



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Supplementary AGENDA Thursday, June 20, 2024

<u>PAGE NO.</u>	<u>ELECTORAL AREA PLANNING</u>	<u>ACTION</u>
3-20	Public Hearing Report OCP Amendment and Rezoning Application RZ A-03-23 Third Reading for Bylaws 2030 and 2031 Electoral Area A (Smithers/Telkwa Rural) Agenda Pages 60-74	Receive
	<u>DEVELOPMENT SERVICES</u>	
21-22	Advisory Planning Commission Minutes June 11, 2024 - Electoral Area F (Vanderhoof Rural) Agenda Pages 75-83	Receive
	<u>ADMINISTRATION REPORTS</u>	
23-24	Cheryl Anderson, Director of Corporate Services-Invitation to the 11 th Annual Resource Breakfast Series - (UBCM Convention)	Receive
25-29	Nellie Davis, Manager of Regional Economic Development - Bulkley-Nechako Joint Accessibility Advisory Committee Terms of Reference Update	Recommendation
30-33	Megan D'Arcy, Regional Agriculture Coordinator -Agriculture Water Infrastructure Program Research	Recommendation
34	Shari Janzen, Economic Development Assistant -Village of Telkwa - Letter of Support	Recommendation

Meeting No. 10
June 20, 2024

<u>PAGE NO.</u>	<u>ADMINISTRATION CORRESPONDENCE</u>	<u>ACTION</u>
35-36	Minister of Housing – Small Scale Multi-Unit Housing (SSMUH) Deadline for Local Governments to Amend their Zoning Bylaws -June 30, 2024	Receive
	<u>ADJOURNMENT</u>	

REGIONAL DISTRICT OF BULKLEY-NECHAKO
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 2030, BYLAW NO. 2031, and
ALR Exclusion Application ALR 1261

Report of the Public Hearing held at 6:00 pm, Monday, June 10, 2024 by Zoom video/conference call regarding “Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2030, 2024”, “Regional District of Bulkley-Nechako Rezoning Bylaw No. 2031, 2024”, and ALR Exclusion Application ALR 1261.

ATTENDANCE:

Registered Attendees:

Jeremy Penninga (applicant), 3435 Poplar Road
 Deborah Lear, 3468 Poplar Road
 Katja Beamish, 3500 Polar Road
 Jay MacLeod, 3336B Poplar Road
 Caitlin MacLeod, 3336B Poplar Road
 Lilly Rashid, Poplar Road, street number not specified
 Mark Moes, 1301 Sunny Point Drive
 Ruth Bredenhof, 3625 Rosenthal Road (1250****956)
 Doug Kok, 1409 Coalmine Road

Unregistered Attendees:

Brian Atherton, 3918 Hoylake Road West, Qualicum, BC

Registered and Not Identified as Attending:

Edi Younn, 3340 Poplar Road
 Barbara Christian, 3445 Poplar Road

Public Hearing Chair:

Stoney Stoltenberg, Director, Electoral Area A (Smithers Telkwa Rural)

RDBN Staff:

Jason Llewellyn, Director of Planning
 Maria Sandberg, Planning and Parks Coordinator
 Deneve Vanderwolf, Regional Transit Coordinator/Planning Technician
 Danielle Patterson, Senior Planner

CORRESPONDENCE: Eleven 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 Chair Stoltenberg at 6:03 pm.

BUSINESS:

Chair Stoltenberg Chair Stoltenberg introduced staff and identified Jason Llewellyn as moderator of the Public Hearing.

- Jason Llewellyn Jason Llewellyn provided an overview of Bylaw No. 2030, 2024; Bylaw No. 2031, 2024; and ALR Exclusion Application 1261 to exclude a 5-ha portion of the subject property from the Agricultural Land Reserve.
- J. Llewellyn outlined the rules for the Public Hearing and stated that the Public Hearing package was available at the Regional District's website and in the chat section of the Zoom. It was noted that recently received written submissions had been added to the package.
- Jason Llewellyn Asked the applicant Jeremy Penninga if they had any comments on Bylaw No. 2030, Bylaw No, 2031 or the ALC exclusion application.
- Jeremy Penninga Said they want to listen to the comments from attendees and believe all the relevant information has been published for the public to review.
- Jason Llewellyn Asked Deborah Lear if they had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion.
- Deborah Lear Said they have resided on the property since 2014, and as a senior they cannot afford to live anywhere else. The community on the property is unique and they would like to continue living there. They stated they cannot imagine the property being farmed as they have been digging rocks out of their garden for a decade.
- With the current housing shortage 35 people would be affected by enforcement of the ALR order. They do not see any reason to not support the ALR exclusion application.
- Jason Llewellyn Asked if Edi Younn was in attendance and if they had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion. No response was received.
- Jason Llewellyn Asked Katja Beamish if they had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion.
- Katja Beamish Said they lived on the property for almost ten years with their spouse in The Granary. They learned about the ALR rules in the last year and understands the dilemma in allowing the housing but the property history as an experimental farm is unique. It was noted that this is not the first time communal living has occurred on the property. This type of housing situation could become more common in the future in this area. They have a

horse, grow potatoes, use the nearby bicycle trail, and use the trails in the winter to keep active as they age. They asked if it is reasonable to grant another extension to provide more time, so residents do not need to move out in February.

