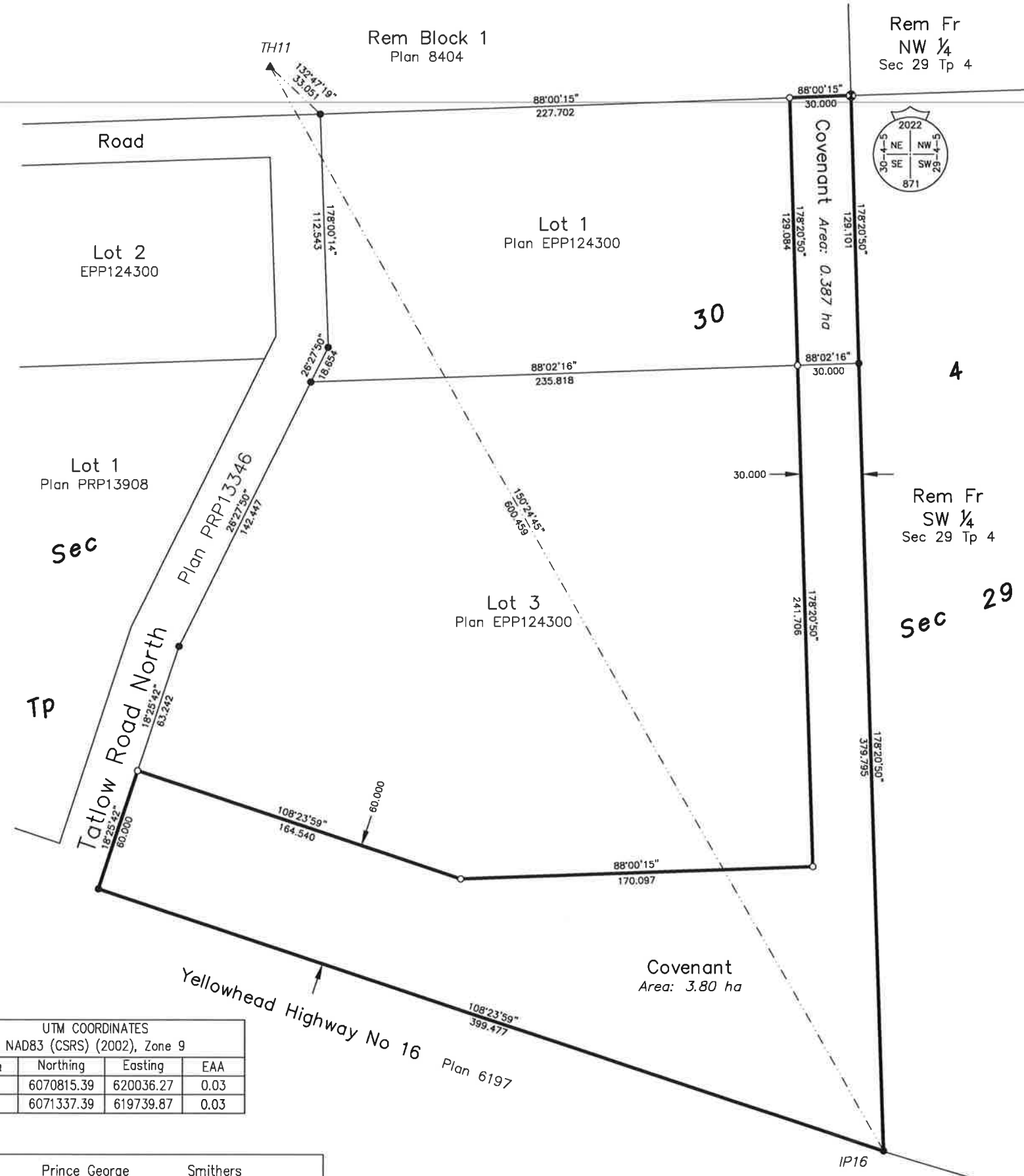
A Covenant in the name of the Town of Smithers pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision.

This plan lies within the jurisdiction of the Approving Officer for the Town of Smithers, File No. 3320-20/S22-04.

UTM COORDINATES			
NAD83 (CSRS) (2002), Zone 9			
Station	Northing	Easting	EAA
IP16	6070815.39	620036.27	0.03
TH11	6071337.39	619739.87	0.03

HBH LAND SURVEYING INC.
 Prince George 203-1300 1st Ave. Prince George, BC V2L 2Y3 250.640.2287
 Smithers 3750 1st Ave. PO Box 536 Smithers, BC V0J 2N0 250.847.3808
 www.HBHLandSurveying.com

HBH File: TOS2201



REFERENCE PLAN

Of Part of Lot 1 and Part of Lot 3
Section 30 Township 4
Range 5 Coast District Plan EPP124300

Pursuant to Section 99(1)(e) of the Land Title Act.
For Covenant Purposes

BCGS 93L.075

SCALE:



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:1500.

BOOK OF REFERENCE:

Description:	Area:
Covenant Within Lot 1 Plan EPP124300	0.387 ha
Covenant Within Lot 3 Plan EPP124300	3.80 ha
Total:	4.19 ha

Grid bearings are derived from differential carrier phase GNSS observations and are referred to the central meridian of UTM Zone 9 North.

The UTM coordinates and estimated absolute accuracy achieved are derived from 5.5 hours of GNSS dual frequency observations processed using the Precise Point Positioning (PPP) service provided by Natural Resources Canada.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9997027. The average combined factor has been determined based on an ellipsoidal elevation of 468 metres.

LEGEND:

Found	Placed	Description
▲	TH	Traverse Hub
●	IP	Standard Iron Post
⊙	CP	Standard Capped Post
EAA		Estimated Absolute Accuracy
No. or #	#	Number

This plan lies within the Town of Smithers.
This plan lies within the Regional District of Bulkley-Nechako.

The field survey represented by this plan was completed on the 4th day of October, 2022.

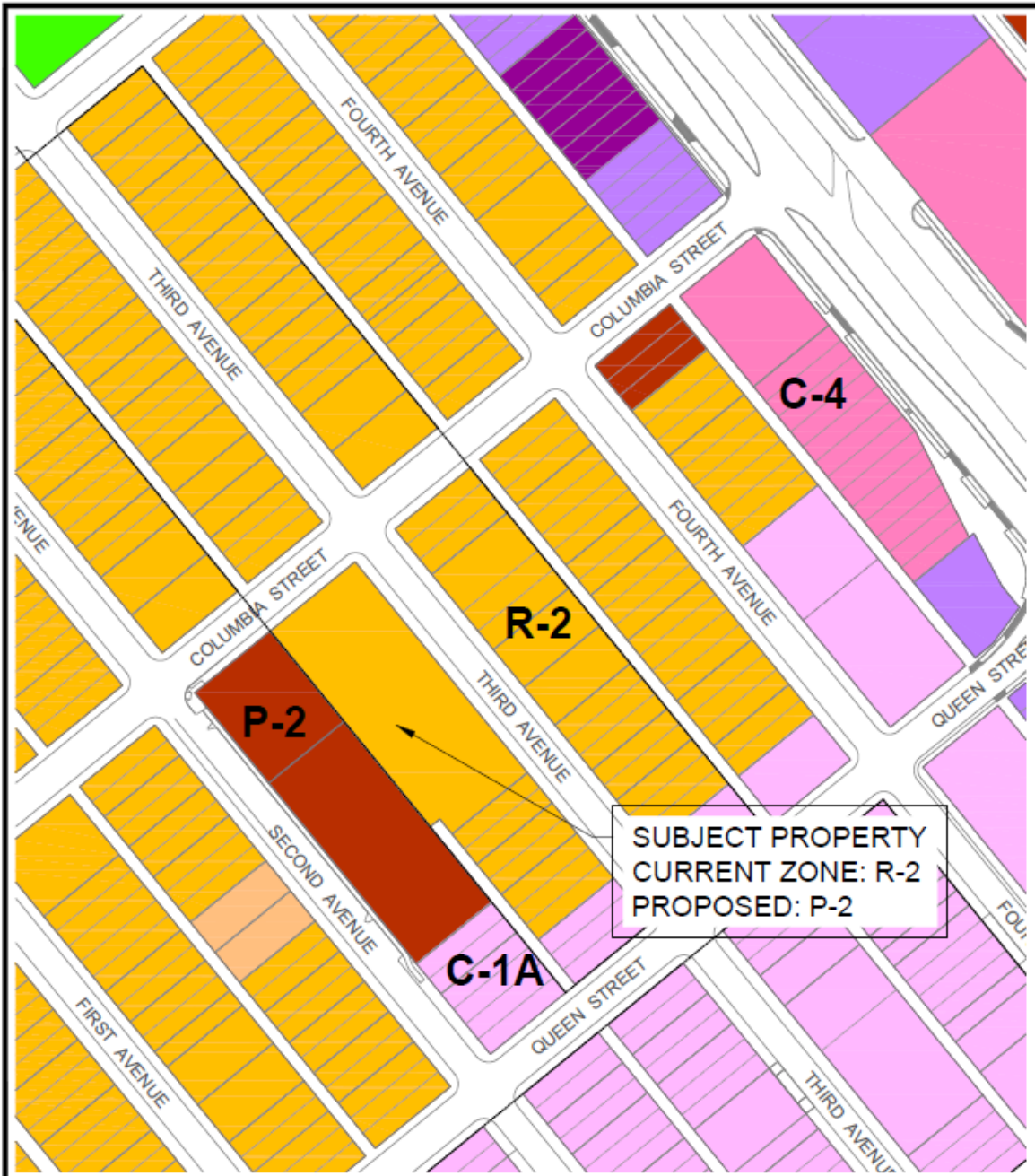
Gina MP Hidber, BCLS 871

UTM COORDINATES NAD83 (CSRS) (2002), Zone 9			
Station	Northing	Easting	EAA
IP16	6070815.39	620036.27	0.03
TH11	6071337.39	619739.87	0.03

