

# AGENDA

MEETING NO. 13

September 12, 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, September 12, 2024

### First Nations Acknowledgement

<u>PAGE NO.</u>	<u>CALL TO ORDER</u>	<u>ACTION</u>
	<u>AGENDA - September 12, 2024</u>	Approve
	<u>SUPPLEMENTARY AGENDA</u>	Receive
	<u>MINUTES</u>	
7-21	Board Meeting Minutes - August 15, 2024	Approve
	<u>ELECTORAL AREA PLANNING</u>	
	<u>Bylaws for 1<sup>st</sup> and 2<sup>nd</sup> Reading</u>	
22-45	Jason Llewellyn, Director of Planning Rezoning Application RDBN-01-24 1 <sup>st</sup> and 2 <sup>nd</sup> Reading Report Bylaws 2040, 2024 and 2043-2048, 2024	Recommendation
46-53	Cameron Kral, Planning Technician Rezoning Application A-02-24 1 <sup>st</sup> and 2 <sup>nd</sup> Reading Report Bylaw No. 2061, 2024 Electoral Area A (Smithers/Telkwa Rural)	Recommendation
	<u>Bylaw for Adoption</u>	
54-80	Danielle Patterson, Senior Planner Rezoning Application RDBN 03-21 Adoption Bylaw Nos. 2037, 2024 and 2038, 2024	Recommendation

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<b><u>PAGE NO.</u></b>	<b><u>Other</u></b>	<b><u>ACTION</u></b>
81	Advisory Planning Commission Minutes Aug 6, 2024 - Electoral Area A (Smithers/ Telkwa Rural)	Receive
<b><u>DEVELOPMENT SERVICES</u></b>		
<b><u>Mine Referral</u></b>		
82-84	Jason Llewellyn, Director of Planning Chloe Taylor, Planning Summer Student Notice of Work Referral No. 173005045 Electoral Area B (Burns Lake Rural)	Recommendation
<b><u>Other</u></b>		
85-88	Jason Llewellyn, Director of Planning Regional Housing Initiative Work Plan	Receive
<b><u>REGIONAL TRANSIT</u></b>		
89-96	Jason Llewellyn, Director of Planning Fort St. James and Telkwa Transit Service Participation	Recommendation
<b><u>ADMINISTRATION REPORTS</u></b>		
97-105	Cheryl Anderson, Director of Corporate Services – Bulkley-Nechako Joint Accessibility Advisory Committee Terms of Reference Update	Recommendation
106-108	John Illes, Chief Financial Officer – Procurement Request for Proposal	Recommendation
109-111	John Illes, Chief Financial Officer – Community Works Fund and Grant in Aid	Recommendation

Meeting No. 13  
September 12, 2024

<b><u>PAGE NO.</u></b>	<b><u>ADMINISTRATION REPORTS (CONT'D)</u></b>	<b><u>ACTION</u></b>
112-113	John Illes, Chief Financial Officer - Northern Capital and Planning Grant	Receive
114-116	Jason Blackwell, Regional Fire Chief/Nellie Davis, Manager of Regional Economic Development/John Illes, Chief Financial Officer -Water Tender Procurement	Recommendation
117-118	Jason Blackwell, Regional Fire Chief/Nellie Davis, Manager of Regional Economic Development - Underground Water Storage	Recommendation
119	Shari Janzen, Economic Development Assistant - Town of Smithers - Housing Accelerator Fund Letter of Support	Recommendation
120	Megan D'Arcy, Regional Agriculture Coordinator - BC Crop and Livestock Reporter Program	Receive
121-128	Justin Greer, First Nations Liaison - UBCM Seeks Member Feedback on Protocol with First Nations Leadership Council	Receive

#### **SUPPLEMENTARY AGENDA**

#### **VERBAL REPORTS AND COMMITTEE CHAIR REPORTS**

#### **RECEIPT OF VERBAL REPORTS**

#### **NEW BUSINESS**

Meeting No. 13  
September 12, 2024

**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:**

- Labour Relations
- MOU

**ADJOURNMENT**



**CALL TO ORDER**

*Chair Parker called the meeting to order at 10:48 a.m.*

**FIRST NATIONS ACKNOWLEDGEMENT****STAFF INTRODUCTION**

*Chair Parker introduced Scott Zayac, Director of Protective Services.*

**AGENDA & SUPPLEMENTARY AGENDA**

*Moved by Director Stoltenberg  
 Seconded by Director Storey*

2024-12-1

*"That the Board Meeting Agenda of August 15, 2024 be approved as amended; and further, that the Supplementary Agenda be dealt with at this meeting."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

**MINUTES**

*Board Meeting Minutes  
 -July 18, 2024*

*Moved by Director Stoltenberg  
 Seconded by Director Atrill*

2024-12-2

*"That the Board Meeting Minutes of July 18, 2024 be adopted."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

**ELECTORAL AREA PLANNING****Bylaw for 3<sup>rd</sup> Reading**

*Rezoning Application RDBN  
 03-21, Third Reading Bylaw  
 Nos. 2037 and 2038*

*Moved by Director Stoltenberg  
 Seconded by Director Greenaway*

2024-12-3

*1. "That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2037, 2024 be given third reading this 15<sup>th</sup> day of August, 2024.*