- Jason Llewellyn Asked if the extension request was regarding the Agricultural Land Commissions compliance deadline?
- Katja Beamish Said yes.
- Jason Llewellyn Said the question can be recorded but cannot be answered as it is a question for the Agricultural Land Commission.
- Jason Llewellyn Asked Jay MacLeod and Caitlin MacLeod if they had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion.
- Caitlin MacLeod Stated they and Caitlin MacLeod work in the local community, including the healthcare sector. Most tenants on the property cannot afford to rent anywhere else in the community.
- Jay MacLeod Said yes, in agreement with J. MacLeod.
- Caitlin MacLeod This parcel of land was used as a hub for the original Experimental Farm with more buildings than exist today. Keeping the buildings in the Agricultural Land Reserve is not beneficial because the buildings exist and will continue to be here even if the housing is not used, and that the building would disintegrate if not used. They asked the RDBN to support the Agricultural Land Reserve exclusion and rezoning to keep the housing.
- Jason Llewellyn Asked if Barbara Christian was in attendance and had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion. No response was received.
- Jason Llewellyn Asked Lilly Rashid if they had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion.
- Lilly Rashid Said that if the Agricultural Land Commission does not approve the exclusion, they would like to request an extension. They do not see themselves being able to find any other housing they can afford in the community. They do not see this portion of the property being suitable for agriculture based on the quality of soil and the buildings.

- Jason Llewellyn Asked Mark Moes if they had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion.
- Mark Moes Stated they would like to see the Board unanimously support the application to show the Agricultural Land Commission that this is a needed part of the community. The use of the buildings has changed but the buildings pre-exist the ALR. The federal, provincial, and municipal governments are spending billions of dollars to encourage housing development while the subject property owner is spending their own money to create affordable housing.
- Jason Llewellyn Asked Ruth Bredenhof if they had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion.
- Ruth Bredenhof Stated they do not live on the subject property but know people who have lived there, including a relative who felt safe at this affordable location. They know other single people and seniors who have lived on the property and said it will be stressful if residents need to find new housing. Since the buildings are concentrated in one area rezoning would not affect agriculture and they believe the application should be supported.
- Jason Llewellyn Asked Doug Kok if they had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion.
- Doug Kok Stated they are in support of the ALR exclusion application. They are a friend of the applicant, and their child lives on the property, where they can stay close to home while living independently. The owner has made great efforts to keep the property maintained and to make it beautiful. The property is a community benefit.
- Jason Llewellyn Asked Brian Atherton if they had any comment on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion.
- Brian Atherton Stated they no longer live in the area but are a former long-term resident. They are not a fan of government subsidization of housing and support a private individual willing to take a risk to provide low-cost housing. The Agricultural Land Commission needs to take another look at how they manage the land on behalf of the residents of British Columbia.
- Jason Llewellyn Asked if there was anyone in attendance not registered for the Public Hearing that would like to speak to Bylaw No. 2030,

- Bylaw No, 2031, or the ALC Exclusion. No response was received.
- Jason Llewellyn Asked if Barbara Christian had joined the meeting and had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion. No response was received.
- Jason Llewellyn Asked if Edi Younn had joined the meeting and had any comments on Bylaw No. 2030, Bylaw No, 2031, or the ALC Exclusion. No response was received.
- Jeremy Penninga Stated that B. Christian was in their 80s and may not have been able to login to Zoom to participate.
- Deborah Lear Stated that E. Younn and B. Christian both said they want to speak but were not familiar with Zoom.
- Jason Llewellyn Asked if there was anyone present who would like to speak for a second time.
- Katja Beamish Stated that when they travel, they see many dilapidated buildings and farms. They said they wonder what this property would have looked like if the property owner had not taken care of the property.
- Jason Llewellyn Called for comments a second time. No comments were received.
- Jason Llewellyn Asked for additional comments a third and final time. No comments were received.
- Chair Stoltenberg Thanked everyone for their attendance and adjourned the Public Hearing at 6:32 pm.

Stoney Stoltenberg, Chairperson



Danielle Patterson, Recording Secretary

Appendix "A"**Report of the Second Public Hearing for Bylaw No. 2030, Bylaw No. 2031, and
ALR Exclusion Application ALR 1261
Written Submissions****Submitted by****Address**

Fred Hofsink and Judy Hofsink	Not provided
Dave Penninga and Dana Penninga	3365 Poplar Rd, Smithers
Mark Weme	12753 Babine Lake Rd, Smithers
Richard Plug	Smithers
Reuben Plug	Not provided
Kevin Plug	39959 Farewell Creek Rd, Telkwa
Janette Stad	Not provided
Mike Plug	2545 Newens Rd, Smithers
Ian Penninga	Not provided
DJ Mio	Not provided
Mark Moes	1301 Sunny Point Drive

From: [REDACTED] [RDBN](#)
To: [Planning](#)
Subject: Public Hearing for OCP/Zoning bylaw amendment and ALR Exclusion – RDBN File No. RZ A-03-23 and ALR 1261
Date: June 5, 2024 8:38:35 PM

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June 5, 2024

Re: Public Hearing for OCP/Zoning bylaw amendment and ALR Exclusion – RDBN File No. RZ A-03-23 and ALR 1261

To the Planning Department of the Regional District Bulkley Nechako,

Thank you for your written notice of this public hearing. As an adjacent neighbour to this property, we want to express our support for this application.

We have no concerns or objections to rezoning this small parcel of land for dwellings. In this crucial time of rental shortages, we would like the Planning Department to positively consider this application.

We have lived in the adjacent property for seven years and have not had any issues or concerns with the tenants currently living there. The tenants there have access to enter our property for leisure purposes, enjoying nature by walking, bird watching, cross country skiing, horseback riding, and other similar activities.

We want to express that the amendment and exclusion in this application will benefit the community in large and by no means will lessen the value of the land, either adjacent or distant neighbours.