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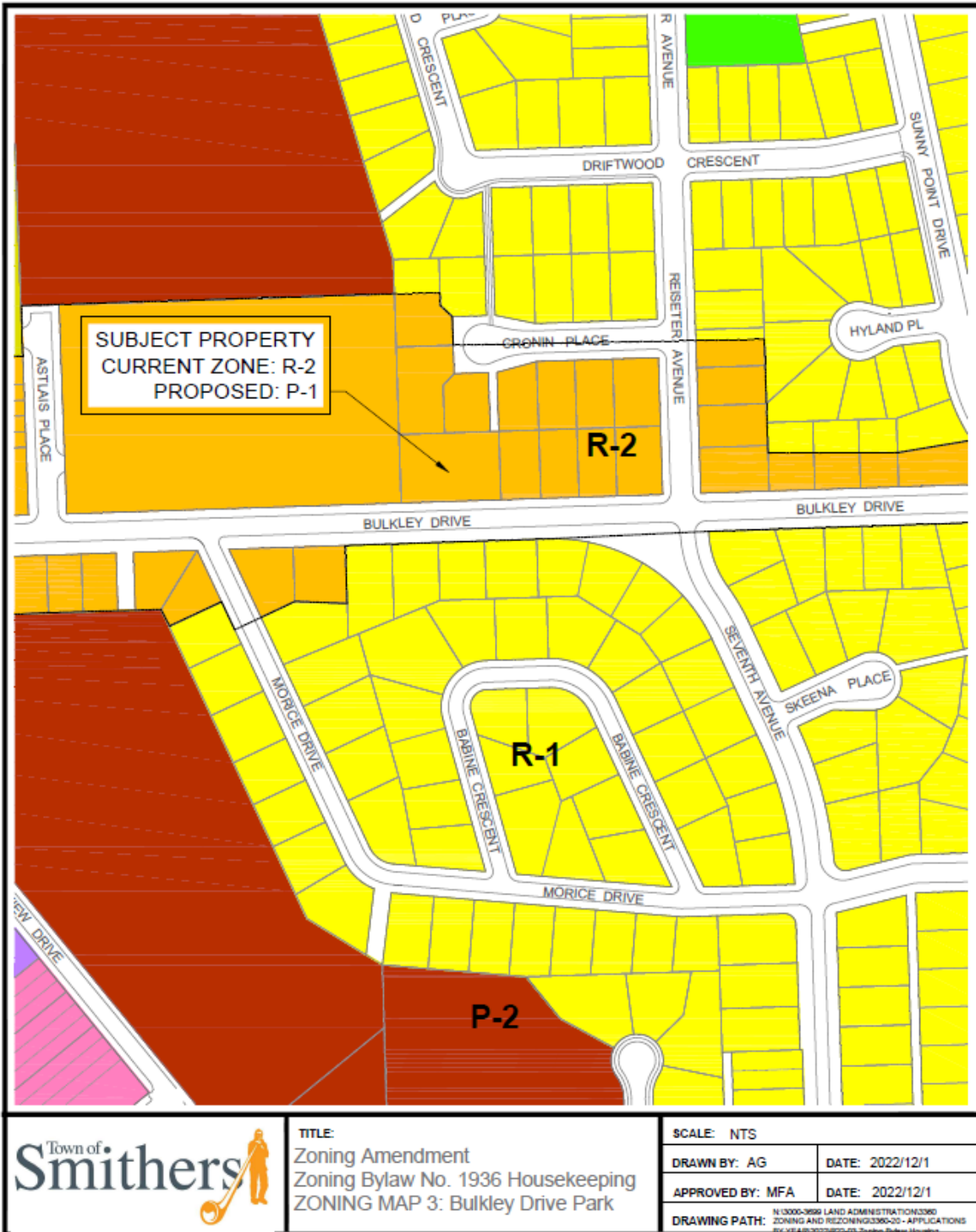
HBH File: TOS2201

TOWN OF SMITHERS
BYLAW NO. 1947



	TITLE: Zoning Amendment Zoning Bylaw No. 1936 Housekeeping ZONING MAP 2: 3955 3RD AVE	SCALE: NTS	
		DRAWN BY: AG	DATE: 2022/12/1
		APPROVED BY: MFA	DATE: 2022/12/1
		DRAWING PATH: N:\3000-3955 LAND ADMINISTRATION\3955 ZONING AND REZONING\3955-00 - APPLICATIONS\3955-00-0000-00.dwg	

