



REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA

THURSDAY, JUNE 22, 2023

<u>PAGE NO.</u>	<u>ELECTORAL AREA PLANNING</u>	<u>ACTION</u>
	<u>Bylaws for 3rd Reading</u>	
2-9	Rezoning Application RZ B-01-22 Public Hearing Report Electoral Area B (Burns Lake Rural) Board Agenda Pgs. 51-57	Receive
	<u>DEVELOPMENT SERVICES</u>	
	<u>ALR Applications</u>	
10	RDBN Agriculture Coordinator Referral Comments - ALR Application 1253 Non-Farm Use (Removal of Soil) Electoral Area A (Smithers/Telkwa Rural) Board Agenda Pgs. 85-96	Receive
	<u>ADMINISTRATION CORRESPONDENCE</u>	
11-14	Wendy Wainwright, Deputy Director of Corporate Services - Community Energy Association - Medium and Heavy-Duty Vehicle Requirements for Municipal Fleets	Receive
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	

REGIONAL DISTRICT OF BULKLEY-NECHAKO
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 2005
June 12, 2023

Report of the Public Hearing held at 7:00 pm, Monday, June 12, 2023 by second floor Board Room of the Regional District of Bulkley-Nechako office, 37 3rd Avenue, Burns Lake, B.C. regarding "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2005, 2023".

ATTENDANCE:

Members of the Public:

Jeannette Sholander, 16912 Colleymount Road, applicant

Jeff Palm, 1076 Miller Road North

John Gayan, 20524 Hutter Road

Linda Uchacz, 665 McNeil Drive

Ron Uchacz, 665 McNeil Drive

Public Hearing Chair:

Michael Riis-Christianson, Director, Electoral Area B (Burns Lake Rural)

RDBN Staff:

Danielle Patterson, Senior Planner (Recording Secretary)

Cameron Kral, Planning Technician

CORRESPONDENCE: Two written submissions to this Public Hearing are attached to the Public Hearing Report as Appendix "A"

CALL TO ORDER: The meeting was called to order by Riis-Christianson at 7:03 pm

BUSINESS:

Chair Riis-Christianson Chair Riis-Christianson provided an overview of proposed Bylaw 2005 and the Public Hearing process, and that input is being requested for Bylaw 2005. Chair Riis-Christianson stated the Public Hearing package is available by the Boardroom door and available on the RDBN website.

Chair Riis-Christianson Asked applicant Jeannette Sholander to state her address and ask if J. Sholander had any comments.

- Jeannette Sholander Said their address is 16192 Colleymount Road. J. Sholander said they hope the process goes well and that the application can go through.
- Chair Riis-Christianson Thanked J. Sholander for comments and asked if anyone else had comments. No response.
- Chair Riis-Christianson Called for comments a second time.
- Linda Uchacz Said their address is 665 McNeil Drive. Said they submitted a letter to the Public Hearing and is against the proposal.
- Jeff Palm Said their address is 1076 Miller Rd North. J. Palm said they accompanied the applicant to a meeting with staff about the proposal and asked if they could reiterate those comments at this Public Hearing.
- Chair Riis-Christianson Said J. Palm was welcome to provide those comments at the Public Hearing if they wished.
- Jeff Palm Said they have been a member of the Seventh Day Adventist Church for six years and J. Sholander has been a member for 45+ years, but the church has never had their own building. J. Palm said the membership is approximately 25 to 30 people.
- J. Palm said the church looked at commercial properties that were \$400,000+, which was too expensive, and the subject property was a reasonable price but needs rezoning.
- J. Palm said the church meets once per week and traffic is a handful of vehicles. J. Palm said the church is a good neighbour because members are not rowdy and do not drink.
- J. Palm said the Eagle Creek rodeo grounds and Island Gospel Church are nearby and were used as facilities during the wildfires. They noted the Seventh Day Adventist Church is affiliated with A.D.R.A. and could be used for similar uses and community outreach. They said that if the rodeo grounds traffic is not an issue, the church traffic wouldn't be an issue either.
- Chair Riis-Christianson Called for comments a third time.
- Ron Uchacz Said their address is 665 McNeil Drive and said the rodeo grounds are before the residential area. R. Uchacz said with rezoning the subject property could be much more and would open the property up to other uses.
- Chair Riis-Christianson Called for comments a fourth time.