Thank you for taking your time to hear our support,

Fred and Judy Hofsink

June 5, 2024

Regional District of Bulkley-Nechako
Planning Department

Public Hearing Submission Re. File No. R A-03-23 and ALR 1261

To whom it may concern:

With this letter we would like to express our full support for the proposed changes to remove the 5 ha. portion from the Agricultural Land Reserve and to rezone it to R2 for the RBDN Zoning Bylaw No. 1800, 2020 as well as to change it from AG to RR Zoning in the Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014 to make the buildings legal.

We have lived in the main dwelling on this subject property with our family for almost ten years, and we are delighted to be part of this small, lovely community here. It only makes sense to rezone this to residential, because it has contained multiple residences for over 60 years. This small neighbourhood of homes and its related infrastructure (including roads and driveways, underground services like water, sewer, electrical and gas lines) was established well before the ALR came through the Bulkley Valley. Please see the 1957 aerial photo from the Bulkley Valley Museum on the next page, which demonstrates that his experimental farm portion containing the the homes and outbuildings pre-dates the ALR designation, and it should never have been included in this Reserve in the first place. Due to all this infrastructure, it would be nearly impossible to actually use the proposed exclusion area for any economically viable agricultural use anyway. Also, it makes much more environmental and economic sense to restore and repurpose the existing buildings than to destroy them or allow them to sit unused or decay. As well, making the existing dwellings legal would be very helpful in addressing the serious housing shortage in this area, since much-needed spaces would be available, especially for lower-income tenants.

It is our sincere hope that you take our points into consideration, and that you approve this OCP/Zoning amendment and ALC exclusion application occur. Thank you for the opportunity to share our thoughts on this matter. Please email or call if you have any questions or want any further information.

Sincerely,

Dave and Dana Penninga
3365 Poplar Road,
Smithers, BC

██████████

Cell – ██████████



Aerial view of the Experimental Farm

DATE RANGE	August 1957
COLLECTION	Louis Schibli Fonds
DESCRIPTION LEVEL	Item
GMD	graphic material

[MORE DETAIL](#) 1 image

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[Feedback](#) [✉](#)
[Comment](#) [💬](#) 0
[More Like This](#) [🔍](#)

[Permalink](#) [🔗](#)

BV Museum, P1727

<https://search.bvmuseum.com/list?q=p1727&p=1&ps=20>

From: [REDACTED]
To: [RDBN Planning](#)
Subject: File RZ A-03-23 and ALR 1261
Date: June 6, 2024 3:01:28 PM

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To whom it may concern,

I am writing in regards to Jeremy Penninga.

I support Jeremy Penninga's application to rezone part of his property where the houses are to R2 and amend the text of the R2 zone to support up to 21 dwelling units on the land. Smithers is in very short supply of dwelling units and Jeremy's property helps alleviate that problem especially for those who need affordable housing. This property was set up legally and mostly by the Canadian government many years ago. It would be ridiculous to now 75 or so years after it was built to suggest that it is illegal to be there. The Old Experimental Farm is part of this area's heritage and should be preserved and used. This is the reason that he purchased it which was legally done with the intention of using it in the similar way it has been used in the past. Please change the zoning so he can keep helping out local residents.

Thanks,

Mark

--

Mark Weme
12753 Babine Lake Rd

[REDACTED]

From: [REDACTED]
To: [RDBN Planning](#)
Subject: File #RZ A-03-23 and ALR 1261
Date: June 7, 2024 9:15:35 AM

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To whom it may concern

I am writing to you regarding the property owned Jeremy Penninga on Poplar Road in Smithers.

Jeremy has been filling a huge hole in the low cost rental market for the last many years. I am fully in favor of changing his property from Agriculture to Rural Residential. Please do what it takes to allow this property to continue being used for multi family rentals. Without this many people will be homeless.

Thanks for your consideration,

Richard Plug
Smithers BC

From: [REDACTED]
To: [RDBN Planning](#)
Subject: RDBN File No. RZ A-03-23 and ALR 1261
Date: June 7, 2024 9:26:18 AM

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Good morning,

I have rented from Jeremy Penning on this property on Poplar Road. It was a very nice place to live, affordable, and quiet!

I am in agreement with rezoning and removing this section from the ALR and keeping these buildings. Our district is very, very short of rentals. If this property is shut down, we will suddenly lose over 15 rental properties. Smithers isn't able to support this shortage. The district would just be making the problem worse by keeping this ALR and force Jeremy to kick out his tenants.

I hope this makes a positive impact on rezoning this property and removing it from the ALR.

Thanks,
Reuben Plug

From: [REDACTED]
To: [RDBN Planning](#)
Subject: Comment regarding File No. RZ A-03-23 and ALR 1261
Date: June 7, 2024 9:44:58 AM

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Re: File No. RZ A-03-23 and ALR 1261

I would urge you to favorably respond to the proposed amendment by Bylaw 2030 2024 and Bylaw 2031 2024 to rezone the (2) +- 5 ha portions of the subject properties from the Agricultural designation to the Rural Residential designation to allow up to a total of 21 dwelling units on the subject properties and facilitate the potential legalization of 17 existing dwellings.

The Bulkley Valley is in desperate need of affordable rental opportunities for our residents to live in, and this existing property provides a very valuable service to all our residents, but especially to our young residents as they struggle to break into the high-priced housing market in our area.