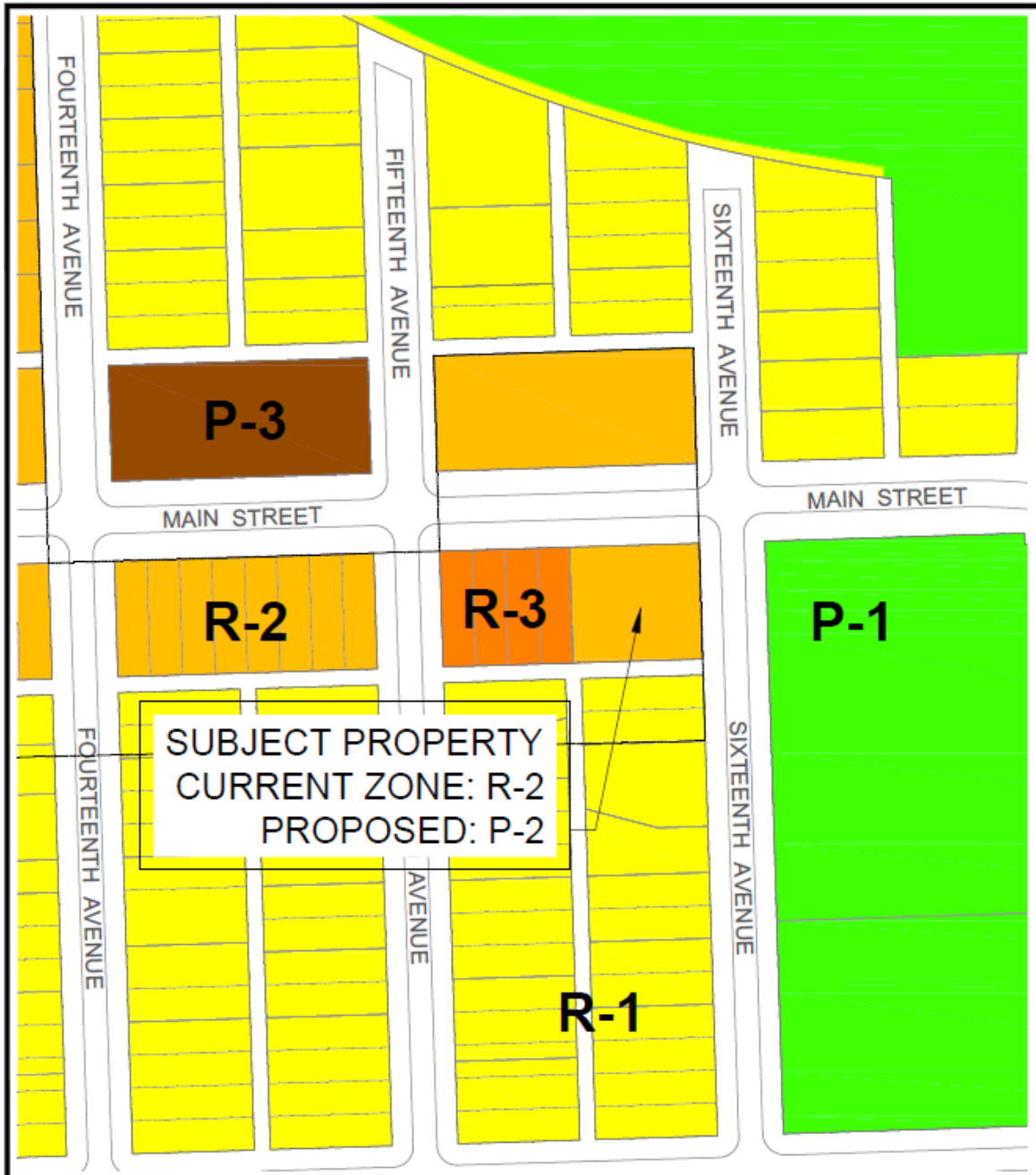
TOWN OF SMITHERS
BYLAW NO. 1947




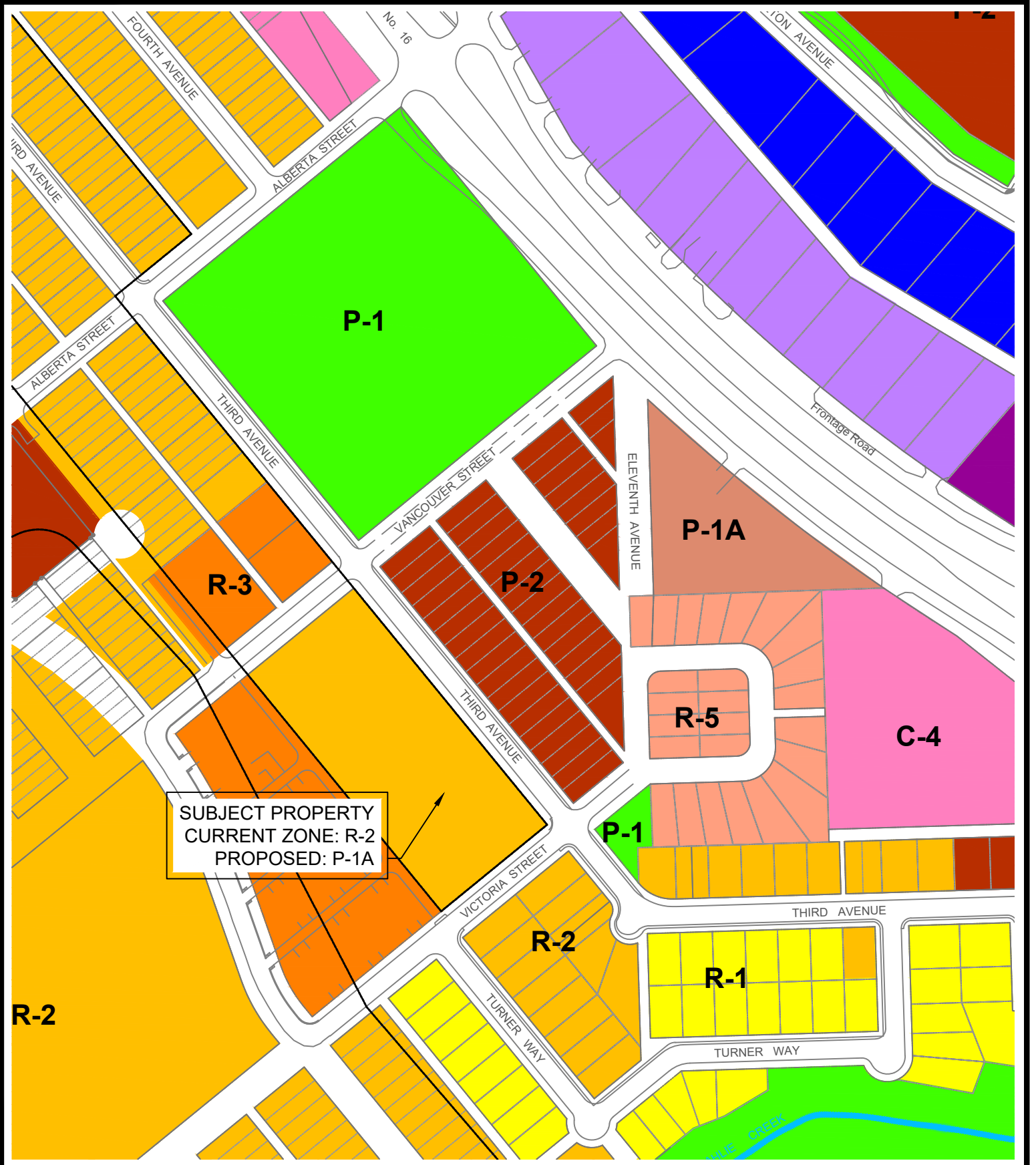
TITLE:
Zoning Amendment
Zoning Bylaw No. 1936 Housekeeping
ZONING MAP 3: Bulkley Drive Park

SCALE: NTS	
DRAWN BY: AG	DATE: 2022/12/1
APPROVED BY: MFA	DATE: 2022/12/1
DRAWING PATH:	<small>N:\3000-3950 LAND ADMINISTRATION\3390 ZONING AND REZONING\3390-00 - APPLICATIONS FOR ZONING AMENDMENTS\2022\05-2022-Bulkley Drive</small>

TOWN OF SMITHERS
BYLAW NO. 1947



	TITLE: Zoning Amendment Zoning Bylaw No. 1936 Housekeeping ZONING MAP 4: 3787 16TH AVENUE	SCALE: NTS	
		DRAWN BY: AG	DATE: 2022/12/1
		APPROVED BY: MFA	DATE: 2022/12/1
		DRAWING PATH: N:\3000-3950 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-03 - APPLICATIONS BY 1648\30003950-04.dwg	

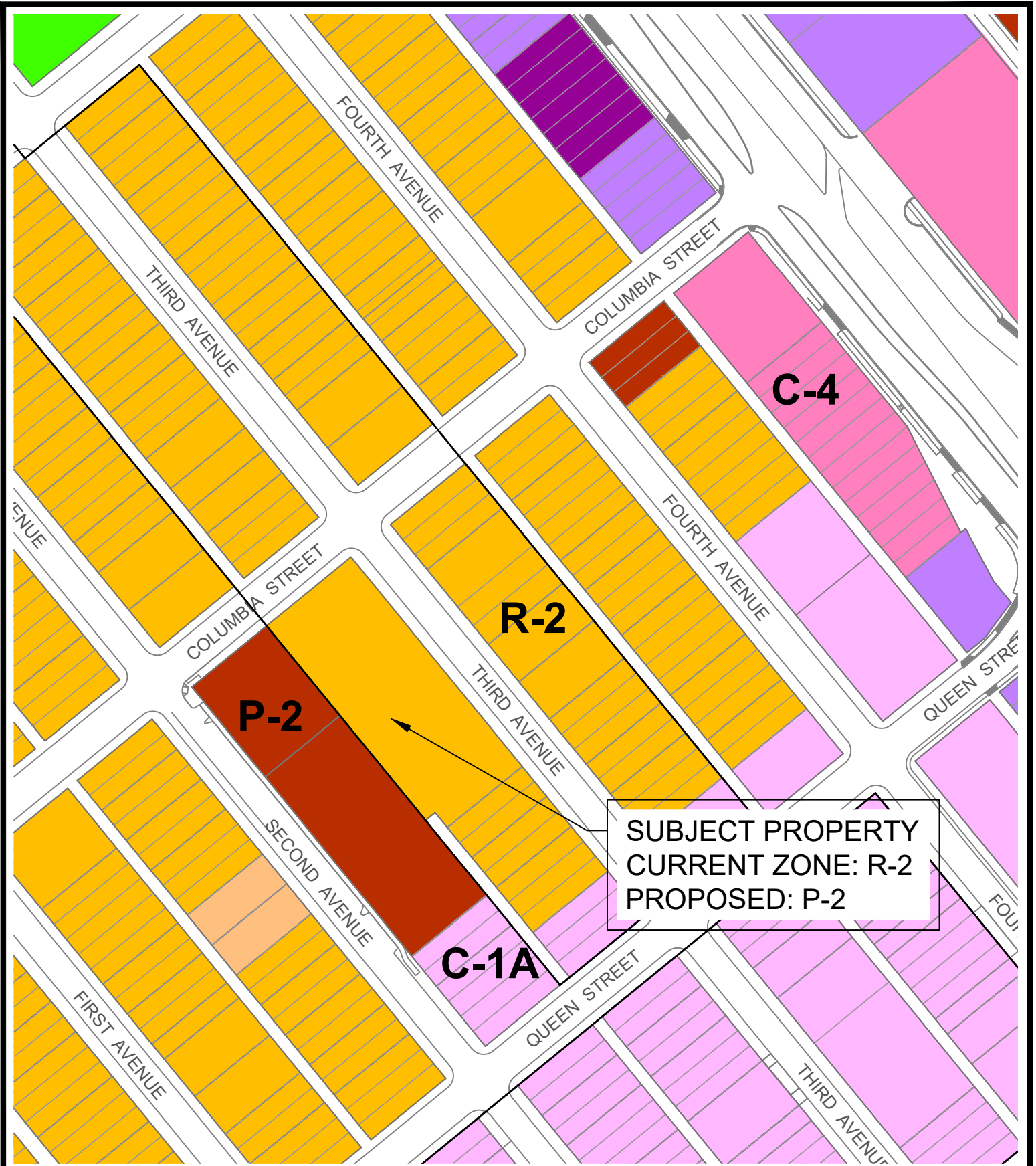


SUBJECT PROPERTY
 CURRENT ZONE: R-2
 PROPOSED: P-1A



TITLE:
 Zoning Amendment
 Zoning Bylaw No. 1936 Housekeeping
 ZONING MAP 1: 3377 3RD AVE

SCALE: NTS	
DRAWN BY: AG	DATE: 2022/12/1
APPROVED BY: MFA	DATE: 2022/12/1
DRAWING PATH: N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2022\R22-04 (Taylor	



TITLE:
 Zoning Amendment
 Zoning Bylaw No. 1936 Housekeeping
 ZONING MAP 2: 3955 3RD AVE

