

AGENDA

MEETING NO. 5

April 11, 2024

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VISION

“A World of Opportunities
Within Our Region”

MISSION

“We Will Foster Social,
Environmental, and
Economic Opportunities
Within Our Diverse Region Through
Effective Leadership”



REGIONAL DISTRICT OF BULKLEY-NECHAKO

AGENDA

Thursday, April 11, 2024

First Nations Acknowledgement

<u>PAGE NO.</u>	<u>CALL TO ORDER</u>	<u>ACTION</u>
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	<u>AGENDA - April 11, 2024</u>	Approve
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	<u>SUPPLEMENTARY AGENDA</u>	Receive
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MINUTES

6-19	Board Meeting Minutes - March 21, 2024	Approve
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DELEGATION

Ministry of Water, Land and Resource Stewardship

Jennifer Anthony, Assistant Deputy Minister

Re: Water Licensing, Agriculture Water Usage and Monitoring and Location of Test Wells in the Region

ELECTORAL AREA PLANNING

Bylaw for 1st, 2nd, 3rd Reading

20-26	Jason Llewellyn, Director of Planning Rezoning Application RZ RDBN 01-24 Small Scale Multi-Unit Housing Zoning Bylaw Amendments Bylaw No. 2039	Recommendation
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DEVELOPMENT SERVICES

Mine Referral

27-29	Danielle Patterson, Senior Planner Notice of Work Referral No. 2000409 Electoral Area C (Fort St. James Rural)	Recommendation
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April 11, 2024

<u>PAGE NO.</u>	<u>DEVELOPMENT SERVICES (CONT'D)</u>	<u>ACTION</u>
	<u>Other</u>	
30-31	Jason Llewellyn, Director of Planning Parcel Frontage on a Highway	Receive
	<u>REGIONAL TRANSIT</u>	
32-33	Jason Llewellyn, Director of Planning BC Transit Bus Service Funding	Recommendation
	<u>ADMINISTRATION REPORTS</u>	
34	Nellie Davis, Manager of Regional Economic Development -Canada Community Building Fund Electoral Area E (Francois/Ootsa Lake Rural) – Grassy Plains Hall Foundation Repair Project	Recommendation
35	Nellie Davis, Manager of Regional Economic Development -Canada Community Building Fund Electoral Area F (Vanderhoof Rural) – Airport Runaway Turn Pad Project	Recommendation
36-37	Megan D’Arcy, Regional Agriculture Coordinator – BC Farmers’ Market Economic Impact Study	Receive

SUPPLEMENTARY AGENDA

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

1. Michael Riis-Christianson, Chair, Connectivity Committee
Re: Ministry of Citizens’ Services Meeting Update
2. Clint Lambert, Chair, Rural/Agriculture Committee
Re: Ministry of Agriculture and Food Meeting Update

RECEIPT OF VERBAL REPORTS

Meeting No. 5
April 11, 2024

NEW BUSINESS

IN-CAMERA MOTION

That this meeting be closed to the public pursuant to Section 90(1)(c) and 90(2)(b) of the *Community Charter* for the Board to deal with matters relating to the following:

- **Connectivity Projects**
- **Labour Relations**

ADJOURNMENT

REGIONAL DISTRICT OF BULKLEY-NECHAKO**MEETING NO. 4****Thursday, March 21, 2024**

PRESENT:	Chair	Mark Parker
	Directors	Gladys Atrill Shane Brienens Leroy Dekens Martin Elphee Judy Greenaway Clint Lambert Linda McGuire Shirley Moon Kevin Moutray Chris Newell – via Zoom Michael Riis-Christianson Stoney Stoltenberg Henry Wiebe
	Director Absent	Sarrah Storey, Village of Fraser Lake
	Alternate Director	Audrey Fennema, Village of Fraser Lake
	Staff	Curtis Helgesen, Chief Administrative Officer Cheryl Anderson, Director of Corporate Services John Illes, Chief Financial Officer Nellie Davis, Manager of Regional Economic Development – arrived at 11:20 a.m., left at 11:35 a.m. Deborah Jones-Middleton, Director of Protective Services – arrived at 11:25 a.m. Jason Llewellyn, Director of Planning – arrived at 10:05 a.m., left at 11:15 a.m. Deneve Vanderwolf, Planning Technician/Transit Coordinator – arrived at 10:47 a.m., left at 11:15 a.m. Wendy Wainwright, Deputy Director of Corporate Services
	Others	Dustin Rumley, Vanderhoof - left at 11:15 a.m. Ethan Fredeen, CAO, Village of Fraser Lake – left at 10:20 a.m., returned at 11:02 a.m. Tanner Moulton Public Affairs Advisor, TC Energy Coastal GasLink – arrived at 10:04 a.m., left at 10:35 a.m. Lindsay Taylor, Government Relations Manager, BC Transit – via Zoom – arrived at 10:34 a.m., left at 11:15 a.m. Sian Weaver, Manager, Socio-economics, TC Energy Coastal GasLink – arrived at 10:04 a.m., left at 10:35 a.m.
	Media	Saddman Zaman, LD News

CALL TO ORDER

Chair Parker called the meeting to order at 10:00 a.m.

FIRST NATIONS ACKNOWLEDGEMENT**AGENDA**

Moved by Director Stoltenberg

Seconded by Director Lambert

2024-4-1

"That the Board Meeting Agenda of March 21, 2024 be approved."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

MINUTES

Board Meeting Minutes
-March 7, 2024

Moved by Director McGuire

Seconded by Director Moon

2024-4-2

"That the Board Meeting Minutes of March 7, 2024 be adopted."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Bulkley-Nechako Joint
Accessibility Advisory
Committee Meeting Minutes

Moved by Director Stoltenberg

Seconded by Director Dekens

2024-4-3

"That the Board receive the Bulkley-Nechako Joint Accessibility Advisory Committee Meeting Minutes for February 23, 2024."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Rural/Agriculture Committee
Meeting Minutes
-March 7, 2024

Moved by Director Lambert

Seconded by Director Stoltenberg

2024-4-4

"That the Board receive the Rural/Agriculture Committee Meeting Minutes for March 7, 2024."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DELEGATION

TC ENERGY – COASTAL GASLINK – Tanner Moulton, Public Affairs Advisor and Sian Weaver, Manager, Socio-economics Re: Socio-economic Effects Management Plan (SEEMP) – Implementation of Mitigation Measures

Chair Parker welcomed Tanner Moulton, Public Affairs Advisor and Sian Weaver, Manager, Socio-economics, TC Energy Coastal GasLink.