Kevin Plug
39959 Farewell Creek Road

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [RDBN Planning](#)
Subject: RDBN File No. RZ A-03-23 and ALR 1261
Date: June 7, 2024 10:18:32 AM

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This is in regards to the Public Hearing for OCP/Zoning Bylaw amendment and ALR Exclusion – RDBN File No. RZ A-03-23 and ALR 1261

To Whom it may concern,

I am writing this to let you know that I would like to know that I support the request to exclude this property from the ALR. This agriculture area was built as a Developmental Farm in the 1950s. The area that the request for rezoning has mostly buildings on it that were there when the Developmental Farm began. The current owner has chosen to convert these building into safe, low rental housing which is import throughout British Columbia including the Smithers area. For this reason, I feel that it is important for this area to be rezoned.

Thank you,
Janette Stad
Resident

From: [REDACTED]
To: [RDBN Planning](#)
Subject: Letter Re: RDBN File No. RZ A-03-23 and 1261
Date: June 7, 2024 11:07:14 AM

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Good Morning,

I am writing this email to express my support for removing 3336 to 3500 Poplar Road from the ALR and amending the OCP/Zoning these properties to be used as rentals (allowing up to 21 dwelling units on these properties). Smithers and the surrounding area has a great need for rental housing, and the owner of these properties is providing a critical service to the community by providing this housing.

I appreciate all that the RDBN is doing to make this happen.

Sincerely,

Mike Plug
2545 Newens Road
Smithers, BC

From: [REDACTED]
To: [RDBN Planning](#)
Subject: ALR Land Exclusion - Old Experimental Farm
Date: June 7, 2024 12:11:20 PM

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Good afternoon,

I am writing on behalf of the zoning amendment and ALR exclusion for the Experimental farm (File #RZ A-03-23 & ALR 1261). I firmly believe that the Regional District should support and endorse this change as affordable rentals in the Bulkley Valley are extremely difficult to come by as it is, and if we were to lose all the rentals that Jeremy has there it would be devastating.

I grew up in Smithers, and spent 5 years after high school graduation in Vancouver to pursue a post secondary education. After completing my degree last spring, I was looking to move back to Smithers with my wife and start my career and hopefully a family. I am not someone who procrastinates when it comes to planning ahead, and even with all the contacts of my parents and the connections I had made growing up in Smithers, it took me multiple months to find a rental (there was nothing available in Smithers). In addition to that, once we did find something, we were paying rent equitable for Vancouver prices (\$1800/month). The experimental farm provides multiple rentals for people in Smithers, while doing it at an affordable price, so if it was shut down it would put that much more strain on the Smithers rental market (and the people living at the experimental farm currently paying a fair rate would need to probably pay 1.5 times what they are right now).

If you have any questions or would like to talk about my experiences with the Smithers rental market, I would be happy to chat.

Thanks,
Ian Penninga

[REDACTED]

From: [REDACTED]
To: [RDBN Planning](#)
Subject: File No. RZ A-03-23 and ALR 1261
Date: June 7, 2024 3:32:11 PM

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I fully support the proposed amended bylaws and the Agricultural Land Reserve exclusion

To my understanding the old experimental farm has been a part of the Bulkley Valley's history and our community for the past 70+ years. From my 17 years in real estate, and 40 years of living in the valley I have never once heard anything negative about the usage of this property. Neighbouring properties have been bought and sold over the years in close proximity to the old experimental farm and I have never heard any buyer or seller complain about it. This property has continually provided affordable housing needs to a community that has a huge need for rental housing. To lose it would be a huge loss to the community.

I fully support this property being excluded from the ALR. This property isn't +/-5 ha of bare farmable land. It has an already existing immense infrastructure (water lines, sewer lines, gas lines, electrical lines), along with all of the roads, houses, & outbuildings. All of these existing infrastructure makes this 5 ha parcel not suitable for agricultural land use. It makes no sense to be in the ALR.

I fully support these proposed bylaws and ALC exclusion

DJ Mio
Calderwood Realty – Managing Broker

[REDACTED]
(work)250-847-9222

From: [REDACTED]
To: [Deneve Vanderwolf](#)
Subject: Submission
Date: June 10, 2024 9:20:08 AM

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Good Morning Deneve

Thanks for allowing me to submit this late written submission. This written submission has to do with the rezoning application being made by the property owner for the property located at 3336 to 3500 Poplar Road located.

I am fully in support of the rezoning of this property to exclude the land that has the rental dwellings to be excluded from the ALR. There is a general lack of affordable rental properties in Smithers and in the surrounding district. In the planning documents it mentions that the ALC would delay enforcement till Feb 2025. As all of you are aware, even an 8 month notice period is insufficient for the current residences to find new homes to live in.

The ALC only wants to allow 1 existing and 4 non conforming houses to remain as rental options, and desires to have remaining 15 homes to be demolished. At a time when all levels of government are spending billions to try to spur the construction of new homes to satisfy the general lack of housing supply, with the stroke of a pen, the Regional District and ALC can increase the supply, and make legal the existing homes located on Poplar road without any cost to the taxpayer.

The Town of Smithers and Regional district have done very little to facilitate the building of rental accommodations in Smithers in the last 70 years. Most privately funded apartments were probably built in the 60's, 70's and 80's and there was only one other private apartment that was built in Smithers in the last 10 years. The housing located at Poplar Road serves as a vital supply of low cost rental housing for the residents of Smithers and the Regional District. This housing has been privately funded without any government subsidy. The housing is maintained very well, and was recently enhanced with paving to most of the residences.

Not only should the Town of Smithers/Regional District support the rezoning of this property to be excluded from the ALR, they should support other initiatives like this property by others in rural areas, or trailer park homes, or continued additional density on this property so that more rental accommodations can be supplied to the greater population of Smithers.