SCALE: NTS

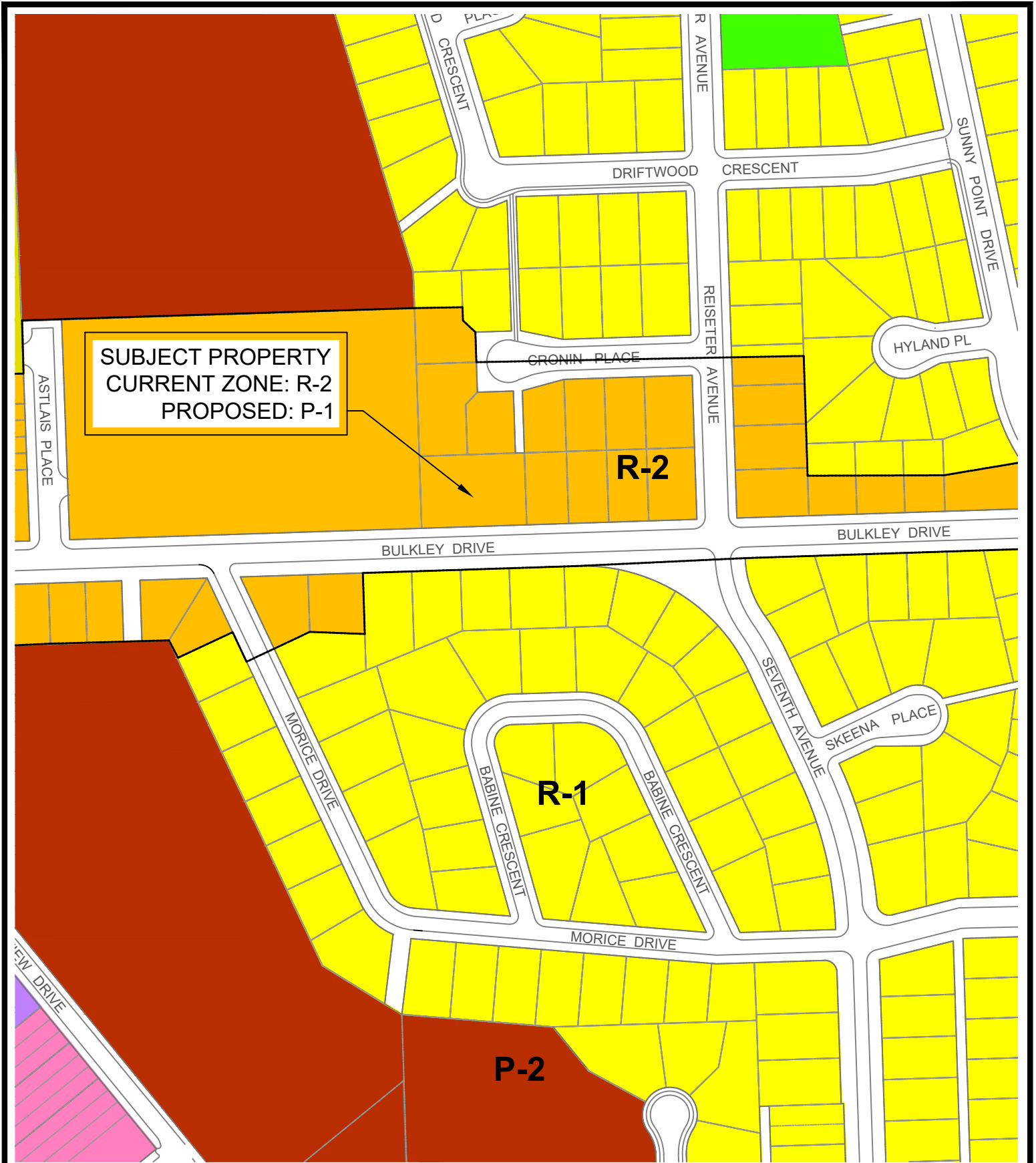
DRAWN BY: AG

DATE: 2022/12/1

APPROVED BY: MFA

DATE: 2022/12/1

DRAWING PATH: N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2022\B22_04 (Tally)



TITLE:
 Zoning Amendment
 Zoning Bylaw No. 1936 Housekeeping
 ZONING MAP 3: Bulkley Drive Park

SCALE: NTS

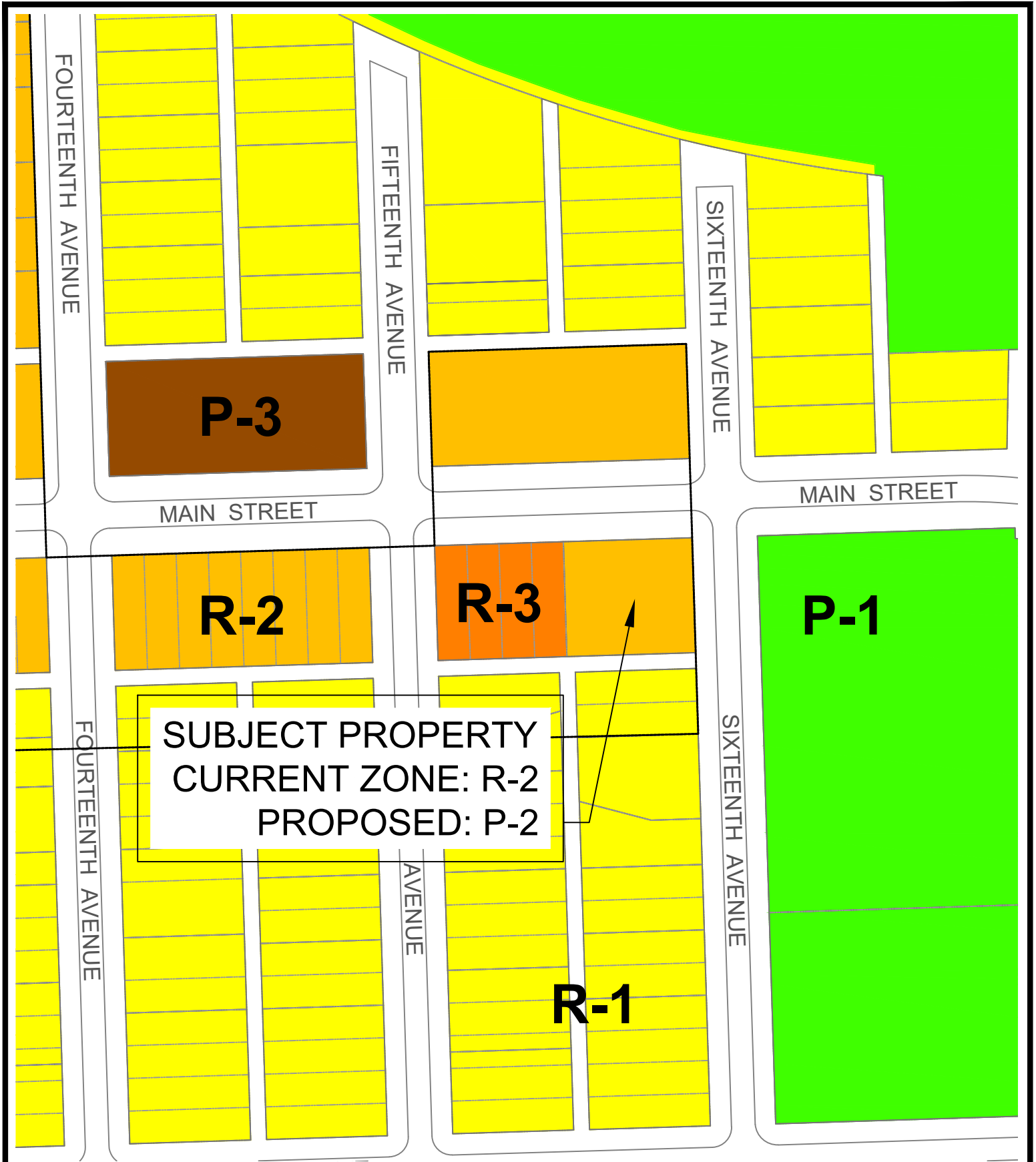
DRAWN BY: AG

DATE: 2022/12/1

APPROVED BY: MFA

DATE: 2022/12/1

DRAWING PATH: N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2022\12\22-03 Zoning Bylaw Housing