Mr. Moulton and Ms. Weaver provided a PowerPoint presentation.

Coastal GasLink: Project Update and Socio-economic Effects Management Plan (SEEMP) Overview

- Project Update/Overview
- Coastal GasLink Project Milestones
- 2024 RDBN Summer Construction
- Coastal GasLink In-Kind Material Donations
- Community Investment and Build Strong Program
- TC Energy Scholarships – Apply Now!
- SEEMP Implementation Highlights 2024
- SEEMP Engagement Feedback (10th Reporting Cycle)
- Emergency Services
- Housing and Commercial Accommodation
- Road, Air, Rail and Navigability of Waterways
- Waste Management Facilities
- Phase 2 Update
 - o Potential Additional Compressor Stations
 - o Proposed Compressor Station Locations – RDBN
- Creating a legacy of safety and respect.

The following was discussed:

- Coastal GasLink meetings with a number of ministries
 - o Clean Energy and Major Projects Office (CEMPO)
 - o Ministry of Municipal Affairs (MUNI),
 - o CEMPO and MUNI Socio-Economic Management Committee
 - Main focus LNG Canada and Coastal GasLink SEEMP
- Local campsites used by workers
- Thank you to Coastal GasLink for their assistance during the 2023 Wildfire Event
- Compressor Station costing
 - o Awaiting final investment decision to determine costing
- Waste management impacts from pipeline construction and camps
 - o Pressure on RDBN landfills as project moved forward
 - o Having further discussion regarding camp waste data and identify costs to plan accordingly for Coastal GasLink’s needs and the RDBN long-term planning with the potential future development of Phase 2
 - o Lessons learned during Phase 1
 - o Will schedule a meeting in the future to have further discussions.

Chair Parker thanked Mr. Moulton and Ms. Weaver for attending the meeting.

ELECTORAL AREA PLANNING

Bylaw for 1st and 2nd Reading

Planning Department Initiated Moved by Director Stoltenberg
Site Specific Zoning Text Seconded by Director Riis-Christianson
Amendments 1st & 2nd
Reading, Bylaw Nos. 2033, 2034
& 2035 – Electoral Areas A, B, E

2024-4-5

1. "That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024 be given first and second reading this 21st day of March, 2024 and subsequently be taken to Public Hearing.
2. That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2034, 2024 be given first and second reading this 21st day of March, 2024 and subsequently be taken to Public Hearing.
3. That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024 be given first and second reading this 21st day of March, 2024 and subsequently be taken to Public Hearing.
4. That the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No. 2033, 2024, also serve as the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No. 2034, 2024, and Regional District of Bulkley-Nechako Rezoning Bylaw No. 2035, 2024, and that the Public Hearing be delegated to the Director or Alternate Director for Electoral Area B (Burns Lake Rural)."

(All/Directors/Majority) CARRIED UNANIMOUSLY

Bylaw for 3rd Reading and Adoption

Public Notice Bylaw Moved by Director Stoltenberg
- 3rd Reading and Adoption Seconded by Director Elphee
Report and Public Notice Policy

2024-4-6

1. "That Regional District of Bulkley-Nechako Public Notice Bylaw No. 2032, 2024 be given third reading and adoption this 21st day of March, 2024.
2. That the Board approve the Public Notice Policy."

(All/Directors/Majority) CARRIED UNANIMOUSLY

DEVELOPMENT VARIANCE PERMIT

Development Variance Permit Moved by Director Stoltenberg
Application No. A-01-24 Seconded by Director Atrill
-Electoral Area A (Smithers/
 Telkwa Rural)

2024-4-7

"That the Board approve Development Variance Permit A-01-24 for the property located at 327 Prairie Road to vary Section 12.0.5.1.b) of Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by reducing the setback for a structure from a side parcel line which does not abut a Highway from 2 m to 0.31 m for the proposed cabin addition."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

OTHER

Advisory Planning
Commission Minutes
-Electoral Area F (Vanderhoof
 Rural)

Moved by Director Moon
 Seconded by Director Moutray

2024-4-8

"That the Board receive the Advisory Planning Commission Minutes for Electoral Area F (Vanderhoof Rural)."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Advisory Planning
Commission Minutes
-Electoral Area C (Fort St.
 James Rural)

Moved by Director Greenaway
 Seconded by Director Elphee

2024-4-9

"That the Board receive the Advisory Planning Commission Minutes for Electoral Area C (Fort St. James Rural)."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

DEVELOPMENT SERVICES

ALR Applications

Non-Farm Use (Removal of Soil) ALR Application 1265 – Electoral Area F (Vanderhoof Rural)

Moved by Director Moon
 Seconded by Director Stoltenberg

2024-4-10

1. "That Agricultural Land Reserve Application 1265 be recommended to the Agricultural Land Commission for approval with the further recommendation that the ALC ensure appropriate remediation throughout the life of the gravel quarry.

2. That the Agricultural Land Commission and Ministry of Energy, Mines and Low Carbon Innovation be requested to ensure that an adequate dust mitigation plan is in place to address concerns regarding the impact of dust on adjacent residents and farms."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Non-Farm Use (Removal of Soil) ALR Application 1266 – Electoral Area F (Vanderhoof Rural)

Moved by Director Moon
 Seconded by Director Stoltenberg

2024-4-11

"That Agricultural Land Reserve Application No. 1266 be recommended to the Agricultural Land Commission for approval, with a further recommendation that the ALC ensure appropriate phased remediation throughout the life of the gravel pit."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Land Referral

Land Referral No. 7410325 -Electoral Area F (Vanderhoof Rural)

Moved by Director Moon
 Seconded by Director Lambert

2024-4-12

"That the comment sheet be provided to the Province as the Regional District's comments on Crown Land Application Referral No. 7410325."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

REGIONAL TRANSIT

BC Transit Bus Service Funding

Moved by Director Moutray
 Seconded by Director Riis-Christianson

2024-4-13

“That the Board receive the Director of Planning’s BC Transit Bus Service Funding memorandum.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Discussion took place regarding the following:

- Overview of BC Transit Bus Service Funding memorandum
- No cost certainty from the Province beyond 2025
- Strategy moving forward
- Northern Development funding support
- User fee increases
 - Fee increase moratorium ends March 2025
 - Discuss in anticipation of moratorium ending
- Areas of the region along the Highway 16 corridor opting out of the service may impact efficiencies
- Northern BC Inter-Community Transportation Study
 - Identified gaps
 - Many different entities currently provide local, regional and inter-regional service provision, often with overlaps
 - Recommendations
- Northern Development determining efficiencies for transportation along the Highway 16 corridor
- Villages of Fraser Lake and Granisle and 10 First Nations community shuttle services
- Lack of busing services in Fort St. James
 - Seniors Helping Seniors bus for seniors only
 - Two First Nations communities have buses
- Importance of regional busing system and community busing
- Work with other Regional Districts and municipalities along Highway 16 to support a bus system
- Staff will follow up with BC Transit and the Province and bring forward a report to the Board
- Lindsay Taylor, Government Relations Manager, BC Transit
 - Fare review can be completed in anticipation of the end of the moratorium in March 2025
 - Coordinated regional system
 - Would require different agreements
 - Currently different funding models between local governments
 - Province’s cancellation of the bus service in Golden.