Mark Moes

**Advisory Planning Commission
Meeting Minutes**

Electoral Area F	Meeting Date: June 11, 2024 7:00 pm	Meeting Location: District of Vanderhoof Office
Attendance		
<u>APC Members</u> <input type="checkbox"/> Mike Pritchard <input checked="" type="checkbox"/> Henry Klassen <input type="checkbox"/> Ben Rodts <input checked="" type="checkbox"/> Barb Ephrom <input checked="" type="checkbox"/> Kelly Gehrmann	<u>Electoral Area Director</u> <input checked="" type="checkbox"/> Director Shirley Moon <input checked="" type="checkbox"/> Alternate Director Alex Kulchar <u>Other Attendees</u> <input checked="" type="checkbox"/> Valena Vuohijoki <input checked="" type="checkbox"/> Marie Brade <input type="checkbox"/> <input type="checkbox"/>	
Chairperson: Henry Klassen	Secretary: Barb Ephrom	
Call to Order: 7:00 p.m.		
Agenda: 7:00-7:30 ALR 1269		
<p>Applications (Include application number, comments, and resolution)</p> <p>ALR 1269</p> <p>Kelly Gehrmann made the motion to remove the restrictive Covenant on the subject property as the property is zoned Ag1 therefore the removal of the Covenant would align the current use of the property with Ag1 as the permitted uses include a Single Family Dwelling but not a church.</p> <p align="center">Barb Ephrom 2ndd</p> <p align="center">Unanimously Approved</p>		

Recommendations -

- #1. Recommend to the Regional District to study the effects of having 2 Dwellings on each property regardless of size & the outcome in regards to Northern Health concerns to density & environmental sensitivity issues; to Fire Protection concerns; to traffic concerns & overall livability within a community.
- #2. Following that information being available - hold Community hall meetings for the purpose of education.
- #3. Regional District, Municipal government & Provincial government need to push forward the ability to develop more land for housing opportunity.
- #4. Critical to the issue & timing (June 30, 2024) - Delay the deadline to allow the above 3 recommendations to happen.

Meeting Adjourned 8:30pm

Secretary Signature Barb Estrom



23

Regional District of Bulkley-Nechako Board of Directors Supplementary

To: Chair and Board
From: Cheryl Anderson, Director of Corporate Services
Date: June 20, 2024
Subject: **Invitation to the 11th Annual Resource Breakfast Series (UBCM Convention)**

RECOMMENDATION: (all/directors/majority)

Receive.

BACKGROUND

The 11th Annual Resource Breakfast Series is being held September 17-19, 2024 in conjunction with the Union of BC Municipalities Convention. This event books up quickly, and tickets must be purchased separately from UBCM Registration.

Rural Directors wishing to attend are requested to contact Danielle Sapach, Administration Clerk to secure tickets.

ATTACHMENTS:

Resource Breakfast Series Invitation



RECEIVED

JUN 13 2024

REGIONAL DISTRICT OF
BULKLEY-NECHAKO

June 6, 2024

Mayor and Council
Regional District of Bulkley-Nechako
Box 820, 37 - 3rd Avenue,
Burns Lake, BC, V0J 1E0

Dear Mayor and Council,

Re: Invitation to the 11th Annual Resource Breakfast Series – September 17, 18, 19, 2024

It is my pleasure to invite you to the 11th Annual Resource Breakfast Series scheduled for September 17, 18, and 19, 2024 at the Terminal City Club in Vancouver, BC. The Resource Breakfast Series promises an exceptional experience, bringing together Resource Ministers, Local Government Representatives, and natural resource sector leaders for insightful discussions on the latest news, advancements, and future strategies in BC's natural resource sectors.

Event Details:

Date:	September 17, 18, and 19	Location:	Terminal City Club, Vancouver
Time:	7:00 – 8:30 am	Dress Code:	Business Casual
Style:	Plated Breakfast	Price:	\$31.00 + tax per breakfast

Registration: <https://www.eventbrite.ca/e/11th-annual-resource-breakfast-series-tickets-866938184447>

Continuing its tradition of fostering a welcoming atmosphere, the annual Resource Breakfast Series remains a cornerstone event, facilitating meaningful exchanges. Through engaging presentations, attendees will gain valuable insights into the newest resource initiatives and developments. Speaker announcements to follow shortly.

This exclusive event is reserved for elected officials and sponsoring companies, ensuring a focused and intimate atmosphere for meaningful discussions. While the series operates independently from the UBCM convention, it provides a platform for Local Area Government, Provincial Government officials, and invited sponsors to engage in insightful conversations about BC's natural resource sector. General tickets are not available for purchase.

We look forward to seeing you at the 11th Annual Resource Breakfast Series. Please reach out to events@c3alliance.ca if you have any questions.

Sincerely,

Sarah Weber, P.Geo., MBA
President & CEO, C3 Alliance



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Regional District of Bulkley-Nechako Board of Directors Supplementary

To: Chair and Board
From: Nellie Davis, Manager of Regional Economic Development
Date: June 20, 2024
Subject: **Bulkley-Nechako Joint Accessibility Advisory Committee
Terms of Reference Update**

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

That the Board approve the updated Terms of Reference for the Bulkley-Nechako Joint Accessibility Advisory Committee.

BACKGROUND

Some grant programs for accessibility improvements include requirements for a Letter of Support from the group's Accessibility Committee. Due to the Committee structure and meeting frequency, this places a barrier to promptly reply to requests for Letters of Support.

The Bulkley-Nechako Joint Accessibility Advisory Committee's Terms of Reference have been updated to allow the Committee Chair or Alternate to approve Letters of Support for accessibility grant applications. The updated portion is highlighted in the attached document.

ATTACHMENTS:

Draft updated Bulkley-Nechako Joint Accessibility Advisory Committee's Terms of Reference.