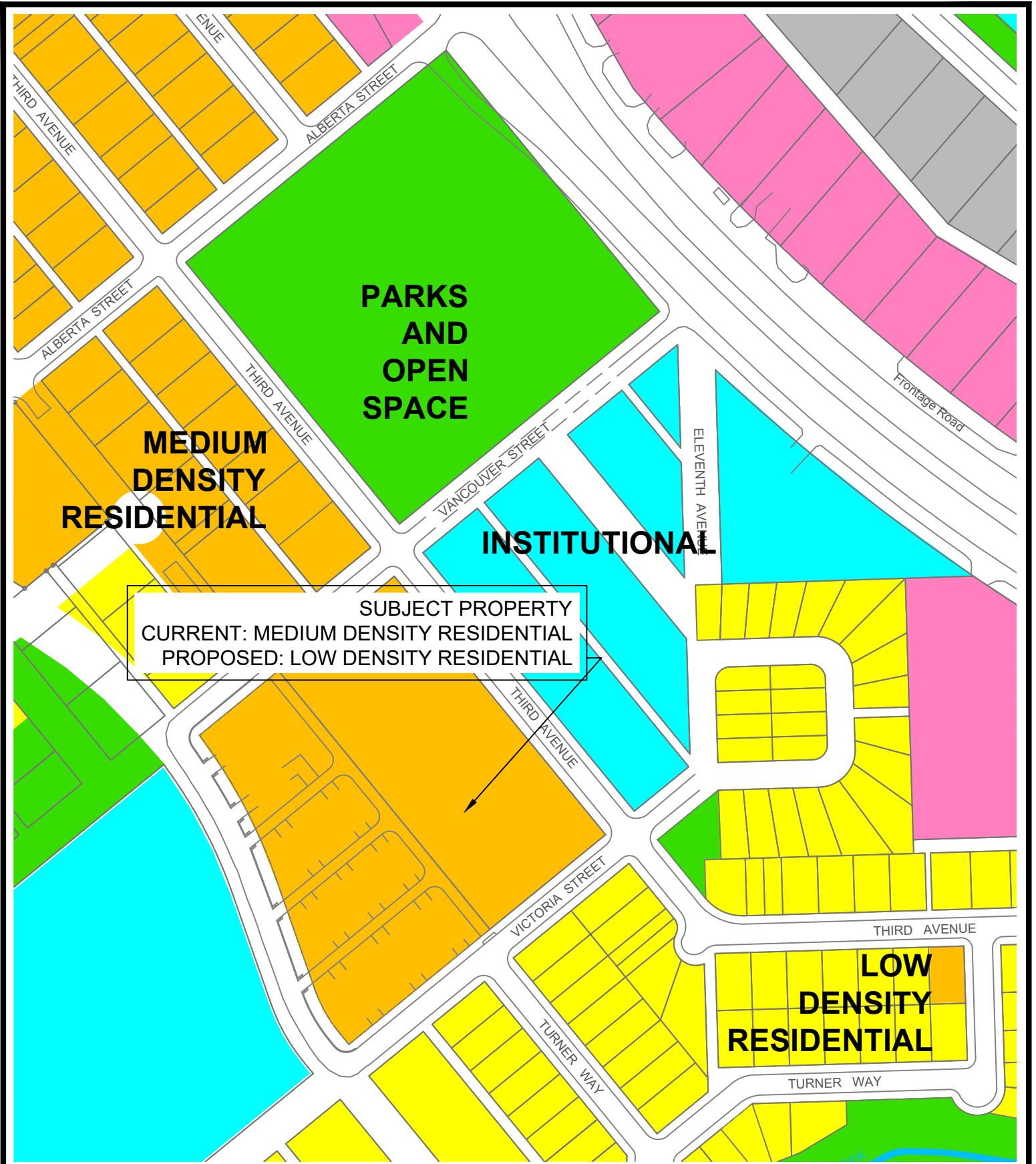


SUBJECT PROPERTY
CURRENT ZONE: R-2
PROPOSED: P-2



TITLE:
 Zoning Amendment
 Zoning Bylaw No. 1936 Housekeeping
 ZONING MAP 4: 3787 16TH AVENUE

SCALE: NTS	
DRAWN BY: AG	DATE: 2022/12/1
APPROVED BY: MFA	DATE: 2022/12/1
DRAWING PATH: N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2022\R22-04 (Taylor	



TITLE:
 OCP Amendment
 Official Community Plan Bylaw 1935
 LAND USE MAP 1: 3377 3RD AVE

SCALE: NTS

DRAWN BY: AG

DATE: 2022/12/1

APPROVED BY: MFA

DATE: 2022/12/1

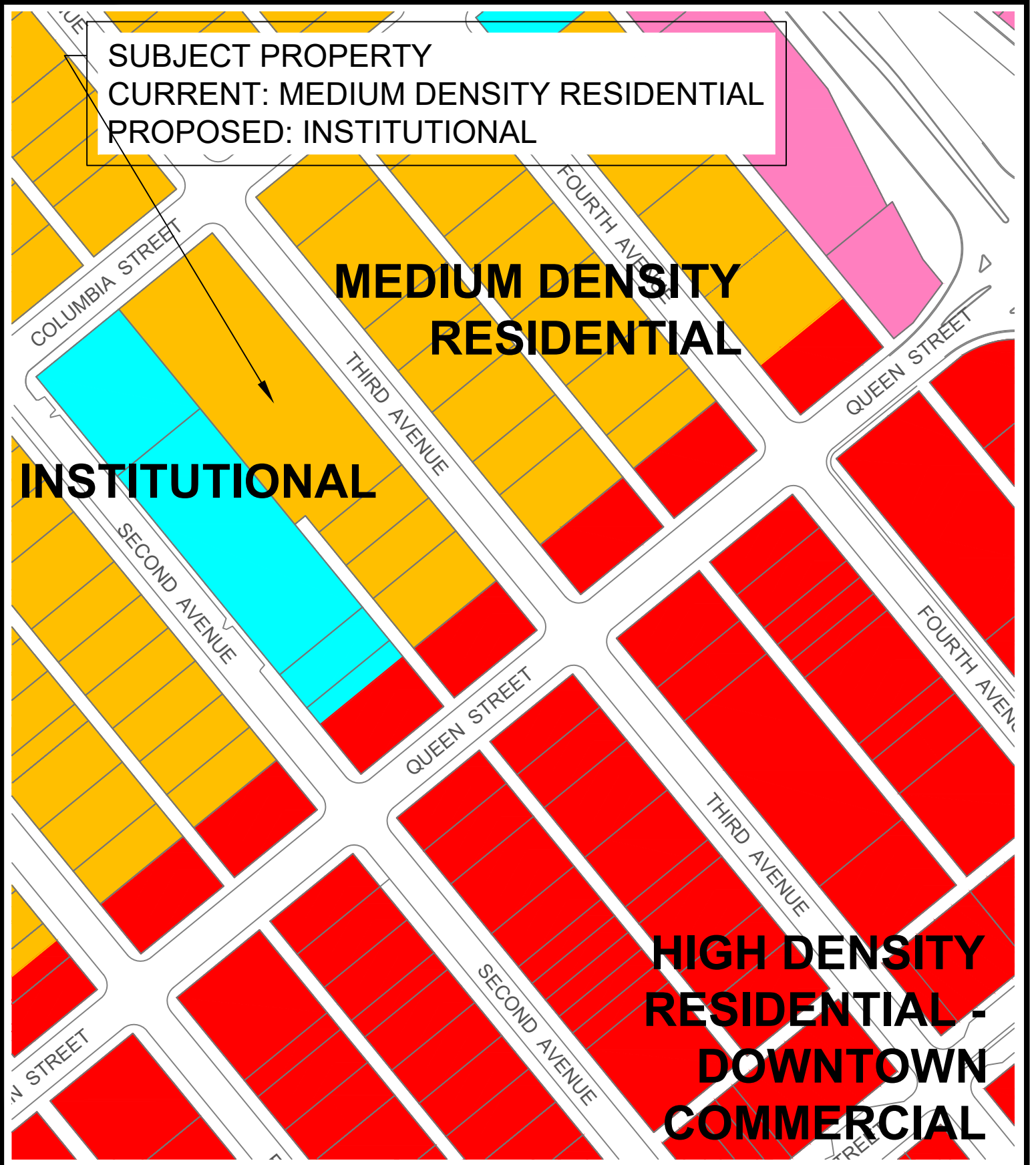
DRAWING PATH: N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2022\B22-04 (Talley

SUBJECT PROPERTY
 CURRENT: MEDIUM DENSITY RESIDENTIAL
 PROPOSED: INSTITUTIONAL

**MEDIUM DENSITY
 RESIDENTIAL**

INSTITUTIONAL

**HIGH DENSITY
 RESIDENTIAL -
 DOWNTOWN
 COMMERCIAL**



TITLE:
 OCP Amendment
 Official Community Plan Bylaw 1935
 LAND USE MAP 2: 3955 3RD AVE