ADMINISTRATION REPORTS

Committee Meeting
 Recommendation
 -March 7, 2024

Moved by Director Stoltenberg
 Seconded by Director Lambert

2024-4-14

"That the Board approve Committee Meeting recommendation 1 as written:

Rural/Agriculture Committee – March 7, 2024

Recommendation 1:

Re: Agricultural Plastics (3-year) Pilot Project

"That the Board direct staff to explore a one-year renewal of the Agricultural Plastics (3- year) Pilot Project focusing on on-farm collection; and further, that staff bring forward funding options to the Board prior to the end of the current pilot in June 2024."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Keeping it Rural Conference
 -May 21-23, 2024 – Kelowna,
 BC

Moved by Director Moon
 Seconded by Director Lambert

2024-4-15

"That the Board authorize attendance of Rural Directors wishing to attend the Keeping it Rural Conference from May 21-23, 2024 in Kelowna, B.C."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

RDBN Five Year Financial Plan
 Bylaw 2036 for Adoption

Moved by Director Riis-Christianson
 Seconded by Director Stoltenberg

2024-4-16

"That Regional District of Bulkley-Nechako Five Year Financial Plan Bylaw No. 2036, 2024 be adopted this 21st day of March, 2024."

(All/Weighted/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS (CONT'D)

BC Provincial Nominee
 Program Entrepreneur
 Immigration – Regional
 Stream Participation

Moved by Director Lambert
 Seconded by Director Atrill

2024-4-17

“That the Board approve continued participation in the BC Provincial Nominee Program Entrepreneur Immigration - Regional stream.”

Opposed: Director Riis-Christianson CARRIED

(All/Directors/Majority)

Discussion took place regarding the lack of applicants since the RDBN reinstated its BC Provincial Nominee Program Entrepreneur Immigration Regional Stream Participation. The goal of the program, value and process were also discussed. The option to pause participation remains in place for any local government wishing to no longer participate.

Grant in Aid for Areas B
 (Burns Lake Rural) and E
 (Francois/Ootsa Lake Rural)
 -Lakes District Family
 Enhancement Society

Moved by Director Lambert
 Seconded by Director Riis-Christianson

2024-4-18

“That the Board approve allocating \$7,100 in Electoral Area B (Burns Lake Rural) and E (Francois/Ootsa Lake Rural) Grant in Aid monies (split 50/50) to the Lakes Family Enhancement Society for computers and a vacuum for the Link center.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

Canada Community Building
 Fund Electoral Area F
 (Vanderhoof Rural) - Arena
 Mechanical System Upgrade

Moved by Director Moon
 Seconded by Director Moutray

2024-4-19

1. “That the Board authorize contributing up to \$62,500 of Electoral Area F (Vanderhoof Rural) Canada Community-Building Fund BC allocation monies to the District of Vanderhoof for a Recreation Infrastructure project at the Vanderhoof Arena, and

(participants/weighted/majority)

2. That the Board authorize the withdrawal of up to \$62,500 from the Federal Gas Tax Reserve Fund.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

ADMINISTRATION REPORTS (CONT'D)

Canada Community Building Fund Electoral Area A (Smithers/Telkwa Rural) -Telkwa Multi-Sport Outdoor Court Project Moved by Director Stoltenberg
 Seconded by Director Dekens

2024-4-20

"That the Board receive the Manager of Regional Economic Development's Canada Community Building Fund Electoral Area A (Smithers/Telkwa Rural) – Telkwa Multi-Sport Outdoor Court Project memorandum."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Vanderhoof Rural Fire Protection Agreement Renewal

Moved by Director Moon
 Seconded by Director Moutray

2024-4-21

"That the Board approve the renewal of the Vanderhoof Rural Fire Protection Agreement for an additional five-year term starting January 1, 2024."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADMINISTRATION CORRESPONDENCE

Ministry of Emergency Management and Climate Readiness – *Emergency Management Act* (EDMA)

Moved by Director Dekens
 Seconded by Director Lambert

2024-4-22

"That the Board receive the correspondence from the Ministry of Emergency Management and Climate Readiness regarding *Emergency Management Act* (EDMA)."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

The Board expressed appreciation for the engagement from the Honourable Bowinn Ma, Minister of Emergency Management and Climate Readiness.

ADMINISTRATION CORRESPONDENCE (CONT'D)

Ministry of Water, Land and Resource Stewardship Wildlife Habitat Area Proposal for Southern Mountain Caribou in the Nadina Natural Resource District – Requesting a Review and Submission of Written Comments by April 30, 2024 Moved by Director McGuire
 Seconded by Director Greenaway

2024-4-23

“That the Board receive the correspondence from the Ministry of Water, Land and Resource Stewardship regarding Wildlife Habitat Area Proposal for Southern Mountain Caribou in the Nadina Natural Resource District – Requesting a Review and Submission of Written Comments by April 30, 2024.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Discussion took place regarding the Southern Mountain Caribou being located in areas outside of Houston as indicated in the letter and having Ministry of Water, Land and Resource Stewardship attend a future meeting. The District of Houston is preparing a letter to provide to the Ministry and will share it with the Regional District.

Province of BC – Help on the Way to B.C. Veterinarian Clinics that Treat Farm Animals Moved by Director Stoltenberg
 Seconded by Director McGuire

2024-4-24

“That the Board receive the correspondence from the Province of BC – Help on the Way to B.C. Veterinarian Clinics that Treat Farm Animals.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Union of B.C. Municipalities -Provincial Response to 2023 Resolution Moved by Director Dekens
 Seconded by Director Lambert

2024-4-25

“That the Board receive the correspondence from the Union of B.C. Municipalities – Provincial Response to 2023 Resolution.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Break for lunch at 11:48 a.m.