*2. That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2038, 2024 be given third reading this 15<sup>th</sup> day of August, 2024."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*



## **DEVELOPMENT SERVICES**

### **ALR Application**

ALR Subdivision Application  
No. 1272 – Electoral Area F  
(Vanderhoof Rural)

*Moved by Director Moon*  
*Seconded by Director Greenaway*

2024-12-4

*“That Agricultural Land Reserve Subdivision Application No. 1272 be recommended to the Agricultural Land Commission for approval.”*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

### **Other**

Coastal GasLink Pipeline  
Electrification Optionality  
Amendment

*Moved by Director Stoltenberg*  
*Seconded by Director Riis-Christianson*

2024-12-5

*“That the Board direct staff to respond to the Environmental Assessment Office that the Coastal GasLink Pipeline’s response does not address the RDBN’s comments and concerns and that the RDBN’s comments and concerns remain applicable.”*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

## **DELEGATION**

### **BC HYDRO – Debra Lamash, Stakeholder Engagement Advisor and Mark Alexander, Project Manager Re: North Coast Electrification Update**

*Chair Parker welcomed Debra Lamash, Stakeholder Engagement Advisor and Mark Alexander, Project Manager, BC Hydro.*

*Ms. Lamash and Mr. Alexander provided a PowerPoint presentation.*

- *Introductions*
- *Electrification overview*
- *Working in partnership with First Nations*
- *Transmission system expansion*
  - o *PGGT Route corridor and Options*
  - o *Glenannan to Terrace Transmission (GTTT)*
  - o *GTTT Route and Corridor: Glenannan to Telkwa*
  - o *GTTT Corridor and Route Options: Telkwa to Skeena*
  - o *Transmission Infrastructure Development Stages*
  - o *Identifying Leading Route Options*
- *Proposed schedule*
- *Thermal upgrades – Existing Transmission Line*
- *Potential new infrastructure beyond terrace*
- *Communications.*

## **DELEGATION (CONT'D)**

### **BC HYDRO – Debra Lamash, Stakeholder Engagement Advisor and Mark Alexander, Project Manager Re: North Coast Electrification Update**

*The following was discussed:*

- *Work with First Nations*
- *Consternation with private property and farm owners in Electoral Area F (Vanderhoof Rural)*
  - o *Encourage BC Hydro to have meaningful discussion with property owners regarding concerns*
  - o *Current issues regarding materials being left behind on properties and gates not being left open*
  - o *BC Hydro has received letter from the Nechako Valley Cattlemen's Association*
    - *Working to meet with landowners individually to discuss concerns and comments*
    - *Offered to meet as a group*
    - *Relationship with landowners is key*
  - o *Chair Parker noted BC Hydro's approach with landowners requires additional work to repair relationships*
  - o *Potential impacts to landowners if BC Hydro's Archaeology Studies discover artifacts*
- *Process to secure power for future projects*
  - o *Ms. Lamash will forward information regarding Tarriff Agreements and the process to secure power for future projects*
- *Three Phase Power*
  - o *Potential partnerships with First Nation communities*
  - o *BC Hydro collecting information and looking at potential options*
- *Twining existing line and the consideration of risks such as: wildfire areas, landslides, etc.*
- *Expression of interest to determine need for additional power and building to serve the capacity received by the Expression of Interest*
- *Stellako River crossing riparian areas of the river*
  - o *Current line impacted the area and ensuring additional line improvements have minimal impact*
  - o *BC Hydro has heard concerns regarding fish bearing areas and will review in more detail through its environmental process in conjunction with First Nations to mitigate impacts*
- *New capacitor station 2.5 km from the existing Telkwa Substation*
  - o *BC Hydro will provide additional information*
- *Environmental Assessment process vs. environmental review process with First Nations*
  - o *Environmental Assessment process will be determined once the route is determined*
  - o *Discussions with First Nations throughout the process*
  - o *Chair Parker requested that the Regional District be included in the consultation process*
    - *BC Hydro committed to including the Regional District through a consultation process*

## **DELEGATION (CONT'D)**

### **BC HYDRO – Debra Lamash, Stakeholder Engagement Advisor and Mark Alexander, Project Manager Re: North Coast Electrification Update**

- *Fibre optic cable*
  - o *For BC Hydro use*
  - o *Critical requirement for entire transmission system*
  - o *Current communication through microwave*
  - o *Create redundancy through fibre optic cable*
- *2026 Construction and workforce*
  - o *Preliminary assessment 700-1000 additional workers*
  - o *Potential need for work camp accommodations*
    - *Potential locations*
      - *Fraser Lake area*
      - *Telkwa area*
      - *Bush camp near Terrace*
  - o *More work needed to determine exact workforce required*
    - *Moving forward with an Accommodation study to define workforce estimates to determine and meet the need*
    - *Will engage with communities*
    - *Want to use lessons learned from LNG pipeline camps.*