SCALE: NTS

DRAWN BY: AG

DATE: 2022/12/1

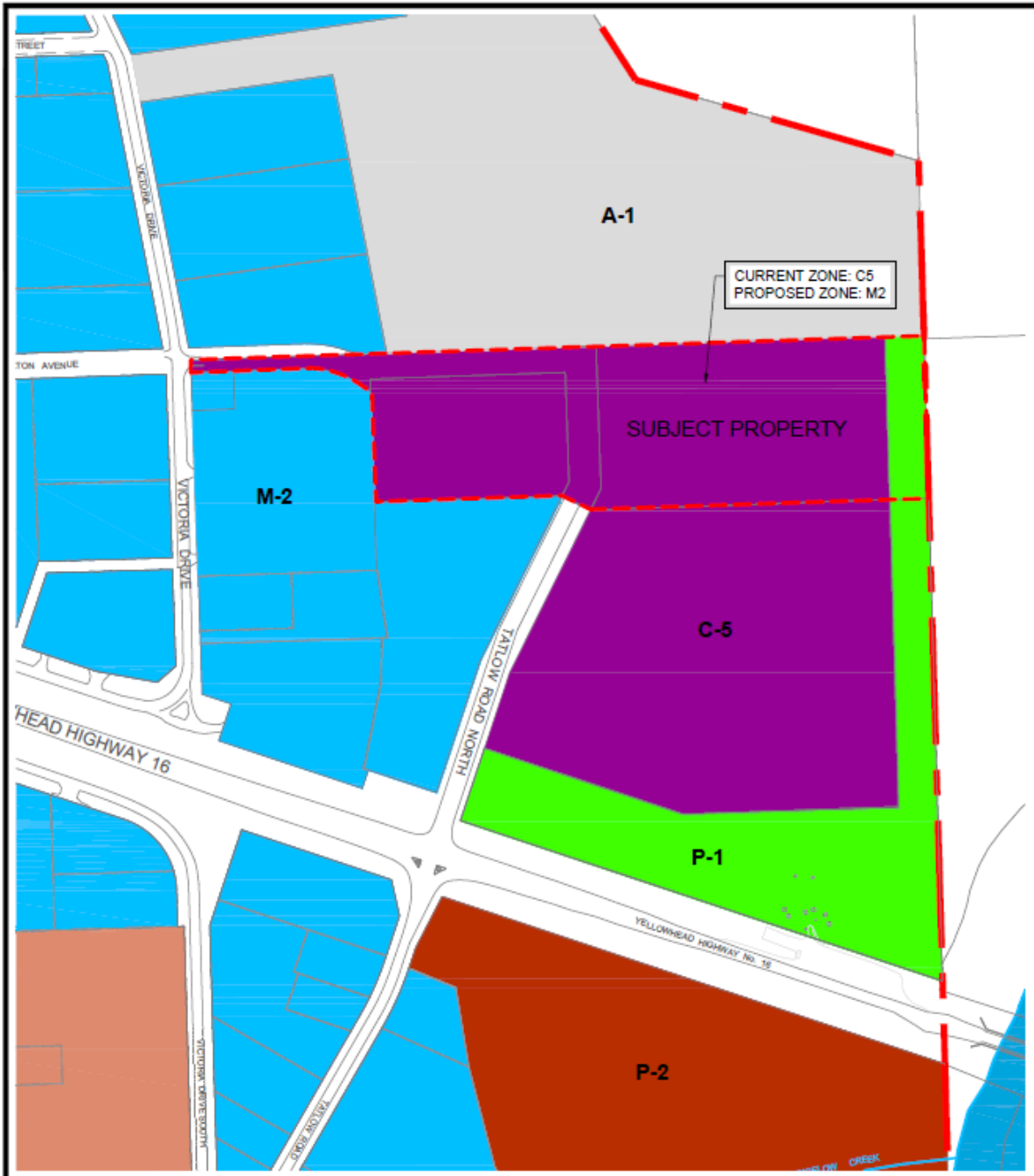
APPROVED BY: MFA


DATE: 2022/12/1

DRAWING PATH: N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2022\B22-04 (Talley

TOWN OF SMITHERS
BYLAW NO. 1947

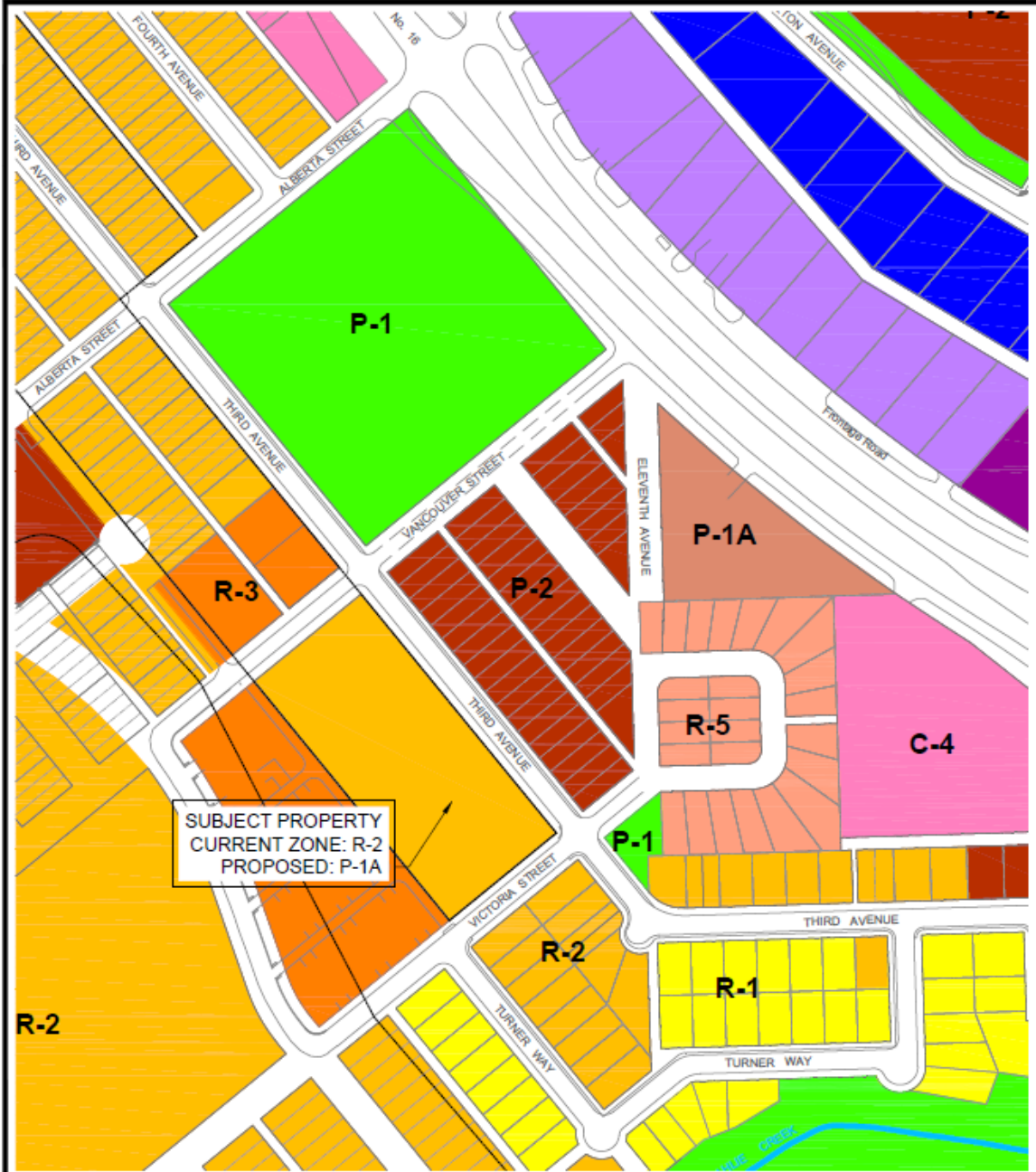
SCHEDULE A



	TITLE: Zoning Amendment Application R22-04 ZONING MAP	SCALE: NTS	
		DRAWN BY: AG	DATE: 2022/12/1
		APPROVED BY: MFA	DATE: 2022/12/1
		DRAWING PATH: N:\3000-3698 LAND ADMINISTRATION\3280 ZONING AND REZONING\3360-20 - APPLICATIONS\2022\2022000000000004.dwg	

TOWN OF SMITHERS
BYLAW NO. 1947

SCHEDULE B



	TITLE: Zoning Amendment Zoning Bylaw No. 1936 Housekeeping ZONING MAP 1: 3377 3RD AVE	SCALE: NTS	
		DRAWN BY: AG	DATE: 2022/12/1
		APPROVED BY: MFA	DATE: 2022/12/1
		DRAWING PATH: N:\3000-3999 LAND ADMINISTRATION\3360 ZONING AND REZONING\1936-20 - APPLICATIONS BYLAW 1936\2022-01-25.dwg	



Regional District of Bulkley-Nechako Rural and Agriculture Committee

To: Rural Chair and Committee
From: John Illes, Chief Financial Officer
Date: February 9, 2023
Subject: Rural Government Financial Plan

RECOMMENDATION: (all/directors/majority)

Receipt

BACKGROUND

The proposed rural government budget for 2023 is attached to this memo. The proposed budget includes a requisition increase of \$15,143 or 4.5% to \$351,032 (over 2022 budget amount of \$335,889). This increase is due to two factors:

1. An increase in directors' remuneration of 6.6%; and
2. An increase in travel expenses in 2023 for the training of newly elected and returning directors.

A review of the 2023 to 2027 tax requisition amounts indicate that taxes can be maintained at a relatively steady amount with a 2% inflation assumption.

The economic development service and the grant-in-aid service for each area are also attached to this memo.

The maximum amount any electoral area can provide for grants in any one year is \$0.10 per \$1,000 of assessments. The maximum amount is listed for each electoral area. For example, the maximum amount for Electoral Area A "Smithers/Telkwa Rural" for 2023 is \$130,423. Electoral area directors are encouraged to meet with the CAO and/or CFO to set the 2023 grant-in-aid budget amount during the budgeting cycle. The current budgets do not include any grant-in-aid taxation in 2023.

Grant-in-aid is actually "assistance for the purpose of benefiting the community or any aspect of the community" and is limited to providing financial aid to organizations that are not a "business", as local governments are prohibited from providing assistance to business except in certain limited instances. This assistance is not intended to provide funds to Regional District established services as these services are to receive funds through taxation in a manner described in their service establishment bylaws. Electoral

area directors that wish to provide funds to an established service should speak to the CAO about having their electoral area become one of the participating jurisdictions in that service.

Similarly, assistance is not to be provided to any agency or organization in an ongoing and consistent manner. Ongoing assistance indicates the need for the creation of a service (through a service establishment bylaw). Electoral area directors wishing to provide ongoing funds to an organization should speak to the CAO about establishing a new service. Grant-in-aid should not be utilized to avoid the creation of new services.

Grant-in-aid is most often provided to registered societies for small capital projects or to support community events.

The economic development services for each electoral area should not be confused with the Regional District Economic Development Department (that has its own established bylaw and budget). Electoral area economic development services can be used for a variety of purposes but most often are used to partner with member municipalities to support economic development activities within that Electoral Area. In addition, economic development grants are often given to organizations that support economic development activity within each electoral area. One example of this is the support of local farmers markets. Electoral Area Directors are encouraged to speak with the Economic Development Department or the Finance Department about these possibilities.