Reconvened at 1:27 p.m.

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS

Electoral Area C (Fort St. James Rural) – Update Director Greenaway mentioned she attended a meeting with Chad Thompson, Executive Vice President, College of New Caledonia. They are implementing a new course delivery model at their campuses outside of Prince George. Cindy Heitman, President and CEO, CNC will be visiting Fort St. James to provide information on the new direction.

Village of Burns Lake -Update Director Wiebe provided the following update:

- Tom Forsythe Arena and Burns Lake Curling Club now have ice
 - o Thank you to Directors Lambert and Riis-Christianson for their support
- Richmond Loop Intersection Development
 - o Final drawings have been submitted and awaiting BC Hydro approvals
- Village Heights Accelerated Housing grant applications was denied and will be looking at alternative solutions.

Electoral Area A (Smithers/Telkwa Rural) – Update Director Stoltenberg attended a Senior Community Collective Social Prescribing by the Smithers Community Services and funded by the United Way that focuses on seniors and ways to help outside of medical and hospital care. Director Stoltenberg indicated he would like to reach out to the Town of Smithers and Village of Telkwa to discuss senior mobility in the communities.

Village of Granisle – Update Director McGuire mentioned that the Village of Granisle met with the RCMP Chief Superintendent and Superintendent and RCMP Sargent and Corporals from the Houston Detachment. She noted that the Village of Granisle has been strongly advocating for RCMP to be in Granisle. The RCMP has two houses with one currently being utilized for members and they will move forward with furnishing the second house to use for additional RCMP members to be stationed in the community. The Village of Granisle, in partnership with the RCMP, is making a recruitment video to showcase the opportunities for RCMP members considering retirement and wanting to complete their RCMP career in a location they can retire. They wish to utilize the video to recruit other professionals to the community as well.

Director McGuire also noted that the Village is working with a consultant to complete its Zoning Amendments under the provincial June 30, 2024 deadline.

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS (CONT'D)

Village of Fraser Lake
 Update

Alternate Director Fennema provided the following update;

- Fraser Lake Curling Club held its first tournament which went well
- Continuing to work with the Province regarding the West Fraser Mill closure, as well as hosting community Town Hall meetings, job transition meetings and Job Fairs. A number of employees that are nearing retirement are considering that as an option.

Electoral Area F (Vanderhoof
 Rural)- Update

Director Moon noted that the 2024 cattle auctions have begun and the cattle prices are good. There are concerns regarding the weather and drought conditions.

District of Fort St. James
 -Update

Director Elphee reported the following:

- Fort St. James Curling Rink ice plant failed and needed repairs will hopefully be complete prior to the 2024/2025 winter season
- District of Fort St. James signed its Stage 1 Wildfire Resiliency Plan
- The District of Fort St. James will be fully staffed as of March 25th.

Town of Smithers -Update

Director Atrill commented that the Town of Smithers and the Wet'suwet'en Hereditary Chiefs will be having a Community to Community Forum.

Chair Parker – Update

Chair Parker spoke of the following:

- Attended the RBA Announcement by the Honourable David Eby, Premier and the Honourable Anne Kang, Minister of Municipal Affairs in Terrace, March 15th
- West Fraser Sawmill Closure Transition meetings
 - o A number of people are considering camp work and staying in the community
- Attending the UBCM Chair/CAO Forum March 25-26 in Victoria
- Concerns regarding drought conditions and minimal snow pack
 - o Provincial agriculture relief funding differences between southern and northern areas of the Province
 - o Additional funds have been announced to mitigate drought
- Will be attending an upcoming meeting with the Minister and Assistant Deputy Minister, Ministry of Agriculture and Food in Prince George with Directors Lambert and Moon.

VERBAL REPORTS AND COMMITTEE CHAIR REPORTS (CONT'D)

Receipt of Verbal
 Reports

Moved by Director Stoltenberg
 Seconded by Director Greenaway

2024-4-26

"That the verbal reports of the various Board of Directors be received."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

IN-CAMERA MOTION

Moved by Director Moutray
 Seconded by Director Lambert

2024-4-27

"That this meeting be closed to the public pursuant to Section 90(1)(c), 90(1)(k) and 90(2)(b) of the *Community Charter* for the Board to deal with matters relating to the following:

- Future Service Provision
- Connectivity Projects
- Northwest B.C. Resource Benefits Alliance (RBA)
- Labour Relations."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Director Brienens
 Seconded by Director Greenaway

2024-4-28

"That the meeting be adjourned at 1:43 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Deputy Director of Corporate
 Services



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning
Date: April 11, 2024
Subject: **Rezoning Application RZ RDBN 01-24**
Small Scale Multi-Unit Housing Zoning Bylaw Amendments

RECOMMENDATION: (all/directors/majority)

1. That the Board consider the Provincial Policy Manual and Site Standards document and the site standards discussed in this report.
 2. That “Regional District of Bulkley Nechako Rezoning Bylaw No. 2039, 2024” be given first, second, and third reading.
-

COMPLIANCE WITH BILL 44

In the fall of 2023, the Province introduced changes to the *Local Government Act* (LGA) requiring “at least one additional housing unit (Secondary Suite) within a detached dwelling that would otherwise be a single-family dwelling” or “at least one additional housing unit within another building on the same parcel or parcels of land on which a detached single-family dwelling is located.” The Province commonly refers to this as small scale multi-unit housing (SSMUH). The LGA requires all zoning bylaws in BC to comply with the LGA SSMUH requirements by June 30, 2024. This project was completed with the assistance of Amy Wainwright of Plan North Consulting.

Proposed RDBN Zoning Bylaw Changes

Most residential zones in the RDBN’s Zoning Bylaw already comply with the above requirements as Secondary Suites are generally permitted in Single-Family Dwellings. However, the R10 and R11 Zones do not permit Secondary Suites. Also, several commercial, industrial, institutional, and recreation zones limit residential use to one Dwelling Unit. These zones are listed below along with a brief description of the amendments proposed in “Regional District of Bulkley Nechako Rezoning Bylaw No. Bylaw 2039, 2024” required to bring the RDBN’s Zoning Bylaw into compliance with the LGA.