Linda Uchacz and Ron Uchacz	Asked when the results of the rezoning would be available.
Chair Riis-Christianson	Directed the question to Danielle Patterson, staff.
Danielle Patterson	Said the Public Hearing is a step in the rezoning consideration process to collect public comments. They stated the consideration of third reading is anticipated to occur at the June 22, 2023 Board meeting. If the Board gives the proposed bylaw third reading, the date for consideration of adoption would be decided. D. Patterson noted the applicant has agreed to enter a restrictive covenant that would limit the size, uses, and subdivision of the property. If third reading is given, staff recommend the covenant be finalized before the Board considers whether to adopt the rezoning.
Ron Uchacz	Said that Eagle Creek Road can be difficult to drive up in the winter.
Linda Uchacz	Said she is concerned about water and sewer. They said they've had the well on their property for 25 years and doesn't want to jeopardize it. Asked how long more comments could be made as no one else from their road is at the public hearing and they have concerns.
Chair Riis-Christianson	Said no new comments could be considered once the Public Hearing ends. Chair Riis-Christianson stated they were glad to see residents attend the Public Hearing and engage in the planning issues and thanked attendees for coming out.
Jeannette Sholander	Said that perhaps the church could talk to the road maintenance provided and see about improving the road.
Linda Uchacz	Said that was unlikely.
Chair Riis-Christianson	Reminded attendees that the Public Hearing is not a forum to debate the issues.
Chair Riis-Christianson	Called for any other comments. No comments were received.
Chair Riis-Christianson	Called for any other comments a second time.
Linda Uchacz	Asked if letters will be included for the Board's consideration.

Chair Riis-Christianson	Directed the question to Danielle Patterson.
Danielle Patterson	Said that two letters were received about the application, and both were received by 1:00 pm today. D. Patterson said both letters are included in the Public Hearing package and will be provided to the Board.
Chair Riis-Christianson	Called for comments for a third and final time. No comments were received.
Chair Riis-Christianson	Closed the Public Hearing at 7:16 pm.

Michael Riis-Christianson, Chairperson

Danielle Patterson, Recording Secretary

Appendix "A"

**Report of the Public Hearing for Bylaw No. 2005
Written Submissions**

Submitted by

Address

Linda Uchacz and Ron Uchacz

665 McNeil Drive

Dave Mackereth and Crystal Mackereth

2975 Clearview Drive

From: [Crystal Mackereth](#)
To: [Danielle Patterson](#)
Subject: Re: RDBN File No. B-01-22
Date: June 12, 2023 2:01:03 PM

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

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Yes it is 2975 clearview dr

On Mon, Jun 12, 2023 at 1:05 PM Danielle Patterson <danielle.patterson@rdbn.bc.ca> wrote:

Good afternoon Dave and Crystal,

Thank you for your comments for the proposed Bylaw amendment for B-01-22. Your comments will be included in the Public Hearing package and will be provided to the Board of Directors for their consideration.

Typically members of the public are asked to provide their civic (street) address with their public comments. Are you able to send that to me?

Sincerely,

Danielle

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

Senior Planner

danielle.patterson@rdbn.bc.ca | Office Phone: 250-692-3195 | 1-800-320-3339

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

From: RDBN Planning <planning@rdbn.bc.ca>
Sent: Monday, June 12, 2023 12:05 PM
To: Danielle Patterson <danielle.patterson@rdbn.bc.ca>
Subject: FW: RDBN File No. B-01-22

From: [RDBN Planning](#)
To: [Danielle Patterson](#)
Subject: FW: RDBNfile no. B-01-22
Date: June 12, 2023 9:49:08 AM

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

From: Linda Uchacz [REDACTED]
Sent: Monday, June 12, 2023 9:47 AM
To: RDBN Planning <planning@rdbn.bc.ca>
Cc: Linda Uchacz [REDACTED]
Subject: RDBNfile no. B-01-22

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Hello

Responding to your letter May 29, 2023, regarding proposed zoning bylaw amendment RDBN B-01-22. Definitely against this change.

We have property on McNeil Drive that backs onto this property and we were never informed of this change in zoning. We had heard from some neighbours this was happening but never got any further official notification of this change.

We are definitely against this change , as it will bring many people into our quiet neighbourhood, as well as potential water and sewer issues, within the area.

As well will bring a greater number of traffic into our area.

Please confirm receipt of this email.

Linda and Ron Uchacz

665 McNeil Drive

Burns Lake, BC

Home [REDACTED]

Cell [REDACTED]

Sent from my iPad

From: [RDBN Planning](#)
To: [Danielle Patterson](#)
Subject: FW: RDBN File No. B-01-22
Date: June 12, 2023 12:05:30 PM

From: Crystal Mackereth [REDACTED]
Sent: Monday, June 12, 2023 12:03 PM
To: RDBN Planning <planning@rdbn.bc.ca>
Subject: RDBN File No. B-01-22

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To whom it may concern

Regarding Proposed Zoning Bylaw Amendment- RDBN File No. B-01-22

We oppose the rezoning of lot 12 on clearview dr for the construction of a church. The extra traffic on Clearview dr would be a hazard and we have concerns over noise and property values

Dave and Crystal Mackereth

From: [Megan D'Arcy](#)
To: [Danielle Patterson](#); [Deneve Vanderwolf](#)
Subject: FW: ALR 1253 Referral Documents (2nd response)
Date: June 14, 2023 2:24:39 PM
Attachments: [image001.png](#)
[image002.png](#)