*Chair Parker thanked Ms. Lamash and Mr. Alexander for attending the meeting.*

## **REGIONAL TRANSIT**

*Fort St. James and Telkwa  
 Transit Service Participation*

*Moved by Director Storey  
 Seconded by Director Stoltenberg*

*2024-12-6*

*“That the Board receive the Director of Planning’s Fort St. James and Telkwa Transit Service Participation memorandum.”*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

*Discussion took place regarding the following:*

- o *Transit Service needs to serve the needs of the region*
- o *Cost certainty is required from the Province*
- o *Potential use of the Northwest B.C. Resource Benefits Alliance (RBA) funding*
- o *First Nations component and value*
- o *Importance of participation from all communities*
- o *Having a workshop/meeting regarding all transit through the region*
- o *Transit study completed by Northern Development Initiative Trust*
- o *Ministry of Transportation and Infrastructure commitment beyond March 31, 2025*
  - *Discussions taking place at the Provincial level*

### **REGIONAL TRANSIT (CONT'D)**

- *Support initiatives - good neighbours/partners and good for the entire region*
- *Director Elphee will take the topic back to District of Fort St. James Council*
- *Potential grant funding options to achieve sufficient funding until the March 31, 2025 expiration of the Province's agreement.*

### **ENVIRONMENTAL SERVICES**

#### Asbestos Safety Program Implementation – Update

*Moved by Director Stoltenberg  
 Seconded by Director Storey*

2024-12-7

*"That the Board receive the Director of Environmental Services' Asbestos Safety Program Implementation – Update."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

**Break at 12:05 p.m.**

**Reconvened at 12:51 p.m.**

### **ADMINISTRATION REPORTS**

#### Union of B.C. Municipalities Convention – Provincial Government Staff Meetings

*The Board requested staff schedule meetings with the following Provincial Government Staff:*

- *Ministry of Post Secondary Education and Future Skills*
  - *Health Care Worker Shortage – Reducing length of Post Secondary Education Programs*
- *Ministry of Agriculture*
- *Ministry of Forests*
- *Ministry for State for Sustainable Forestry Innovation*
- *BCEHS – BC Ambulance*
  - *Helipads in rural communities.*

#### Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2060

*Moved by Director Stoltenberg  
 Seconded by Director Atrill*

2024-12-9

*"That Telkwa Rural Fire Protection Service Area Boundary Amendment Bylaw No. 2060, 2024 be adopted this 15<sup>th</sup> day of August, 2024."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

**ADMINISTRATION REPORTS (CONT'D)**

Community Works Fund  
Grants for Non-government  
Assets

*Moved by Director Riis-Christianson*  
*Seconded by Director Stoltenberg*

2024-12-10

*"That the Board direct staff to bring forward a report at the September 12<sup>th</sup> Board Meeting outlining examples and options to transfer \$300,000 annually from special projects to Regional Grant in Aid to support larger projects, via a budget amendment in 2024 and as part of the budget process in subsequent years."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

*The following was discussed:*

- *Non-government asset granting needs to be supported by an Asset Management Plan*
- *Option 1*
  - *1.0 FTE staff time*
    - *Concerns regarding allocation of staff time*
  - *Potential options moving forward to support societies*
  - *Other funding options for societies*
  - *Can be considered at a future date*
- *Examples and options of transferring funding with the CWF, Grant in Aid and Federal Gas Tax*
- *RDBN CWF allocation*
  - *UBCM population numbers include IR populations*
  - *Potential options to divide between electoral areas or electoral areas and First Nations reconciliation*
- *Potential impacts to not-for-profit organizations*
- *Advocacy at UBCM - support for societies*
- *Changes to the new agreement*
  - *Additional requirements are extensive*
- *Grant in Aid*
  - *A possible tool to support third party projects*
  - *Maximum amount of funds per year is set by the Local Government Act*
  - *RDBN Grant in Aid Policy*
- *Option 2*
- *An annual allocation of CWF to the Environmental Services Capital Budget in exchange for the same contribution to the annual Regional Grant in Aid budget*
- *Alcan Grant in Lieu of taxes agreement*

**ADMINISTRATION REPORTS (CONT'D)**

- *Past Federal Gas Tax Reserve Fund*
  - *New CCWF requirements are now required*
- *All Community Works Fund projects are paused until a new program is in place*
- *Staff will bring forward a report at the September 12<sup>th</sup> meeting.*

Canada Community Building Fund Electoral Area B (Burns Lake Rural) – Village of Burns Lake

*Moved by Director Riis-Christianson  
 Seconded by Director Wiebe*

2024-12-11

*1) "That the Board authorize contributing up to \$90,000 of Electoral Area B (Burns Lake Rural) Canada Community-Building Fund BC allocation monies to the Village of Burns Lake for a Drinking Water Infrastructure project, and*

*(Participants/Weighted/Majority)*

*2) That the Board authorize the withdrawal of up to \$90,000 from the Federal Gas Tax Reserve Fund."*

*(All/Directors/Majority)*

**CARRIED UNANIMOUSLY**

Northern Capital and Planning Grant from Electoral B (Burns Lake Rural) – Environmental Services Capital

*Moved by Director Riis-Christianson  
 Seconded by Director Wiebe*

2024-12-12

*1) "That the Board authorize contributing up to \$20,000 of Electoral Area B (Burns Lake Rural) Northern Capital and Planning Grant to the Environmental Services Capital Budget for 2024.*