Bulkley- Nechako Joint Accessibility Advisory Committee Terms of Reference

1. Mandate

To advise all participating Councils and Boards in the Regional District of Bulkley-Nechako of the need to establish, develop and maintain equitable policies, services and facilities for persons with disabilities, including, but not limited to: transportation; housing; employment; education; and recreation.

To provide an opportunity for public input on accessibility issues affecting people with disabilities.

To identify barriers to services and facilities encountered by people with disabilities, and partner with local councils and agencies to address them.

To promote initiatives that foster active living, and the full participation of people with disabilities in their communities.

2. Funding

The Committee does not have a specific budget. Financial requests must be submitted to the RDBN Board for approval.

As an inter-agency committee, application may be made to each participating local government for funding to sustain the Committee's activities. The Committee also accepts public donations and seeks various grants.

The Committee also welcomes and appreciates in-kind services, input, and expertise from municipal councils, agencies, businesses, and volunteers on an as needed basis.

3. Membership

The Committee will be comprised of at least seven (7), and up to twelve (12) voting members, representing the public, business, and community interests within the RDBN. The Committee will strive to maintain the following membership criteria:

The Chair of the Committee and the alternate shall be a Director of the RDBN appointed by the RDBN Chair and shall be voting members. Both the Chair and alternate will attend meetings as voting members. These positions comprise the only elected officials from any partner organization to serve on the Committee.

Fifty percent (50%) of members are persons with a disability, or are individuals who support persons with disabilities either at a personal or organizational level;

At least one (1) Indigenous member; and

Reflect the diversity of persons with disabilities in BC.

Membership from each community represented by the partnering organizations.

Partner organizations can appoint one non-voting staff member to support the work of the Committee within their organization.

To support the facilitation of the Committee, the RDBN commitment is to provide a Staff Liaison, as directed by the Chief Administrative Officer, to act as administrative support for the Committee and provide a Recording Secretary for all meetings.

4. Appointments

Vacancies for voting members of the Committee will be advertised by the RDBN and the partner community where the vacancy exists; interested individuals shall submit applications to the RDBN.

The RDBN Board shall approve the appointment of the voting members of the Committee. Recommendations for membership will be provided to the Board by staff through consultation with partner community representatives.

The appointment of the non-voting staff member(s) on the Committee will be exempt from regulations, which apply to the appointment of voting members.

The RDBN Staff Liaison on the Committee will be appointed by the Chief Administrative Officer.

5. Voting

Each representative that is appointed by the RDBN Chair and Board, including the Committee Chair and Alternate Chair, has one vote each.

The Committee's preferred method of decision-making is to reach resolution by consensus. However, when consensus cannot be reached, a vote will be conducted, and simple majority will rule.

6. Quorum

A quorum consists five (5) of the eligible voting members, and the Chair or Alternate Chair must be present.

7. Meeting Frequency and Facilitation

In the first year, the Committee shall meet as necessary to complete the Accessibility Plan

and thereafter shall meet quarterly, or at the determination of the Chair.

Meetings will take place at the advertised time at the RDBN Office in Burns Lake. Both in-person and virtual attendance will be supported. All meetings will be open to the public to attend.

8. Reporting Relationship with Municipal Councils and Organization Boards

The RDBN Staff Liaison will be responsible for reporting Accessibility Advisory Committee minutes to all partner organizations promptly.

Minutes shall be included for receipt on partner council/board agendas and councils/boards will make individual decisions about action items to bring forward for consideration.

Partner organizations will also apprise the Advisory Committee of any municipal initiatives involving or having impact on people with disabilities via the RDBN Staff Liaison. This information will be provided to the Advisory Committee via meeting agendas.

Where grant applications for accessibility projects require a Letter of Support from the Committee, partner organizations can request one through the RDBN Staff Liaison and letters will be provided at the discretion of the Committee Chair or Alternate. All letters approved by the Chair or Alternate will be provided on the next scheduled Committee Agenda.

9. Term of Office

Term of Office is two calendar years. Members may re-apply for seats upon completion of their term.

In a case where a member must vacate a seat before the end of the two-year term, another resident representing the same area can apply for appointment to complete the remaining term.

10. Representative Authority

The Committee does not have the authority to pledge the credit of any partner organization, or to authorize any expenditure to be charged against partner organizations.

The Committee members do not have the authority to speak publicly (e.g. to the media) on behalf of the Committee unless so directed by the Board Chair.

11. Minutes

Meeting minutes be taken at each meeting.

Minutes will be provided for receipt to all partner organization councils/boards.

Schedule A – Partner Organizations

The following like organizations have considered these Terms of Reference and provided written confirmation of their participation in the Bulkley- Nechako Joint Accessibility Advisory Committee:

1. Regional District of Bulkley-Nechako (all Electoral Areas)
2. District of Fort St. James
3. District of Houston
4. Village of Burns Lake
5. Village of Fraser Lake
6. Village of Telkwa
7. Village of Granisle
8. Fort St. James Public Library
9. Vanderhoof Public Library
10. Burns Lake Public Library
11. Granisle Public Library

*Confirmed Partner Organizations as of July 4, 2023



Regional District of Bulkley-Nechako Board of Directors Supplementary

To: Chair and Board
From: Megan D'Arcy, Regional Agriculture Coordinator
Date: June 20, 2024
Subject: **Agriculture Water Infrastructure Program Research**

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

That the Board support the development of an application to the Agriculture Water Infrastructure Program (AWP) - Stream 3 by:

- 1) Providing direction regarding a source of matching funds, and;
 - 2) Directing staff to work with the Director for Electoral Area F (Vanderhoof Rural) to determine a project area, and;
 - 3) Directing staff to use the information to develop an application to Stream 3 of the AWP.
-

BACKGROUND

It was recognized at the June 6, 2024, Rural/Agriculture Committee meeting that community irrigation infrastructure would benefit many agriculture areas within the region. These projects would require irrigation water licenses issued by the province. It is anticipated that the volume of water used for these systems would mean that multiple groundwater and surface water sources would have to be used. Mapping water resources in the Nechako watershed would be integral to determining the feasibility of community irrigation projects in that area.

