



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

**THURSDAY, DECEMBER 14, 2023**

<b><u>PAGE NO.</u></b>	<b><u>ELECTORAL AREA PLANNING</u></b>	<b><u>ACTION</u></b>
	<b><u>Temporary Use Permit</u></b>	
<b>2-3</b>	<b>Advisory Planning Commission Minutes Electoral Area B (Burns Lake Rural) (TUP B-01-23 Board Agenda Pages 39-47)</b>	<b>Receive</b>
	<b><u>DEVELOPMENT SERVICES</u></b>	
	<b><u>Telecommunications Referral</u></b>	
<b>4-5</b>	<b>Cameron Kral, Planning Technician Rogers W2262 Tchesinkut Lake Electoral Area E (Francois/Ootsa Lake Rural)</b>	<b>Recommendation</b>
	<b><u>NEW BUSINESS</u></b>	
	<b><u>ADJOURNMENT</u></b>	

## Advisory Planning Commission Meeting Minutes

Electoral Area B	Meeting Date: Dec 5, 2023 7:00 pm	Meeting Location: RDBN Office, Room 202
<b>Attendance</b>		
<u>APC Members</u> <input checked="" type="checkbox"/> Marvin Strimbold <input checked="" type="checkbox"/> Ed Martens <input checked="" type="checkbox"/> Robert Currie <input checked="" type="checkbox"/> Lynn Synotte <input checked="" type="checkbox"/> Valerie Anderson <input checked="" type="checkbox"/> Corrine George <input type="checkbox"/> <del>Bob Saul</del> <input type="checkbox"/> Daniella Oake		<u>Electoral Area Director</u> <input checked="" type="checkbox"/> Director Michael Riis-Christianson <input type="checkbox"/> <del>Alternate Director Doug Bysouth</del>  <u>Other Attendees</u> <input checked="" type="checkbox"/> Sheryl Worthing, CAO, Village of Burns Lake (applicant) <input checked="" type="checkbox"/> Amy Wainwright, Plan North Consulting (applicant) <input checked="" type="checkbox"/> Danielle Patterson, Senior Planner, RDBN (note-taker)
Chairperson: Lynn Synotte		Acting Secretary: Val Anderson
Call to Order: 7:00 pm		
<p><b>Addition to Agenda: Acting Secretary:</b></p> <ul style="list-style-type: none"> <li>• Val Anderson volunteered. Danielle Patterson to take notes.</li> </ul> <p><b>Application TUP B-01-23 (VBL)</b></p> <ul style="list-style-type: none"> <li>• Started with a round of introductions.</li> <li>• D. Patterson provided a summary of the application.</li> <li>• APC members asked staff if the proposal would allow camping also.           <ul style="list-style-type: none"> <li>○ D. Patterson stated the applicant has been provided information that all properties within the RDBN are permitted 2 recreational vehicles for 6 months per year for recreational use, regardless of zoning.</li> </ul> </li> <li>• Lynn Synotte asked the applicant to speak on behalf of their proposal.           <ul style="list-style-type: none"> <li>○ Not looking to have camping. Applicants stated they are working with a consultant/engagement for long-term, tourism-oriented use of the property, with an Airbnb in the short-term. The location is great for mountain bikers, skiers, and snowmobilers.</li> </ul> </li> <li>• APC members asked about the number of people, maintenance, Village's plans for long-term rentals, and where short-term rentals can occur without a TUP.           <ul style="list-style-type: none"> <li>○ Applicants stated they couldn't find long-term renters for this location. Looking at 8 people and possibly up to 12 if the septic system is upgraded. Hiring a contractor for housekeeping. Village is focused on long-term housing at Village Heights and short-term rentals for tourism.</li> <li>○ D. Patterson explained Zoning regulations for recreational vehicles, bed and breakfasts, and Temporary Accommodation/cabins.</li> </ul> </li> <li>• L. Synotte thanked the applicants for attending and the applicants left the meeting.</li> <li>• APC Discussed application:           <ul style="list-style-type: none"> <li>○ Costs and benefits of short-term rentals vs long-term.</li> <li>○ Asked staff questions about TUP regulations in general. D. Patterson said there are 1-2 dozen active TUPs. They are allowed throughout the RDBN. The Board can approve a TUP for up to 3 years, with up to 1 renewal. They are sometimes for truly short-term uses or sometimes to try out a use before applying to rezone.</li> </ul> </li> </ul>		

- Discussed other short-term accommodations in the area and the long-term rental stock.
- Discussed tourism opportunities and locations in Area B.

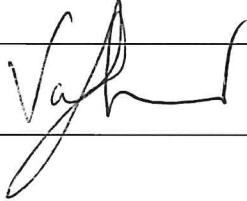
Motion by V. Anderson: That the Area B APC recommends to the Board that TUP B-01-23 be approved, as presented, for a three-year term.