*2) That the Board approve allocating \$20,000 in Regional Grant in Aid to the Village of Burns Lake to support the installation of a metered Water Filling Station."*

*(All/Directors/Majority)*

**CARRIED UNANIMOUSLY**

**ADMINISTRATION REPORTS (CONT'D)**

Grant in Aid Request  
-Nechako Valley Regional  
Cattlemen's Association

*Moved by Director Greenaway*  
*Seconded by Director Moon*

2024-12-13

*"That the Board approve allocating \$3,000 in Grant in Aid monies (\$1,000 each from Electoral Areas C (Fort St. James Rural), D (Fraser Lake Rural) and F (Vanderhoof Rural) to the Nechako Valley Regional Cattlemen's Association for a conifer shavings Research project."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

Local Service Area Contract  
-Fraser Lake and District  
Rebroadcasting

*Moved by Director Storey*  
*Seconded by Director Stoltenberg*

2024-12-14

*"That the Board authorize the Chair and CAO to enter into the Local Service Area Contract with the Fraser Lake and District Rebroadcasting Society."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

Trailer Purchase for the Rural  
Fire Departments

*Moved by Director Riis-Christianson*  
*Seconded by Director Storey*

2024-12-15

*"That the Board approve the purchase of one utility trailer for each of the four rural fire departments utilizing Northern Capital and Planning Grant Funding."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

Canada Community Building  
Fund Electoral Area A  
(Smithers/Telkwa Rural)  
-Northern Edge Sports  
Association

*Moved by Director Stoltenberg*  
*Seconded by Director Atrill*

2024-12-16

*"That the Board receive the Manager of Regional Economic Development's Canada Community Building Fund Electoral Area A (Smithers/Telkwa Rural) – Northern Edge Sports Association memorandum."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

**ADMINISTRATION REPORTS (CONT'D)**

<u>Disposal of Mobile ESS Trailer</u>	Moved by Director Stoltenberg Seconded by Director Newell
<u>2024-12-17</u>	"That the Board receive the Regional Fire Chiefs Disposal of Mobile ESS Trailer memorandum."  (All/Directors/Majority) <u>CARRIED UNANIMOUSLY</u>
<u>2023 After-Action Summary Report</u>	Moved by Director Stoltenberg Seconded by Director Elphee
<u>2024-12-18</u>	"That the Board receive the Emergency Services Manager's 2023 After-Action Summary Report memorandum."  (All/Directors/Majority) <u>CARRIED UNANIMOUSLY</u>
<u>Simon Fraser University Policy Report on Emergency Wildfire Evacuation Rates in British Columbia</u>	Moved by Director Storey Seconded by Director McGuire
<u>2024-12-19</u>	"That the Board receive the Emergency Services Manager's Simon Fraser University Policy Report on Emergency Wildfire Evacuation Rates in British Columbia memorandum."  (All/Directors/Majority) <u>CARRIED UNANIMOUSLY</u>
<u>June 30, 2024 Statement of Operations</u>	Moved by Director Storey Seconded by Director Stoltenberg
<u>2024-12-20</u>	"That the Board receive the Chief Financial Officer's June 30, 2024 Statement of Operations memorandum."  (All/Directors/Majority) <u>CARRIED UNANIMOUSLY</u>
<u>Local Government Climate Action Program (LGCAP)</u>	Moved by Director Stoltenberg Seconded by Director Storey
<u>2024-12-21</u>	"That the Board receive the Chief Financial Officer's Local Government Climate Action Program (LGCAP) memorandum."  (All/Directors/Majority) <u>CARRIED UNANIMOUSLY</u>



### **ADMINISTRATION CORRESPONDENCE**

Minister of Housing – Small-Scale Multi-Unit Housing

Moved by Director Storey  
 Seconded by Director Stoltenberg

2024-12-22

"That the Board receive the correspondence from the Minister of Housing regarding Small-Scale Multi-Unit Housing."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Peace River Regional District -Request for Audit of Northern Health

Moved by Director Storey  
 Seconded by Director Riis-Christianson

2024-12-23

"That the Board receive the correspondence from the Peace River Regional District regarding a Request for Audit of Northern Health."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

### **SUPPLEMENTARY AGENDA**

Advisory Planning Commission Meeting Minutes – August 7, 2024 – Electoral Area F (Vanderhoof Rural)

Moved by Director Stoltenberg  
 Seconded by Director Storey

2024-12-24

"That the Board receive the Electoral Area F (Vanderhoof Rural) Advisory Planning Commission Meeting Minutes of August 7, 2024."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

### **ADMINISTRATION REPORT**

UBCM Seeks Member Feedback on Protocol with First Nations Leadership Council

Moved by Director Riis-Christianson  
 Seconded by Director Storey

2024-12-25

"That the Board direct the CAO to provide support for the Union of B.C. Municipalities and the First Nations Leadership Council Relationship Protocol initiative."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

## **ADMINISTRATION CORRESPONDENCE**

Office of the Fire  
 Commissioner – Fire  
 Safety Act

Moved by Director Storey  
 Seconded by Director Stoltenberg

2024-12-26

*“That the Board receive the correspondence from the Office of the Fire Commissioner regarding the Fire Safety Act.”*