There is some mapping for both surface water and aquifers that has already been completed. These data are managed by the province and can be accessed using the [BC Water Tool](#) (surface water) and [iMapBC](#) (both surface water and aquifers). An example of the aquifer information that is available for around Vanderhoof is attached.

Two provincial hydrologists have been contacted – David Wilford, Smithers, and Jun Yin, Prince George – to get some information about the process for doing additional hydrological mapping for the Nechako watershed. David Wilford directed us to the BC Water Tool, and suggested that we connect with Jun Yin, a Professional Geoscientist working with the Research Management Branch in Prince George. We have contacted Jun

Yin regarding groundwater mapping methodologies and to ask about any ongoing hydrological work in the Nechako Watershed.

Aquifers are complex structures that recharge from either snowmelt or rainwater. Isotope techniques are used to determine if groundwater is being recharged, rate of recharge, and the water source¹.

Without knowing all the details at present, it is clear from preliminary inquiries that aquifer and groundwater mapping is a very technical process. The BC Ministry of Environment has a document available through their website entitled "Groundwater Mapping and Assessment in British Columbia: Criteria and guidelines" published in 1993 that indicates the complexity of this work.²

A recent meeting with Ministry of Agriculture and Food staff confirmed that the RDBN is eligible to submit one application to the AWP Stream 3 for 50% matching funds to a maximum of \$200,000. That application must support agriculture and could include mapping multiple areas in the Nechako watershed, or alternatively could prioritize one area to maximize funding. A source of matching funding has not yet been identified. Additional information of note is that the program is designed to allow project works to occur over the next five years, but available funding could be fully allocated in the first intake – there are no guarantees that funding for infrastructure will still be available through this program upon the completion of an assessment or design project.

Based on all of the above information, staff are proposing the following:

- Identification of the source(s) of matching funding.
 - One option is to use the \$50,000 Northern Capital and Planning Grant funds remaining in the Regional Agriculture Budget.
 - Another option is taxation of the Area F (Vanderhoof Rural) Economic Development service in 2025.
- Identification of an area around Vanderhoof that fits the following criteria:
 - There is more than one farm that could benefit from community irrigation infrastructure, and where irrigation can be practically applied.

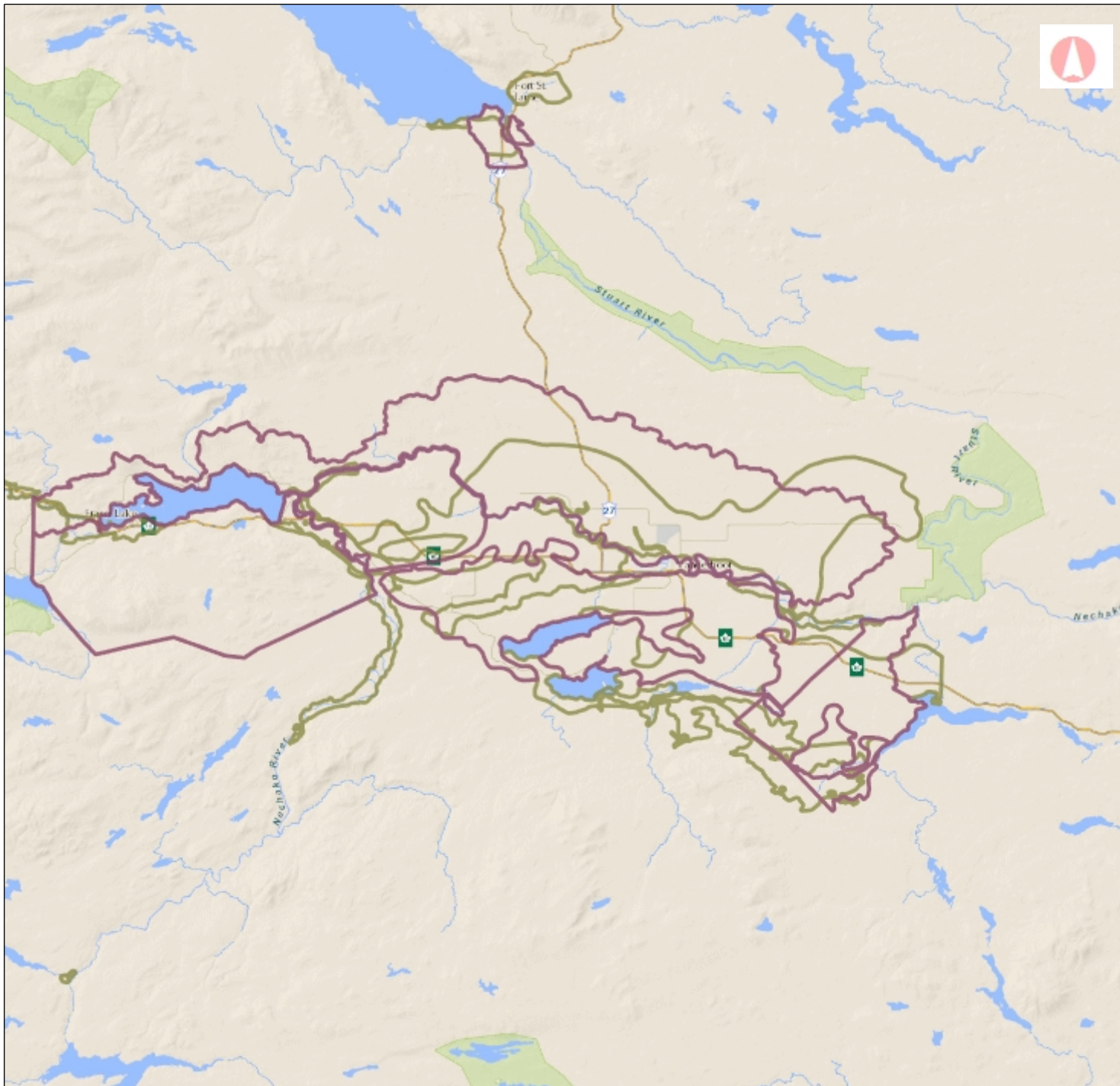
¹ Isotope hydrology, an Overview: https://www.iaea.org/sites/default/files/publications/magazines/bulletin/bull60-1/6010405_corr.pdf