1. Hudson Bay Mountain Multiple Family Residential (R10) - remove Secondary Suite restriction
2. Bare Land Strata Residential (R11) - remove Secondary Suite restriction
3. Local Commercial Zone (C1A) – increase density to two Dwelling Units
4. Highway Commercial Zone (C2) - increase density to two Dwelling Units
5. Tourist Commercial Zone (C3) – change density to one Single-Family Dwelling
6. Strata Resort Commercial Zone (C4) - increase density to two Dwelling Units
7. Light Industrial Zone (M1) - increase density to two Dwelling Units
8. Light Industrial – Contracting Zone (M1A) - increase density to two Dwelling Units
9. Heavy Industrial (M2) - increase density to two Dwelling Units
10. Agricultural Industry Zone (M3) - increase density to two Dwelling Units
11. Civic / Institutional zone (P1) - increase density to two Dwelling Units
12. Special Civic / Institutional Zone (P1A) - increase density to two Dwelling Units
13. Recreation Zone (P2) - increase density to two Dwelling Units
14. Special Recreation Zone (P2A) - increase density to two Dwelling Units
15. Airport Zone (A1) - increase density to two Dwelling Units

Bylaw 2039 amends the Zoning Bylaw to allow a Secondary Suites in a Single Family Dwelling in the R10, R11, C3 Zones

Bylaw 2039 amends the Zoning Bylaw to allow up to two Dwellings either as a Single Family Dwelling with a Secondary Suites or 2 Dwelling Units in another building in the C1A, C2, C4, M1, M2, M3, P1, P1A, P2, P2A, and A1 Zones. These zones, as they currently exist, can be seen in the attached link to the [Zoning Bylaw](#).

Provincial Policy Manual & Site Standards

The document titled “Provincial Policy Manual and Site Standards” (attached) establishes provincial expectations for local government implementation of the SSMUH requirements and sets site development standards which it considers appropriate. The RDBN is required to consider the applicable site standards while preparing and adopting Bylaw 2039.

Staff have considered the Provincial Policy Manual and Site Standards document including the applicable site development standards. The table below outlines the applicable

provincial standards and shows the existing RDBN Zoning Bylaw requirement for the zones being amended. The RDBN setback requirements are in some instances, greater than the provincial standards, and RDBN parking requirements are higher. Staff recommend that the RDBN Zoning Bylaw requirements remain unchanged as they are appropriate given that the primary purpose of each zone being amended (with the exception of the R10 and R11 Zones) is not residential and the existing requirements do not unreasonably impact the establishment of the permitted residential development given the parcel sizes in the rural area.

Zoning Bylaw Regulation	Provincial Standard	RDBN Zoning Bylaw Requirements			
Front Lot Line Setback	5-6 m	R10 – 7.5m C1A – 0m M1 – 15m P1 – 7.5m A1 – 7.5m	R11 – 7.5m C2 – 7.5m M1A – 15m P1A – 7.5m	C3 – n/a M2 -15m P2 – 7.5m	C4 – 4.5m M3 – 30m P2A – 7.5m
Rear Lot Line Setback	6 m for principal building, 1.5 m for ADUs	R10 – 3m C1A – 6m M1 – 15m P1 – 2m A1 7.5m	R11 – 7.5m C2 – 6m M1A – 15m P1A – 2m	C3 – 7.5m M2 – 15m P2 – 2m	C4 – 4.5m M3 – 30m P2A – 2m
Side Lot Line Setback	1.2 meters	R10 – 6m C1A – 6m M1 – 15m P1 – 4.5m A1 – 7.5m	R11 – 5m C2 – 6m M1A – 15m P1A – 4.5m	C3 – 7.5m M2 – 15m P2 – 4.5m	C4 – 4.5m M3 – 30m P2A -4.5m
Maximum Height	11 m for principal dwelling, 8 m for accessory dwelling	R10 – 11m C1A – n/a M1 – 5m P1 – n/a A1 – n/a	R11 – 11m C2 – n/a M1A – n/a P1A – n/a	C3 – n/a M2 – n/a P2 – n/a	C4 – n/a, M3 – n/a P2A – n/a
Maximum Number of Stories	3 storeys for principal dwellings, 2 storeys for accessory dwellings	R10 – n/a C1A – n/a M1 – n/a P1 – n/a A1 – n/a	R11 - n/a C2 – n/a M1A – n/a P1A – n/a	C3 – n/a M2 – n/a P2 – n/a	C4 – n/a, M3 – n/a P2A – n/a
Maximum Lot Coverage	25-40%	R10 – 35% C1A – 40% M1 – 40% P1 – 40% A1 – n/a	R11 – 40% C2 – 40% M1A – 40% P1A – n/a	C3 – n/a M2 – 40% P2 – n/a	C4 – n/a M3 – 40% P2A – n/a
Off Street Parking	One space per Dwelling	Two spaces per Single Family Dwelling, 1 per secondary suite			

ZONING BYLAW HOUSING REGULATION SIMPLIFICATION

The R1 – R9, R11, H1, H1B, H2, Ag1, RR1, C1, C2A zones already comply with the LGA SSMUH requirements. However, staff are proposing to amend these zones to increase residential flexibility and align regulations across all zones. These changes will be outlined in “Regional District of Bulkley Nechako Rezoning Bylaw No. Bylaw 2040, 2024” which is scheduled to be presented to the Board for consideration at the April 25th Board meeting.

The mandated zoning bylaw amendments in Bylaws 2039 were separated from the discretionary changes to be proposed in Bylaw 2040 to facilitate adoption of bylaw 2039 prior to the June 30th deadline. This provides the Board with greater flexibility in dealing with the discretionary changes in Bylaw 2040.

The changes to be proposed in Bylaw 2040 include the following:

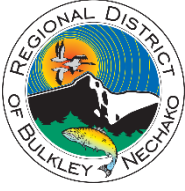
- removing the size limit (90 m² and 40% of the SFD) for Secondary Suites;
- allowing either a detached 2nd dwelling or two family dwelling in most zones;
- setting Dwelling Unit maximums.
- establishing combined total floor area limits for all Dwellings for each zone.

PUBLIC NOTICE

Under Section 464(4) of the LGA the RDBN is prohibited from holding a public hearing for Bylaw 2039, 2024 as its sole purpose is compliance with the LGS. Notice of this application was published in the April 4th issues of RDBN newspapers, the RDBN Facebook page, and the RDBN’s web site informing the public of the date and location of the Board’s consideration of first reading of the bylaw and their ability to provide input in writing. Comments received in response to the public notices will be provided to the Board at the April 11th, 2024 Board Meeting.