*(All/Directors/Majority)*

**CARRIED UNANIMOUSLY**

Union of B.C. Municipalities  
 -Provincial Response to 2023  
 Wildfire Season – Economic  
 Impacts to the Forestry Sector  
 Request for Inventory

Moved by Director Storey  
 Seconded by Director Greenaway

2024-12-27

*“That the Board receive the correspondence from the Union of B.C. Municipalities regarding the Provincial Response to the RDBN Resolution - 2023 Wildfire Season – Economic Impacts to the Forestry Sector Request for Inventory.”*

*(All/Directors/Majority)*

**CARRIED UNANIMOUSLY**

## **VERBAL REPORTS AND COMMITTEE CHAIR REPORTS**

Village of Fraser Lake - Update

Director Storey provided the following update:

- New Economic Development Officer – Jesse Gervais
- Rebranding Village of Fraser Lake website
- Running for 3<sup>rd</sup> Vice President of UBCM.

Electoral Area B (Burns Lake  
 Rural) – Update

Directors Riis-Christianson and Lambert expressed condolences for the recent loss of community members and past Directors Gordon McFee and Lyle Graham.

Electoral Area F (Vanderhoof  
 Rural) – Update

Director Moon spoke of the following:

- Majority of crops in Area F are faring better in comparison to 2024
- Residual damage from 2023 to agricultural land in the region
- Nechako Valley Exhibition is taking place August 16-18<sup>th</sup>
- Concerns regarding Rio Tinto raising water levels of the Nechako River and lack of communication with rural residents and municipalities. Discussion took place regarding Rio Tinto's Nechako River Flow Facts and the short notice changes due to weather conditions.

**VERBAL REPORTS AND COMMITTEE CHAIR REPORTS (CONT'D)**

District of Fort St. James  
-Update

Director Elphee provided a brief update of events in Fort St. James on the weekend of August 10-11<sup>th</sup>

- Music on the Mountain Festival
- Show and Shine
- FSJ Parent Society Golf Tournament Fundraiser
- The Hummingbirds Native Fastball Tournament
- Celebration Day for Nak'azdli's Salmon and cook-off.

Electoral Area E (Francois/Ootsa Lake Rural) – Update

Director Lambert commented that the portage between Whitesail and Eutsuk Lake was closed due to low water levels in the Nechako Reservoir.

Town of Smithers – Update

Director Atrill spoke of the following:

- CN Rail tabletop exercise in Witset and Smithers and CN will also be meeting with the Town of Smithers Council
- Around the Mountain Multi-Purpose Trail – easy grade trail
- 2<sup>nd</sup> Mainstreet Market Event – August 17<sup>th</sup>
- Hudson Bay Mountain Summer Chairlift rides, sightseeing & BBQ will be taking place August 17<sup>th</sup>
- Bulkley Valley Exhibition to take place August 14-18<sup>th</sup>
- Smithers Skate Park Society is receiving its inspection of Phase 2 of its Expansion Project which is an incredible fundraising effort and the quality of work is exceptional
- 112<sup>th</sup> Telkwa BBQ will take place August 30<sup>th</sup> - September 2<sup>nd</sup>.

District of Houston – Update

Director Brien spoke of the following:

- Expressed condolences for the passing of Arnold Amonson, an important community member in Houston
- Concerns regarding being in year 2 of drought and the impacts on water levels in wells and municipal water sources
- Attended Granisle Days on August 10<sup>th</sup> and commented that it was a great event.

Electoral Area C (Fort St. James Rural) – Update

Director Greenaway provided the following update:

- Nak'azdli Whut'en Election August 8<sup>th</sup> – Colleen Ericksen was elected Chief
- Hampton has curtailed operations due to fiber supply
- Meeting with RDBN Planning Staff regarding Sowchea Road.

Village of Burns Lake – Update

Director Wiebe mentioned the following:

- Industrial Park business signs are being installed
- Highway 16 and Richmond Loop Intersection Project will be complete in September
- Lakes District Fall Fair is September 6-8<sup>th</sup>.

### **VERBAL REPORTS AND COMMITTEE CHAIR REPORTS (CONT'D)**

Electoral Area G (Houston Rural) Director Newell commented that residents are disheartened due to the timber leaving the community for other sawmills due to the closure of the Houston Canfor Sawmill.

District of Vanderhoof – Update Director Moutray reported the following:

- Rio Tinto adjusting the Nechako Reservoir is conducted by a 3<sup>rd</sup> party consultant in Vancouver and is in the 1987 Agreement with the Province is based on temperatures as well
- Rivershed Society of BC held a youth paddling canoe voyage of the Nechako River
- Municipal summer projects are being completed.

Electoral Area A (Smithers Rural) Director Stoltenberg commented that the warm weather has encouraged a number of people to float the Bulkley River in Telkwa. He also noted the fishing that is taking place on the river.