² Groundwater Mapping and Assessment in British Columbia: Criteria and guidelines : https://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/library/mapping/mapping2.html#c2

- There is some mapping information currently available, but further water assessments would be required to identify realistic water sources for community irrigation infrastructure.
- The farms involved are interested in shared irrigation infrastructure and are willing to work together to make it happen.
- An application be made to Investment Agriculture Foundation for Stream 3 of the Agriculture Water Infrastructure Program for a feasibility study for the area as described above. The feasibility study should include a water availability assessment. The feasibility study should be structured so that the same process could be replicated in other areas of the region.

ATTACHMENTS

Aquifer Mapping Sample





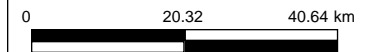
Aquifer Mapping (current)

Legend

Aquifers - All

MATERIAL

-  Unconsolidated
-  Bedrock



1: 1,000,000

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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





Regional District of Bulkley-Nechako Board of Directors Supplementary

To: Chair and Board
From: Shari Janzen, Economic Development Assistant
Date: June 20, 2024
Subject: **Village of Telkwa – Letter of Support**

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

That the Board provide a letter to the Village of Telkwa to support its application to UBCM's Local Government Development Approvals Program.

BACKGROUND

The Village of Telkwa has applied to UBCM's Local Government Development Approvals Program for funding to hire a Development Approvals Coordinator and are required to submit a letter of support from external agencies.

The intent of the Local Government Development Approvals Program is to support the implementation of established best practices and to test innovative approaches to improve development approvals processes while meeting local government planning and policy objectives.

Some of the Development Approvals Coordinator duties could include:

- Developing, reviewing and/or updating internal development approvals processes to improve efficiency and effectiveness.
- Developing, reviewing and/or updating development approvals guidance for staff and/or applicants.
- Reviewing and making recommendations to improve development approval procedures bylaw.
- Reviewing zoning bylaw(s) and providing recommendations to improve development approval processes.
- Reviewing other land use bylaw(s) and providing recommendations to improve the development approval process.
- Facilitating collaboration or coordination with external partners.



June 14, 2024

Ref. 68598

Dear Mayors and Chairs:

As you know, last fall, we passed legislation requiring local governments to update their zoning bylaws to make it easier to build Small Scale Multi-Unit Housing (SSMUH), like town homes, multiplexes, and laneway houses. These changes support our government's work to tackle the housing crisis and build more homes faster. We know local governments in BC have been working hard to comply.

I would like to remind you that the deadline for local governments to amend their zoning bylaws to comply with the new SSMUH requirements is fast approaching. All local governments are required to notify the Minister of Housing that they have amended their bylaws in accordance with the SSMUH requirements in Bill 44: *Housing Statutes (Residential Development) Amendment Act, 2023*, legislation by June 30, 2024. Direction on notification can be found on the Ministry website [here](#).

While the compliance date for zoning bylaw amendments is June 30, 2024, the requirements must be applied to all zones that met the definition in the legislation of a restricted zone on the date the legislation came into force, which was December 7, 2023. In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines for SSMUH, including the Provincial Policy Manual and Site Standards and any subsequent policy bulletins issued by the Province. These guidelines were developed to ensure that SSMU projects are viable so more homes will be available in our communities for people. Current and future resources can be found online at: [Local government housing initiatives - Province of British Columbia](#). Of note, the legislation also states that local governments must not unreasonably prohibit or restrict the use or density of use required by Bill 44 for SSMUH.

.../2

I would also like to remind you that the Province encourages local governments to allow for strata-titled SSMUH at every opportunity. This will increase opportunities for home ownership while still adding to the supply of rental housing in the secondary rental market.

Similarly, policy recommendations for parking contained in the [Provincial Policy Manual and Site Standards](#) highlight the influence of onsite vehicular parking requirements on the viability of SSMUH housing forms. Local governments should seek to minimize parking requirements when updating their zoning bylaws, and where appropriate, consider removing parking requirements for residential zones altogether.

Finally, if you have applied for an extension to the compliance date for the SSMUH requirements, please be assured the Ministry of Housing is processing applications, and decisions will be communicated as they are made. Local governments that have applied for an extension for part of their community are still required to adopt an amended zoning bylaw for all areas for which they have not requested an extension by June 30, 2024.

I look forward to our continued work together to ensure that all British Columbians have access to the homes that they need.

Sincerely,



Ravi Kahlon
Minister of Housing

pc: Chief Administrative Officers
City Managers