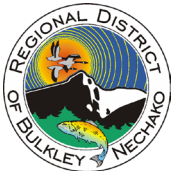
Seconded by: E. Martens.

Five in favour. One abstained. Motion carried.

**Other Topics**

- Director Riis-Christianson provided an update on the proposed compressor stations in the RDBN.
- APC had a general discussion of other developments in Area B and throughout the RDBN.

Meeting Adjourned: 7:39 pm	Secretary Signature: 
----------------------------	---



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Cameron Kral, Planning Technician  
**Date:** December 14, 2023  
**Subject:** **Rogers Telecommunications Tower No. W2262**

---

### RECOMMENDATION:

(all/directors/majority)

That the Board direct staff to send a letter stating that the RDBN has no objections to the proposed telecommunication tower location.

---

### DISCUSSION

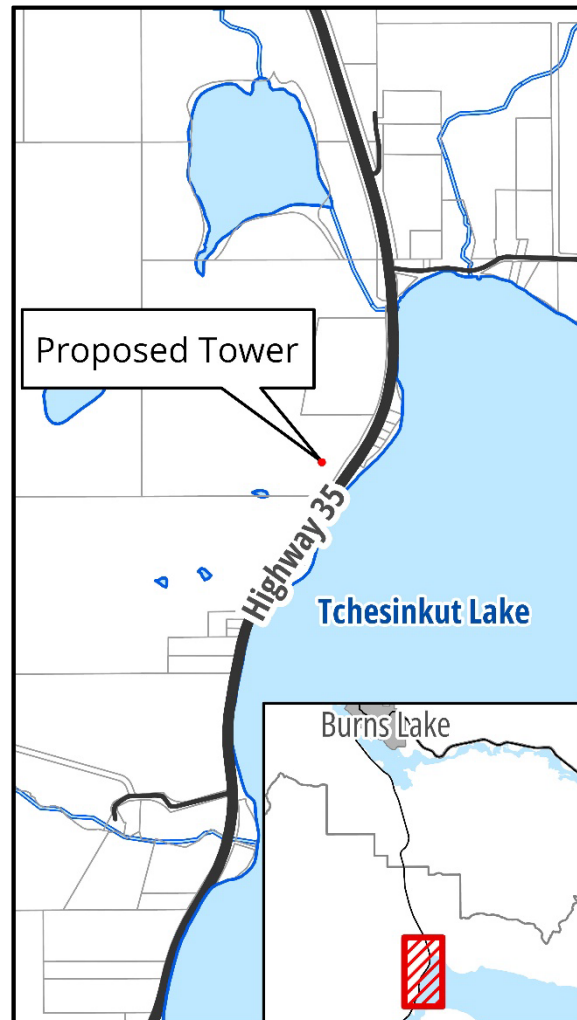
The RDBN has received a referral from Rogers Communications Ltd. (Rogers) regarding a 44 m tall telecommunications tower to provide wireless service in the Tchesinkut Lake area.

The proposed site is located on private property about 11 km south of the Village of Burns Lake. This site is within the Large Holdings (H2) Zone under the RDBN Zoning Bylaw. Unattended utilities with no outdoor storage are permitted in all zones of the RDBN Zoning Bylaw. However, staff note that zoning cannot regulate telecommunication towers under Federal jurisdiction.

The proposed site is not within the Agricultural Land Reserve (ALR)

### ISED Consultation Requirements

Innovation, Science and Economic Development Canada (ISED) has a public consultation policy that proponents must follow prior to the placement of telecommunications towers. This policy



requires proponents to consult with the local land-use authority prior to construction. The RDBN relies on ISED's default public consultation process outlined below.

The proponent must:

1. Provide written notification to the public, the land-use authority and ISED regarding the proposed antenna system installation or modification.
2. Engage the public and land-use authority to address relevant questions, comments and concerns regarding the proposal.
3. Provide the public and land-use authority the opportunity to respond in writing regarding measures taken to address reasonable and relevant concerns.

The aim of consultation with the local land use authority is to:

- Discuss site options;
- Ensure that local processes related to antenna systems are respected;
- Address reasonable and relevant concerns from the public and land-use authority; and,
- Obtain concurrence from the land-use authority in writing.

### **Rogers Consultation with the Public**

Rogers has informed the RDBN that the attached public notice was published in the November 1 and 15, 2023 issues of Lakes District News.

ISED requires that notices be sent to all property owners/occupants found within three times the height of the proposed tower, which is 140 m for this proposal. Notices were sent to three residents within the notification area. Rogers states they received no comments during the consultation period.

### **Staff Comments**

It appears from the referral package that Rogers has followed ISED's public notification requirements. Staff have no concerns regarding the location of the proposed tower.

### **ATTACHMENTS**

- [Rogers Referral Package](#) (Link)