Village of Granisle – Update Director McGuire provided the following community update:

- Granisle Days – August 10<sup>th</sup>
  - o 37 vendors in the Park and 4 food trucks
  - o Theme was “Memories are Made Here”
    - 80’s/90’s when the mine was in operation
    - Transition over the years
  - o Granisle Marina is busy with salmon fishing
  - o Seniors Facility
    - Shovel in the ground
    - 12 units - 10 -one-bedroom units and 2 2-bedroom units
    - Occupancy scheduled for 2025.

Chair Parker – Electoral Area Chair Parker provided a brief update regarding:

- D (Fraser Lake Rural) – Update
- Attended three meetings of the Emergency and Disaster Management Act Regulations Committee
    - o Three Regional District representatives and three other people on the Committee aside from staff
    - o Good platform to raise issues that face Regional District’s
      - Capacity
      - Restrictions that Regional District’s are unable to do
      - Provincial staff are asking for more information
    - o 1-2 years to move through
    - o One more meeting prior to the upcoming Provincial Election and will resume meetings after the election
  - 2024 Wildfire Season
    - o Less direct impact to residents vs. 2023
    - o Good conversations regarding timber values.

**VERBAL REPORTS AND COMMITTEE CHAIR REPORTS (CONT'D)**

Receipt of Verbal Reports

*Moved by Director Newell  
 Seconded by Director Greenaway*

2024-12-28

*"That the Board receive the various Directors verbal reports."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

**IN-CAMERA MOTION**

*Moved by Director Storey  
 Seconded by Director Greenaway*

2024-12-29

*"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:*

- Labour Relations*
- 9-1-1."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

**ADJOURNMENT**

*Moved by Director Stoltenberg  
 Seconded by Director Newell*

2024-12-30

*"That the meeting be adjourned at 2:50 p.m."*

*(All/Directors/Majority)*

*CARRIED UNANIMOUSLY*

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*Mark Parker, Chair*

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*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:** September 12, 2024

**SUBJECT:** RDBN 01-24 Bill 44 Zoning Bylaw Text Amendments  
Small Scale Multi-Unit Housing Zoning Bylaw Amendments (Part 2)

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### RECOMMENDATION

(all/directors/majority)

1. That the Board consider and approve the consultation identified in the attached consultation checklist.
  2. That the following bylaws be given first and second reading and taken to Public Hearing:
    - a. Smithers Telkwa Rural Official Community Plan Amendment Bylaw No. 2043, 2024;
    - b. Burns Lake Rural and Francois Lake (North Shore) Official Community Plan Amendment Bylaw No. 2044, 2024;
    - c. Fort St. James Rural Official Community Plan Amendment Bylaw No. 2045, 2024;
    - d. Endako, Fraser Lake and Fort Fraser Rural Official Community Plan Amendment Bylaw No. 2046, 2024;
    - e. Vanderhoof Rural Official Community Plan Amendment Bylaw No. 2047, 2024;
    - f. Houston, Topley, Granisle Rural Official Community Plan Amendment Bylaw No. 2048, 2024; and
    - g. Regional District of Bulkley-Nechako Rezoning Bylaw No. 2040, 2024.
  3. That the Public Hearing for Bylaw No. 2043, 2024; Bylaw No. 2044, 2024; Bylaw No. 2045, 2024; Bylaw No. 2046, 2024; Bylaw No. 2047, 2024; Bylaw No. 2048, 2024; and Bylaw No. 2040, 2024 be delegated to the Director for Electoral Area D (Fraser Lake Rural) or the Director for Electoral Area B (Burns Lake Rural).
- 

### BACKGROUND:

In the fall of 2023, the Province introduced changes to the *Local Government Act (LGA)* requiring local government zoning to allow by June 30, 2024 “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.” To comply with this requirement a number of minor amendments were made to the Zoning Bylaw by “Regional District of Bulkley Nechako Rezoning Bylaw No. 2039, 2024,” which was adopted by the Board at the May 2024 meeting.

Staff are now proposing further Zoning Bylaw amendments to increase residential flexibility and align regulations across all zones. The proposed amendments contained in “Regional District of Bulkley Nechako Rezoning Bylaw No. 2040, 2024” are designed to do three things:

1. Amend the definition of Secondary Suite to increase flexibility in design.
2. Amend the H1, H1A, H1B, H2, Ag1, and RR1 zones to regulate the total number of Dwelling Units permitted instead of specifically regulating the form of the housing.
3. And, remove non-density regulations from the “Density” sections of Zones to the “Limitations on Use” sections. This increases bylaw consistency and indicates that these regulations may be varied.

The RDBN’s Official Community Plans are also proposed to be amended to ensure that policies are aligned with the new approach to housing. All of the proposed OCP policy changes relate to the number of dwellings on a parcel. These OCP amendments must be adopted prior to adoption of Bylaw No. 2040.

## **CONSULTATION**

The *LGA* requires local governments to consider consultation with persons, organizations and authorities it considers will be affected by an OCP amendment. Specifically, the local government must:

- (1) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (2) specifically, the RDBN Board should consider if consultation is required with:
  - the board of any regional district that is adjacent to the area covered by the plan,
  - the council of any municipality that is adjacent to the area covered by the plan,
  - First Nations,
  - school district boards, greater boards and improvement district boards, and
  - the Provincial and federal governments and their agencies.