From: Megan D'Arcy
Sent: Wednesday, June 14, 2023 2:06 PM
To: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>; Danielle Patterson <danielle.patterson@rdbn.bc.ca>
Subject: RE: ALR 1253 Referral Documents

Hi Danielle & Deneve,
Regarding the ALR 1253 Referral Report, this property has already been fundamentally altered from its natural state as a function of the activities that have already occurred (the reclaimed landfill site and existing gravel removal operation). A portion of Site B has already been prepared for mining (i.e., logged and the topsoil stripped off and piled); prioritizing both the monitoring of invasive plant species establishment and spread, and protecting ground water quality from deleterious substances should be considered as both environmental impacts could affect the future agricultural use of this property.
Respectfully submitted,
Megan D'Arcy



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Wendy Wainwright, Deputy Director of Corporate Services
Date: June 22, 2023
Subject: Community Energy Association – Medium and Heavy-Duty Vehicle Requirements for Municipal Fleets

RECOMMENDATION: (all/directors/majority)

Receive

BACKGROUND

Attached is an e-mail from the Community Energy Association regarding Medium & Heavy-Duty Vehicle Requirements for Municipal Fleets.

In relation to the memo, the Board at its August 11, 2022 Board Meeting considered the Chief Financial Officer's Invitation for Comments: Zero Emission Vehicles Act and Regulation and made the following resolution:

Invitation for Comments Moved by Director Lambert
Zero Emissions Vehicles Act Seconded by Director McGuire
and Regulations

2022-10-29

"That the Board write a letter to the Ministry of Energy, Mines and Low Carbon Innovation requesting that the province not implement its proposed changes to the ZEV Regulation under Section 2.8 Vehicle weight to Amend the definition of 'light-duty motor vehicle' to increase the gross vehicle weight rating to 4,536 kgs or less."

Moved by Director Brien
Seconded by Director Atrill

2022-10-30

"That the Board defer Motion 2022-10-29 and request staff bring forward additional information regarding Section 2.8 Vehicle weight outlined in the B.C. Zero-Emission Vehicles Act and Regulation: 2022 Formal Review Intentions Paper."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

At the March 9, 2023 Committee of the Whole Meeting Christina Ianniciello, Executive Director, Clean Transportation Branch provided a presentation regarding the Clean BC – Clean Transportation Action Plan where discussion took place regarding Zero-emission vehicle (ZEV) targets.

ATTACHMENTS:

E-mail: Community Energy Association – Medium and Heavy Duty Vehicle Requirements for Municipal Fleets

From: [Wendy Wainwright](#)
To: [Wendy Wainwright](#)
Subject: FW: Medium & Heavy Duty Vehicle Requirements for Municipal Fleets
Date: Wednesday, June 21, 2023 2:48:13 PM

From: Peer Networks <peernetworks@communityenergy.ca>
Sent: Thursday, June 15, 2023 4:40 PM
To: Andrew King <aking@communityenergy.ca>; Danielle Wiess <dwiess@communityenergy.ca>
Subject: Medium & Heavy Duty Vehicle Requirements for Municipal Fleets

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Hi All,

As you may be aware, the Provincial Government is preparing to legislate targets for the adoption of medium- and heavy-duty vehicles (MHDV). This is similar to the current Zero Emission Vehicle mandates for light-duty vehicles, an escalating annual percentage of new light-duty ZEV sales and leases, reaching: 10% of light-duty vehicle sales by 2025, 30% by 2030 and 100% by 2040.

The Province has released a consultation paper detailing the proposed medium- and heavy-duty legislation and some of the regulatory framework that would accompany it and are now seeking feedback on the proposed legislation ([link](#)). As part of this legislation, local governments will be required to meet predetermined milestones for incorporating MHDV into their fleets – with exceptions for smaller, rural, remote, and northern municipalities.

Of particular note to the recipients of this email, the province is seeking feedback on how “smaller, rural, remote, and northern municipalities” are characterized, and how and when they might be affected by this legislation. **CEA will facilitate a discussion for those interested in discussing this characterization and formulating a response to the Province, the deadline for submissions is June 27.**

This discussion will take place on Thursday, June 22nd, from 2:30 – 4:00 pm PST.

Andrew King (he/him), Project Manager
Transportation Service Area

Office: [640-628-7076 ext. 726](tel:640-628-7076)



Community Energy
Association

Accelerating bold action by local governments and
Indigenous communities related to climate and energy.

CEA has established truth and reconciliation principles that guide our contribution to ending the systemic inequities faced by Indigenous communities. I work on the unceded traditional and ancestral territories of the Stó:lo Matsqui, Sumas and Kwantlen First Nations and the Nooksack Indian Tribe, Abbotsford, BC.