ATTACHMENTS:

- Bylaw 2039, 2024
- [RDBN Zoning Bylaw 1800, 2020 \(link\)](#)
- [Provincial Policy Manual & Site Standards, Dec. 2023 \(link\)](#)



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2039

A Bylaw to Amend "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended as follows:

1. Hudson Bay Mountain Multiple Family Residential Zone (R10)
Section 12.2.3.3. Limitations on Use is deleted and replaced with the following:
"A Home Occupation is not permitted."
2. Bare Land Strata Residential Zone (R11)
Section 13.0.3.2. Limitations on Use is deleted.
3. Local Commercial Zone (C1A)
Section 18.1.2.1. Density is deleted and replaced with the following:
"Not more than two Dwelling Units shall be located on a Parcel."
4. Highway Commercial Zone (C2)
Section 19.0.2.1. Density is deleted and replaced with the following:
"Not more than two Dwelling Units shall be located on a Parcel."
5. Tourist Commercial Zone (C3)
Section 20.0.2.2. Density is deleted and replaced with the following:
"Not more than one Single Family Dwelling shall be located on a Parcel."
6. Strata Resort Commercial Zone (C4)
Section 21.0.2.4. Density is deleted and replaced with the following:
"Not more than two Dwelling Units (that are not Cabins) shall be located in a strata development."
7. Light Industrial Zone (M1)
Section 22.0.2.1. Density is deleted and replaced with the following:
"Not more than two Dwelling Units shall be located on a Parcel."

8. Light Industrial – Contracting Zone (M1A)
Section 22.1.2.1. Density is deleted and replaced with the following:
“Not more than two Dwelling Units shall be located on a Parcel.”
9. Heavy Industrial Zone (M2)
Section 23.0.2.1. Density is deleted and replaced with the following:
“Not more than two Dwelling Units shall be located on a Parcel.”
10. Agricultural Industry Zone (M3)
Section 24.0.2.1. Density is deleted and replaced with the following:
“Not more than two Dwelling Units shall be located on a Parcel.”
11. Civic/Institutional Zone (P1)
Section 25.0.2.1. Density is deleted and replaced with the following:
“Not more than two Dwelling Units shall be located on a Parcel.”
12. Special Civic/Institutional Zone (P1A)
Section 25.1.2.1. Density is deleted and replaced with the following:
“Not more than two Dwelling Units shall be located on a Parcel.”
13. Recreation Zone (P2)
Section 26.0.2.1. Density is deleted and replaced with the following:
“Not more than two Dwelling Units (that are not Cabins) shall be located on a Parcel.”
14. Special Recreation Zone (P2A)
Section 26.1.2.1. Density is deleted and replaced with the following:
“Not more than two Dwelling Units (that are not Cabins) shall be located on a Parcel.”
15. Airport Zone (A1)
Section 27.0.2.1. Density is deleted and replaced with the following:
“Not more than two Dwelling Units shall be located on a Parcel.”

This bylaw may be cited as “Regional District of Bulkley-Nechako Rezoning Bylaw No. 2039, 2024”.

READ A FIRST TIME this ___ day of _____.

READ A SECOND TIME this ___ day of _____.

READ A THIRD TIME this ___ day of _____.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2039, 2024".

DATED AT BURNS LAKE this ___ day of _____.

Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 2024

for Minister of Transportation & Infrastructure

ADOPTED this ___ day of _____.

Chairperson

Corporate Administrator



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Danielle Patterson
Date: April 11, 2024
Subject: Notice of Work Referral No. 2000409

RECOMMENDATION: (all/directors/majority)

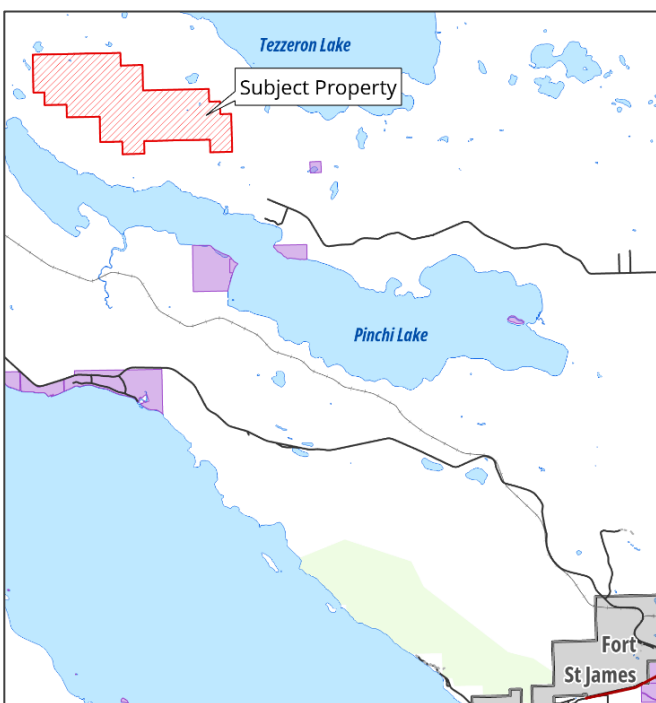
That the attached comment sheet be provided to the Province as the Regional District's comments for Notice of Work Referral No. 2000409.

BACKGROUND

This application is by Recharge Resources, for a five-year Notice of Work (NoW) under the *Mines Act* for diamond exploration. The application area covers approximately 1.32 ha of Crown land around Pinchi Mountain, approximately 24 km northwest of the District of Fort St. James. Access is via Pinchi FSR for the southern portion of the site and potentially via Tezzeron FSR for the northern portion of the site.

The proposal includes a 0.22 ha staging area, a 0.20 ha disturbance for ten drill sites, a 0.20 ha disturbance for ten helicopter pad sites, and a 0.70 ha disturbance for 2 km of new exploration trails. The application states water at a flow rate of 0.01 m³ per second (864 m³ per day) will be pumped from nearby creeks for drilling purposes and approximately 50 m³ of timber would be removed for operations. Equipment will include a bulldozer/crawler tractor, drill, and helicopter and up to 10,000 L of bulk fuel will be stored on the site.

The applicant proposes progressive reclamation throughout the project, including back-filling, re-grading, reseeding, and when necessary, replanting disturbed areas.