Additionally, the *LGA* requires that local governments consult with the local School Districts regarding any amendment to an OCP. Staff recommend that the Board consider and approve the consultation options outlined in the attached consultation checklist.

Staff initiated consultation with member municipalities, First Nations, Electoral Area Advisory Planning Commissions, Northern Health, Ministry of Agriculture and Food, and the Ministry of Transportation and Infrastructure regarding proposed amendments to the Zoning Bylaw. Referral letters will be sent to the School Districts. The input received to date is discussed below.

**Ministry of Transportation and Infrastructure** – No Concerns. [See referral response \(link\)](#).

**Ministry of Agriculture and Food** – Objections raised relating to land in the ALR being zoned something other than Agriculture, and zoning allowing Two-Family Dwellings. [See referral response \(link\)](#). RDBN staff recommend the bylaws be approved despite the Ministry concern.

**Northern Health** – No response citing lack of capacity.

**Town of Smithers** – No comment or concern.

**Village of Burns Lake** – No comment or concerns.

**Village of Granisle** – Support for proposed bylaw.

**Advisory Planning Commissions** – A joint meeting of all APCs was held on June 5<sup>th</sup>, 2024. The comments received from APC members are summarized as follows [\(see minutes \(link\)\)](#):

- Small parcels zoned R1 to R6 may be too small to accommodate two single family dwellings (SFDs) given environmental and community character impacts.
- Some lakes are overdeveloped and allowing two dwellings will have negative environmental and community character impacts.
- Increased regulation such as building height restrictions, increased setbacks, parcel coverage, reduced Total Floor Area restrictions may assist in addressing impacts.

**Electoral Area F APC** – Concerns raised. [See APC Minutes \(link\)](#).

Based on the input provided by APC members staff are not recommending changes to the residential zones. Bylaw No. 2040 applies only to the H1, H1A, H1B, H2, Ag1, and RR1 zones.

### **H1A Property Owners**

There are 25 Parcels zoned H1A in the RDBN. Twenty of these parcels are in Electoral Area A, three are in Electoral Area B, one is in Electoral Area F, and one is in Electoral Area C. Staff sent letters advising the owners of land zoned H1A asking for their input on the idea of allowing a 2<sup>nd</sup> Single Family Dwelling in the H1 Zone and changing their zoning from H1A to H1. Staff received input objecting to this as the zoning change would remove the ability to have two Single Family Dwellings with Secondary Suites.

Based on this input staff amended Bylaw No. 2040 to retain the H1A Zone.



## SECONDARY SUITES AND TWO FAMILY DWELLINGS

The *BC Building Code* previously defined a Secondary Suite as “a dwelling unit:

- having a total floor space of not more than 90 m<sup>2</sup> in area,
- having a floor space less than 40 per cent of the habitable space of the building,
- located within a building of residential occupancy containing only one other dwelling unit, and
- located in and part of a building which is a single real estate entity.”

To remove barriers to the creation of more affordable rental housing the Province amended the *BC Building Code* in 2019 to remove the size restrictions for secondary suites. The existing definition of a secondary suite in the *BC Building Code* is:

*“Secondary suite means a self-contained dwelling unit located within a building or portion of a building completely separated from other parts of the building by a vertical fire separation that has a fire-resistance rating of not less than 1 hour and extends from the ground or lowermost assembly continuously through or adjacent to all storeys and spaces including service spaces of the separated portions, of only residential occupancy that contains only one other dwelling unit and common spaces, and where both dwelling units constitute a single real estate entity.”*

The *BC Building Code* does not require the building owner to occupy either of the units, but the two units must not be sold separately, which increases the likelihood that at least one of the units is rented. The *BC Building Code* standard for secondary suites includes reduced requirement for fire separation and sound transmission compared to the standard for a Two Family Dwelling. Two Family Dwelling units may be sold separately. It is noted that in the rural area the opportunity to sell Dwelling Units in a Two Family Dwelling separately is limited.

Bylaw No. 2040 proposes to remove the size restriction on a Secondary Suite from the Zoning Bylaw resulting in the primary difference between a Secondary Suite and a Two Family Dwelling being the standard to which the dwellings are built and a limitation on the units being under separate ownership. When an application for a building permit is submitted, the applicant will have to identify if they are proposing to build a Single Family Dwelling with a Secondary Suite or a Two Family Dwelling. It is noted that in the ALR

The proposed new definition of Secondary Suite is as follows:

*“SECONDARY SUITE means the use of a portion of a Single Family Dwelling as a separate second Dwelling Unit, subject to the regulations contained in a specific zone.”*

## ZONE CHANGES EXPLAINED

In staff's opinion there is little land use justification in a rural area to prohibit the building of two Single Family Dwellings on larger rural parcels where on the same parcel a Single Family Dwelling (with a Secondary Suite) or a Two Family Dwelling are permitted. Therefore, the following changes to zoning are proposed:

The H1 and H1B Zones (under 4 ha) be amended to allow a maximum of two Dwelling Units on a Parcel. It is up to the property owner to determine the form of those Dwelling Units. The property owner can therefore choose to build one of the following:

- one Single Family Dwelling (with or without a Secondary Suite),
- one Two Family Dwelling, or
- two Single Family Dwellings (without Secondary Suites).