Attachments:

General Rural Budget

Areas A to G Economic Development and Grant in Aid Budgets

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
RURAL GOVERNMENT SERVICES 1101 1102
Legislative**

	Five Year Financial Plan:							
	2021 Actual	2022 Budget	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
REVENUE:								
400002 General Taxation on All Electoral Areas (A to G)	262,800	335,889	334,083	351,032	341,624	341,791	335,918	364,592
443001 Province of B.C. - Admin. Grant	64,800	64,800	94,800	64,800	64,800	64,800	64,800	64,800
General Government (1201)		28,800						
General Government (1202)		57,600						
General Government (1203)		28,800						
Rural Government (1101)		64,800						
Fort Fraser Local Community (1501)		5,000						
442001 Federal Gas Tax Revenue	1,755,216	858,116	897,100	900,000	900,000	900,000	900,000	900,000
446001 Grant in Lieu of Taxes	762		259					
446002 Grant in Lieu of Alcan Taxes	59,062	65,005	73,846	72,641	72,641	72,641	72,641	72,641
480001 Miscellaneous Revenue			150					
499999 Prior Year's Surplus - Operations								
TOTAL REVENUE:	2,142,641	1,323,811	1,400,238	1,388,473	1,379,064	1,379,232	1,373,359	1,402,033
EXPENDITURE:								
Legislative Expenses								
600101 Director's Remuneration	63,221	67,248	66,296	71,366	72,793	72,793	74,249	74,249
Rural Directors' Monthly Fee		44,249						
Rural Directors' Committee Chair		8,239						
Population Pay		16,378						
Contingency		2,500						
		<u>71,366</u>						
600151 Director's Remuneration - Area "A"	1,805	5,000	2,566	6,000	6,000	6,000	5,000	6,000
600152 Director's Remuneration - Area "B"	1,936	5,000	504	6,000	6,000	6,000	5,000	6,000
600153 Director's Remuneration - Area "C"	1,331	5,000	4,598	6,000	6,000	6,000	5,000	6,000
600154 Director's Remuneration - Area "D"	2,662	5,000	2,849	6,000	6,000	6,000	5,000	6,000
600155 Director's Remuneration - Area "E"	3,989	5,000	2,890	6,000	6,000	6,000	5,000	6,000
600156 Director's Remuneration - Area "F"	3,872	5,000	3,188	6,000	6,000	6,000	5,000	6,000
600157 Director's Remuneration - Area "G"	121	5,000	756	6,000	6,000	6,000	5,000	6,000
600201 Director's Travel Contingency								
600251 Electoral Area "A" Travel	1,291	12,000	4,930	15,000	12,000	12,000	12,000	15,000
600252 Electoral Area "B" Travel	650	12,000	557	15,000	12,000	12,000	12,000	15,000
600253 Electoral Area "C" Travel	1,131	12,000	7,713	15,000	12,000	12,000	12,000	15,000
600254 Electoral Area "D" Travel	1,149	12,000	2,925	15,000	12,000	12,000	12,000	15,000
600255 Electoral Area "E" Travel	1,733	12,000	5,826	15,000	12,000	12,000	12,000	15,000
600256 Electoral Area "F" Travel	948	12,000	3,913	15,000	12,000	12,000	12,000	15,000
600257 Electoral Area "G" Travel	285	12,000	600	15,000	12,000	12,000	12,000	15,000
601109 Employer Health Tax	969	8,049	1,782	8,210	8,374	8,542	8,712	8,887
601801 Association Dues & Memberships	15,781	17,850	14,440	17,850	17,850	17,850	17,850	17,850
		<u>2021</u>						
		NCLGA 8,500						
		UBCM 9,350						
		<u>17,850</u>						
607001 Legal Expense								
604001 Computer Systems - Contribution for Electronics		7,000	78	2,500	2,500	2,500	2,500	2,500
606001 Communications (Directors Cell and Internet)	909	12,000	11,117	2,500	2,500	2,500	12,000	2,500
606001 Allocation Cellular		5,547		5,547	5,547	5,547	5,547	5,547
606003 Advertising	1,989		1,949	2,000	2,000	2,000	2,000	2,000
608002 Liability Insurance	2,597	4,000	4,000	4,000	4,000	4,000	4,000	4,000
609011 Meeting Expenses			580	2,500	2,500	2,500	2,500	2,500
610001 Election Expenses		49,000	25,368				50,000	
612801 Special Projects								
Administration Expenses								
612301 Federal Gas Tax Grants	563,881	700,000	497,442	1,000,000	1,000,000	1,000,000	700,000	700,000
651012 Admin Recoveries	155,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000
TOTAL EXPENDITURE:	827,251	1,214,694	891,864	1,488,473	1,469,064	1,469,232	1,223,359	1,192,033
Revenues minus Expenditures	1,315,390	109,116	508,374	(100,000)	(90,000)	(90,000)	150,000	210,000
RESERVE BUDGET								
Transfer from Reserves								
499999 Transfer from Operational Reserves								
420099 Transfer From Federal Gas Tax Reserve	563,881	700,000	497,442	1,000,000	1,000,000	1,000,000	700,000	700,000
499999 Transfer from Operational Reserves								
420005 Transfer From Election Reserve		49,000	24,538				50,000	
	563,881	749,000	521,980	1,000,000	1,000,000	1,000,000	750,000	700,000
Transfer to Reserves								
781004 Contribution to Insurance Reserve	438							
781099 Contribution to Gas Tax Reserve	1,755,216	858,116	897,100	900,000	900,000	900,000	900,000	900,000
781004 Contribution to Insurance Reserve	584							
781005 Contribute to Rural Election Reserve	5,000				10,000	10,000		10,000
		858,116	897,100	900,000	910,000	910,000	900,000	910,000
Net Reserves	(1,197,358)	(109,116)	(375,120)	100,000	90,000	90,000	(150,000)	(210,000)
Revenues minus Expenditures and Transfers	118,033	(0)	133,254	0	0	0	0	0

REGIONAL DISTRICT OF BULKLEY-NECHAKO
RURAL GOVERNMENT SERVICES
Grant in Aid - Electoral Area A

Five Year Financial Plan:

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
REVENUE:							
Assessments	1,304,226,444						
Rate	0.0000						
<i>Limit \$0.10 per \$1,000 \$ 130,423</i>							
400004 Taxation Electoral Area A	0	10,000	0	0	0	0	0
446001 Covid Funds	88,736	45,511					
499999 Prior Year Surplus	94,234	77,928	63,823	0	0	0	0
TOTAL REVENUE:	182,970	133,440	63,823	0	0	0	0
EXPENDITURE:							
612101 Grant in Aid	63,306	24,105	63,823	0	0	0	0
612803 Covid Relief	88,736	45,511					
TOTAL EXPENDITURE:	152,042	69,616	63,823	0	0	0	0
	30,928	63,823	0	0	0	0	0

REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA "A" ECONOMIC DEVELOPMENT 2401

Bylaw 1566, 2010, tax limit \$0.11 per \$1,000

Taxation on Improvements Only

	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
<div style="border: 1px solid black; padding: 5px;"> Converted Hospital Assessments - Improvements Only (Revised Roll) Estimated Residential Tax Rate on Improvements Only (cents per \$1,000) Total Assessments - Land and Improvements (RevisedRoll) Estimated Residential Tax Rate on Land and Improvements (cents per \$1,000) </div>									
REVENUE:									
400001 Electoral Area "A"	10,000	10,000		-	-	-	-	-	-
499999 Prior Year's Surplus	10,000	15,000	25,000	24,500	9,500				
.....	<u>20,000</u>	<u>25,000</u>	<u>25,000</u>	<u>24,500</u>	<u>9,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURE:									
612220 Monthly Grants									
612801 Special Projects	20,000	0		15,000	9,500	0	0	0	0
651010 Administration Fees			500			0	0	0	0
799999 Prior Year's Deficit									41
TOTAL EXPENDITURE.....	<u>20,000</u>	<u>-</u>	<u>500</u>	<u>15,000</u>	<u>9,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues minus Expenditures	-	25,000	24,500	9,500	-	-	-	-	-

REGIONAL DISTRICT OF BULKLEY-NECHAKO

RURAL GOVERNMENT SERVICES

Grant in Aid - Electoral Area B

Five Year Financial Plan:

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
REVENUE:							
Assessments	307,865,410						
Rate	0.0000						
<i>Limit \$0.10 per \$1,000</i>	<i>\$ 30,787</i>						
400004 Taxation	0	0	0	0	0	0	0
400001 Covid Grant	0	21,611	0	0	0	0	0
499999 Prior Year Surplus	39,625	28,311	22,778	0	0	0	0
TOTAL REVENUE:.....	39,625	49,922	22,778	0	0	0	0
EXPENDITURE:							
612102 Grant in Aid	22,801	5,533	22,778	0	0	0	0
605999 Grant in Aid Surplus to Year	16,824						
612803 Covid Relief		21,611					
TOTAL EXPENDITURE:.....	39,625	27,144	22,778	0	0	0	0
	0	22,778	0	0	0	0	0

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA "B" ECONOMIC DEVELOPMENT 2402**

Bylaw 1867 No Limit
Taxation on Improvements Only

	Five Year Financial Plan:								
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget
REVENUE:									
400004 Electoral Area "B"		63,168	63,418	76,364	81,200	81,200	81,200	81,200	81,200
446001 Grant in Lieu of Taxes			204						
499999 Prior Year's Surplus				0	0				
TOTAL REVENUE	-	63,168	63,622	76,364	81,200	81,200	81,200	81,200	81,200
EXPENDITURE:									
612240 Grant to Village of Burns Lake (for Info Centre)		22,548	22,548	25,000	25,000	25,000	25,000	25,000	25,000
612241 Grant to Village of Burns Lake (For EDO)		40,369	40,369	50,000	55,000	55,000	55,000	55,000	55,000
612801 Special Projects		-		0	0	0	0	0	0
651010 Administration Fees			944	1,125	1,200	1,200	1,200	1,200	1,200
799999 Prior Year Deficit		250		239	0				
TOTAL EXPENDITURE	-	63,168	63,418	76,364	81,200	81,200	81,200	81,200	81,200