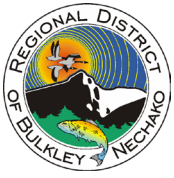


The subject property is not zoned and does not have an Official Community Plan designation. No known structures or recreation trails are on the site.

The nearest dwelling is approximately 1.7 km away and fifteen dwellings are within a 5 km radius of the proposal area.

ATTACHMENTS

- Comment Sheet
- Applicant Maps ([link](#))



Electoral Area:	Electoral Area C (Fort St. James Rural)
Applicant:	Recharge Resources
Existing Land Use:	Cut blocks/second growth forest
Zoning:	None.
OCP Designation:	Not applicable
Proposed Use Comply with Zoning:	Not applicable
Agricultural Land Reserve:	No
Access:	Pinchi FSR (south access), and Tezzeron FSR (north access)
Building Inspection:	None
Fire Protection:	None
Other comments:	Not applicable



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning
Date: April 11, 2024
Subject: Parcel Frontage on a Highway

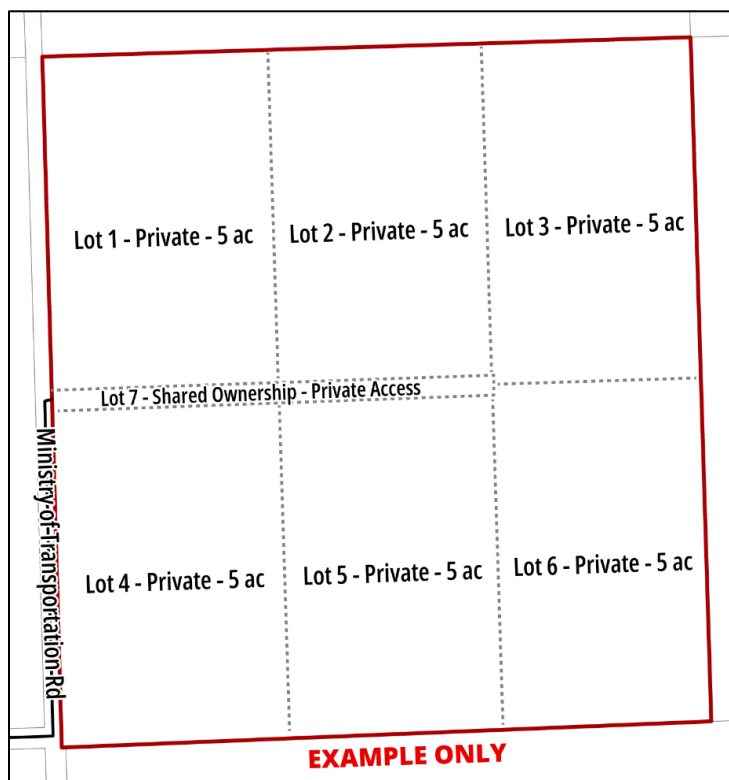
RECOMMENDATION: (all/directors/majority)

1. That the Board repeal the decision, made at the February 20, 1986 Board meeting, to delegate the Board's authority to exempt subdivisions from the 10% minimum frontage requirement for subdivision applications.
2. That the 1986 Board delegation remain applicable to all subdivision applications received by the Province before April 12, 2024.

DISCUSSION:

Planning Department staff anticipate that subdivision applications which propose to provide access through a privately owned parcel with shared ownership in place of the requirement for public road right of way will become more common.

Subdividing in this manner using private access as an alternative to a public road is appealing to developers as it allows the road / driveway to be developed to any standard the parcel owners choose. This can save notable development costs. This type of access is appealing to the Province as it does not extend the public road network



which becomes the responsibility of the Province to manage.

Staff recently received a referral for a five-lot subdivision with private access, and a similar eight parcel subdivision was approved in the RDBN in 2016. Staff are concerned that the creation of parcels that are not accessed by public road right of way may become more common, resulting in several potential long term negative impacts on community character, public movement, and emergency access.

Section 512 of the *Local Government Act* (LGA) states that:

1. *If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of*
 - (a) *10% of the perimeter of the lot that fronts on the highway, and*
 - (b) *the minimum frontage that the local government may, by bylaw, provide.*
2. *A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).*
3. *As a limitation on section 229 [delegation of board authority] of this Act or section 154 [delegation of council authority] of the Community Charter, a local government may delegate its powers under subsection (2) only to an approving officer.*

The minimum width requirement noted above would restrict the creation of parcels designed specifically to function as access to other parcels, in many circumstances. However, at the February 20, 1986 Board meeting the Board delegated its authority to exempt subdivisions from the minimum frontage requirements to the Province (*under Section 996 of the Municipal Act*). Therefore, the approval of this type of subdivision is at the discretion of the Provincial subdivision approving officer.

Staff recommend that the Board repeal its 1986 decision to delegate its authority to exempt subdivisions from the minimum frontage requirements. This will allow the Board to approve exemptions to the 10% minimum parcel frontage requirement in the LGA. In staff's opinion, subdivisions with a private access road, as proposed, may be acceptable in certain limited situations. The exemption process will allow the Board to make that determination on a case-by-case basis.

It is noted that the Board would also be required to approve exemptions to the 10% minimum parcel frontage requirement for unusually long and narrow parcels, and panhandle parcels. Staff do not anticipate more than 3-4 applications per year.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning
Date: April 11, 2024
Subject: BC Transit Bus Service Funding

RECOMMENDATION:

That the Board send the attached letter to the Ministry of Transportation and Infrastructure.

At the March 21, 2024 Board meeting the Board considered the attached staff report regarding funding of the BC Transit Bus service in the RDBN. The Board discussed the report and the need for a regional transportation service model which better meets the needs of the residents of northern BC.

This report proposes that the RDBN send the attached letter to the Minister of Transportation and Infrastructure confirming the RDBN's current challenges funding the BC Transit System beyond 2027, and asking the Province to work with local governments, First Nations, and stakeholders (including the Northern Development Initiative Trust) to rationalize the way the multitude of public transportation services are provided and funded in the north.

ATTACHMENTS

- Draft letter to the Ministry of Transportation and Infrastructure.
- [March 21, 2024 Board Report \(Link\)](#)



April 12th, 2024

Honorable Rob Fleming
Minister of Transportation and Infrastructure

Via email: Minister.MOTI@gov.bc.ca

Dear Minister Fleming:

Public Transportation in the RDBN

As you are aware the Regional District of Bulkley-Nechako (RDBN) has been challenged to secure adequate long-term funding for the BC Transit Bus Service along Highway 16. Part of this challenge is the limited certainty regarding the Province's long-term commitment to the current funding formula and future capital costs. The RDBN also has concerns regarding the efficiency and effectiveness of the existing public transportation services in the RDBN.

Please be advised that the RDBN is currently taxing at the maximum amount authorized under "Regional District of Bulkley-Nechako Regional Public Transit and Para-Transit (Highway 16) Service Establishment Bylaw No. 1790, 2016." The RDBN projects that it has adequate reserve funds to continue funding the service as it currently exists until 2027; although, the use of these funds will also impact the financial viability of the service into the future. At this time, the RDBN does not anticipate being able to enter into an Annual Operating Agreement with BC Transit for the service in 2028.

The RDBN Board asks that the Province work with local governments, First Nations, and stakeholders (including the Northern Development Initiative Trust) to rationalize public transportation services in the north and develop a regional transportation service model which better meets the needs of northern BC. This request is made in the hope of avoiding unnecessary disruptions to services provided in the region.

Sincerely,

Mark Parker
RDBN Board Chair

cc: NDIT



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Nellie Davis, Manager of Regional Economic Development
Date: April 11, 2024
Subject: **Canada Community-Building Fund BC – Area E (Francois/Ootsa Lake Rural) Grassy Plains Hall Foundation Repair Project**

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

- 1) That the Board authorize contributing up to \$160,000 of Electoral Area E (Francois/Ootsa Lake Rural) Canada Community-Building Fund BC allocation monies to a Recreation Infrastructure Project for the Grassy Plains Community Hall, and further,

(participants/weighted/majority)

- 2) That the Board authorize the withdrawal of up to \$160,000 from the Federal Gas Tax Reserve Fund.

BACKGROUND

The Grassy Plains Community Hall has experienced significant deterioration of the foundation due to rot caused by water. A structural review performed on the Hall indicated that, due to the foundation damage, the building is not safe for use by the public unless/until repairs are completed. A subsequent review of the roof indicated that it is suitable for the use intended. The Hall Society, based on the engineer's reports, has decided to pursue repairs to the foundation to ensure the ongoing use of the facility.

A contribution of \$50,000 was approved in 2022 to begin the engineering work and approximately \$40,000 remains available. This additional contribution will complete the project budget and enable the foundation repair work to occur this year.

Total uncommitted Canada Community-Building Fund BC funds remaining in the Electoral Area E allocation is \$511,052.

Director Clint Lambert is supportive of this project and of accessing Canada Community-Building BC funds in the amount of up to \$160,000 from Area E for this Recreation Infrastructure project.

A Board resolution is required to contribute Canada Community-Building BC Funds to this project.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Nellie Davis, Manager of Regional Economic Development
Date: April 11, 2024
Subject: **Canada Community Building Fund Electoral Area F (Vanderhoof Rural) – Airport Runway Turn Pad Project**

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

- 1) That the Board authorize contributing up to \$30,000 of Electoral Area F (Vanderhoof Rural) Canada Community-Building Fund BC allocation monies to the District of Vanderhoof for a Local and Regional Airport Infrastructure project at the Vanderhoof Airport, and

(participants/weighted/majority)

- 2) That the Board authorize the withdrawal of up to \$30,000 from the Federal Gas Tax Reserve Fund.

BACKGROUND

The addition of a runway turn pad will increase airport safety, provide economic benefits, and ensure the viability and sustainability of medevac and wildfire services, as it serves as a vital base for both services in this region. It will allow larger aircraft to land and fly out of the airport and increase airport traffic and economic opportunities. It will improve safety for all aircraft by creating a designated space to turn around. This will save on fuel and lessen the environmental footprint air travel produces. Providing a variety of amenities and sound infrastructure like the airport assists in retention of residents and business and builds capacity for future growth.

Total uncommitted Canada Community-Building Fund BC funds remaining in the Electoral Area F allocation is \$439,764.

Director Shirely Moon is supportive of this project and of accessing Canada Community-Building BC funds in the amount of up to \$30,000 from Area F for this Local and Regional Airport Infrastructure project.

A Board resolution is required to contribute Canada Community-Building BC Funds to this project.



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Megan D'Arcy, Regional Agriculture Coordinator
Date: April 11, 2024
Subject: **BC Farmers' Market Economic Impact Study**

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

Receive.

BACKGROUND

In 2023 the BC Association of Farmers' Markets collaborated with Dr. David Connell (University of Northern British Columbia) in a study to assess the economic impact of farmers' markets province wide. It was determined that the trend shows farmers' markets throughout B.C. have continued to grow over the last decade (the last farmers' market economic impact study was conducted in 2012). Farmers' Markets are a fundamental service that connect community members to their local food producers and artisans. They provide a space for small business incubation, encourage peer-to-peer mentorship, and are a community gathering space.

Three of the seven farmers' markets in the region stepped forward to participate in the 2023 BC Farmers' Market Economic Impact Study: Bulkley Valley, Houston, and Vanderhoof. The table below highlights some of the results. It's important to note that the values are not directly comparable as each market serves communities with different populations, the markets are not the same size, and the different markets were not surveyed on the same day.

	Bulkley Valley	Houston	Vanderhoof
Annual economic impact on local economy	\$885,000	\$164,000	\$1.97 million
Annual direct sales	\$590,000	\$109,000	\$1.3 million
Average shopper spending per market visit	\$32.10	\$28.21	\$43.73
Percent of shoppers that are regular/frequent visitors to the FM	52%	51%	61%
Shopper spending at other local businesses on market day	\$874,000	\$146,000	\$906,000

ATTACHMENTS

2023 BC Farmers' Market Economic Impact Study Regional Report, Northern BC:
https://bcfarmersmarket.org/app/uploads/2024/02/BCAFM_23-Northern-BC-Final.pdf

2023 BC Farmers' Market Economic Impact Study Final Report, Bulkley Valley Farmers' Market: https://bcfarmersmarket.org/app/uploads/2024/02/BCAFM_23_Final_Bulkley-Valley-FM.pdf

2023 BC Farmers' Market Economic Impact Study Final Report, Houston Farmers' Market: https://bcfarmersmarket.org/app/uploads/2024/02/BCAFM_23_Final_Houston-FM.pdf

2023 BC Farmers' Market Economic Impact Study Final Report, Vanderhoof Farmers' Market: https://bcfarmersmarket.org/app/uploads/2024/02/BCAFM_23_Final_Vanderhoof-FM.pdf