Revenues minus Expenditures

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REGIONAL DISTRICT OF BULKLEY-NECHAKO RURAL GOVERNMENT SERVICES

Grant in Aid - Electoral Area C

Five Year Financial Plan:

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
REVENUE:							
Assessments	333,222,675						
Rate	0.0000						
<i>Limit \$0.10 per \$1,000</i>	<i>\$ 33,322</i>						
400004 Taxation			0	0	0	0	0
400001 Covid Relief	23,004	27,623	0	0	0	0	0
499999 Prior Year Surplus	11,296	142,836	25,211	0	0	0	0
TOTAL REVENUE:	34,300	170,458	25,211	0	0	0	0
EXPENDITURE:							
612103 Grant in Aid	13,461	117,625	25,211	0	0	0	0
612803 Covid Grant	23,004	27,623					
TOTAL EXPENDITURE:	36,464	145,248	25,211	0	0	0	0
	(2,164)	25,211	0	0	0	0	0

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA "C" ECONOMIC DEVELOPMENT**

2403

Bylaw 1885 No Limit
Taxation on Improvements Only

	Five Year Financial Plan:									
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget
REVENUE:										
400004 Taxation			250		-	-	-	-	-	-
499999 Prior Year's Surplus				878	878	878				
	-	-	250		878	878	-	-	-	-
EXPENDITURE:										
651010 Establishment Costs			250		-	-	-	-	-	-
612801 Special Projects			0		0	878	0	0	0	0
799999 Prior Year's Deficit										
TOTAL EXPENDITURE.....	-	-	250		-	878	-	-	-	-
Revenues minus Expenditures	-	-	-	878	878	-	-	-	-	-

REGIONAL DISTRICT OF BULKLEY-NECHAKO

RURAL GOVERNMENT SERVICES

Grant in Aid - Electoral Area D

Five Year Financial Plan:

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
REVENUE:							
Assessments	333,222,675						
Rate	0.0000						
<i>Limit \$0.10 per \$1,000</i>	\$	33,322					
400004 Taxation		0	0	0	0	0	0
446002 Alcan GIL Taxes			0	0	0	0	0
446002 Covid Relief Grant	12,590	22,167	0	0	0	0	0
499999 Prior Year Surplus	40,922	28,653	23,688	0	0	0	0
TOTAL REVENUE:.....	53,512	50,820	23,688	0	0	0	0
EXPENDITURE:							
612104 Grant in Aid	5,270	4,965	23,688	0	0	0	0
605999 Grant in Aid Surplus to Year			0	0	0	0	0
612803 Covid	12,590	22,167					
TOTAL EXPENDITURE:.....	17,859	27,132	23,688	0	0	0	0
	35,653	23,688	0	0	0	0	0

REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA "D" ECONOMIC DEVELOPMENT 2404

Bylaw 1884 No Limit
 Taxation on Improvements Only

	Five Year Financial Plan:								
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget
REVENUE:									
400004 Taxation		250		-	-	-	-	-	-
499999 Prior Year's Surplus			2,913	2,913	913				
TOTAL REVENUE	-	250	2,913	2,913	913	-	-	-	-
EXPENDITURE:									
651010 Establishment Costs		250				-	-	-	-
612801 Special Projects				2,000	913				
TOTAL EXPENDITURE	-	250	-	2,000	913	-	-	-	-
Revenues minus Expenditures	-	-	-	913	-	-	-	-	-

REGIONAL DISTRICT OF BULKLEY-NECHAKO

RURAL GOVERNMENT SERVICES

Grant in Aid Electoral Area E

Five Year Financial Plan:

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
REVENUE:							
Assessments	335,150,701						
Rate	0.0000						
<i>Limit \$0.10 per \$1,000</i>	\$	33,515					
400004 Taxation		7,888		0	0	0	0
400001 Covid Grant	22,398	30,837					
446002 Grant in Lieu of Alcan Taxes - Grant in Aid		9,958	0	0	0	0	0
499999 Prior Year Surplus	53,797	10,536	17,677	0	0	0	0
TOTAL REVENUE:.....	76,195	59,219	17,677	0	0	0	0
EXPENDITURE:							
612105 Grant in Aid	13,261	10,705	17,677	0	0	0	0
605999 Grant in Aid Surplus to Year							
612803 Covid	22,398	30,837					
TOTAL EXPENDITURE:.....	35,659	41,542	17,677	0	0	0	0
	40,536	17,677	0	0	0	0	0

REGIONAL DISTRICT OF BULKLEY-NECHAKO
ECONOMIC DEVELOPMENT - ELECTORAL AREA "E" 2405

Bylaw 1868 No Limit
 Taxation on Improvements Only

	Five Year Financial Plan:								
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget
REVENUE:									
400004 Taxation	10,000	-		9,044	9,721	25,450	25,450	25,450	25,450
446002 Grant in Lieu of Alcan Taxes	12,751	0		11,417	10,841	5,000	5,000	5,000	5,000
499999 Prior Year's Surplus	29,697	43,402	27,777	11,077	9,888	0	0	0	0
TOTAL REVENUE.....	52,448	43,402	27,777	31,538	30,450	30,450	30,450	30,450	30,450
EXPENDITURE:									
612240 ANNUAL Village of Burns Lake Visitor Information Centre	10,000	15,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000
612801 Special Projects Contingency	27,448	28,152	1,200	1,200	10,000	10,000	10,000	10,000	10,000
779999 Miscellaneous Expense		250							
651010 Aministration Service Charge			500	450	450	450	450	450	450
799999 Prior Year's Deficit									
TOTAL EXPENDITURE.....	52,448	43,402	16,700	21,650	30,450	30,450	30,450	30,450	30,450
Revenues minus Expenditures	-	-	11,077	9,888	-	-	-	-	-

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
RURAL GOVERNMENT SERVICES
Grant in Aid - Electoral Area F**

Five Year Financial Plan:

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
REVENUE:							
Assessments	798,693,411						
Rate	0.0000						
<i>Limit \$0.10 per \$1,000 \$ 79,869</i>							
400004 Taxation		63,496	0	0	0	0	0
400001 Covid Grant	43,906	61,230					
499999 Prior Year Surplus	52,284	2,974	39,736	0	0	0	0
TOTAL REVENUE:.....	96,190	127,700	39,736	0	0	0	0
EXPENDITURE:							
612106 Grant in Aid	39,310	26,734	39,736	0	0	0	0
612803 Covid Grant	43,906	61,230					
TOTAL EXPENDITURE:.....	83,216	87,964	39,736	0	0	0	0
	12,974	39,736	0	0	0	0	0

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA "F" ECONOMIC DEVELOPMENT 2406**

Bylaw 1886 No Limit
Taxation on Improvements Only

	Five Year Financial Plan:								
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget
REVENUE:									
400004 Electoral Area "F"		250		-	-	-	-	-	-
499999 Prior Year's Surplus			2,274	2,274	2,274				
TOTAL REVENUE	-	250	2,274	2,274	2,274	-	-	-	-
EXPENDITURE:									
651010 Establishment Costs		250		-	-	-	-	-	-
612801 Special Projects		0		0	2,274	0	0	0	0
799999 Prior Year's Deficit									
TOTAL EXPENDITURE	-	250	-	-	2,274	-	-	-	-
Revenues minus Expenditures	-	-	2,274	2,274	-	-	-	-	-

REGIONAL DISTRICT OF BULKLEY-NECHAKO RURAL GOVERNMENT SERVICES

Grant in Aid - Electoral Area G

Five Year Financial Plan:

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
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REVENUE:

Assessments	220,254,893
Rate	0.0000

Limit \$0.10 per \$1,000 \$ 22,025

400004	Taxation		0	0	0	0	0	0
400,001	Covid Relief Grant	16,222	17,291					
499999	Prior Year Surplus	13,524	13,419	13,491				

TOTAL REVENUE:.....	<u>29,746</u>	<u>30,710</u>	<u>13,491</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
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EXPENDITURE:

612107	Grant in Aid	105		13,491	0	0	0	0
605999	Grant in Aid Surplus to Year							
612803	Covid Grant	16,222	17,219					

TOTAL EXPENDITURE:.....	<u>16,327</u>	<u>17,219</u>	<u>13,491</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
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	13,419	13,491	0	0	0	0	0
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**REGIONAL DISTRICT OF BULKLEY-NECHAKO
ELECTORAL AREA "G" ECONOMIC DEVELOPMENT 2407**

Bylaw 1875 No Limit
Taxation on Improvements Only

	Five Year Financial Plan:								
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual	Budget
REVENUE:									
400004 Electoral Area "G"		250	-	-	-	-	-	-	-
499999 Prior Year's Surplus									
TOTAL REVENUE	-	250		-	-	-	-	-	-
EXPENDITURE:									
612220 Monthly Grants									
651010 Establishment Costs		250		-	-	-	-	-	-
612801 Special Projects		0	0	0	0	0	0	0	0
799999 Prior Year's Deficit									
TOTAL EXPENDITURE	-	250		-	-	-	-	-	-
Revenues minus Expenditures	-	-	-	-	-	-	-	-	-