The H1 and H1B Zones (4 ha and over) and the H2 Zone be amended to allow up to three Dwelling Units on a Parcel. For example, a property owner can choose to build the following:

- two Single Family Dwellings with or without a Secondary Suite in one of them or
- one Single Family Dwelling without a Secondary Suite and one Two Family Dwelling,

It is noted that currently the zoning bylaw allows two Single Family Dwellings with both having a Secondary Suite (subject to the existing limit on the size of a secondary suite).

The Ag1 Zone be amended to allow two Single Family Dwellings. This brings the zone into closer compliance with the ALC's regulations. The RR1 Zone be amended to allow a maximum of four Dwelling Units or Cabins in any combination.

In addition to the above noted density regulations a maximum combined Total Floor Area requirement has been established for the H1, H1B, and H2 Zones. It is noted that no size limit has been set for dwellings in the Ag1 and RR1 Zones.

Zone	H1, H1B	H2
Total Floor Area	600 m <sup>2</sup> (6458 ft <sup>2</sup> )	800 m <sup>2</sup> (8611 ft <sup>2</sup> )

These proposed Zoning changes are shown in [Appendix A: Proposed Zoning Amendments Comparison Table. \(link\)](#)

## THE OFFICIAL COMMUNITY PLAN AMENDMENTS (OCP) EXPLAINED

The RDBN's OCPs have wording designed to limit or outright prohibit consideration of 2<sup>nd</sup> Single Family Dwellings on parcels under 5 acres or on waterfront parcels. The wording in the OCPs is proposed to be amended to support the proposed amendments to the Zoning Bylaw and provide direction for consideration of rezoning applications to allow a Second Single Family Dwelling on a property in a Residential Zone (R1 to R11).

These proposed OCP changes are shown in [Appendix B: Proposed OCP Amendments Comparison Table. \(link\)](#)

## THE POTENTIAL IMPLICATIONS

**Rental Housing Supply** – The changes noted above are expected to result in increased rental accommodation in the rural area. Currently, many property owners do not take advantage of the opportunity to develop a Secondary Suite or Two Family Dwelling because they do not want a tenant in a dwelling attached to their home.

This is expected to have a positive impact on the amount and diversity of rental housing supply in the region. However, it is noted that rental accommodation in the rural area may not be suitable for all renters, given the distance from an urban environment.

**Illegal Second Single-Family Dwellings and Enforcement** – One of the most common contraventions of the Zoning Bylaw is the building of illegal second Single Family Dwellings. These dwellings are frequently located in accessory buildings such as a garage or shop. Enforcement in these situations can be challenging as compliance can be achieved by removing appliances and apparent removal of the tenant; however, the dwelling use can be easily re-established in the future. Allowing second dwellings as proposed would allow for these dwellings to be legalized and would facilitate their development in accordance with applicable safety and health related regulations.

**Rural Population Growth** – According to RDBN Building Permit data over the last 10 years approximately half of the new housing starts in the region are in the rural area. A growth pattern where the rural population is growing as fast as its municipalities is not sustainable. Therefore, allowing a density in the rural area beyond that recommended in this report is not advised. It is anticipated that increased zoning flexibility for housing in municipalities, required pursuant to Bill 44 will mitigate this impact.

**Community Character** – Increased rural density can negatively impact the character of rural residential neighbourhoods, and lead to increased demand for regulation (sewage system monitoring, animal control, etc.). As discussed previously in this report it is

anticipated that the limits placed on Total Floor Area will help mitigate community character impacts.

**Environmental Impact** - Increased rural density near or adjacent to lakes and watercourses may increase the impact of development on riparian areas and water quality. The impact on water quality associated with increased demand for on-site sewage disposal may be of particular concern. However, this concern is limited given the large size of parcels zoned H1, H2, Ag1, and RR1. It is anticipated that the limits placed on Total Floor Area will mitigate potential environmental impacts.

### **SUMMARIZED BYLAW 2040 CHANGES**

The specific changes proposed to the definition of Secondary Suite and to each zone, are summarized below.

1. The following new definition of Secondary Suite replaces the existing definition: "SECONDARY SUITE means the use of a portion of a Single Family Dwelling as a separate second Dwelling Unit, subject to the regulations contained in a specific zone."
2. Hudson Bay Mountain Recreational Residential Zone (R8)
  - moving the maximum combined Total Floor Area restriction for a Cabin from the Density section to a Limitations on Use Section. The Total Floor Area restrictions are not density or land use regulations and may be varied by the Board.
3. Small Holdings Zone (H1)
  - establish a maximum of two Dwelling Units on a Parcel less than 4 ha.
  - establish a maximum of 3 Dwelling Units on a Parcel 4 ha. or larger
  - establish a maximum of two SFD on a Parcel 4 ha. or larger.
  - establish a maximum combined Total Floor Area of 600 sq. m (6458 sq. ft).
4. Small Holdings – Additional Dwelling Zone (H1A)
  - moving the maximum Gross Floor Area related restrictions from the Density section to a Limitations on Use Section. The Gross Floor Area restrictions are not density regulations and may be varied by the Board.
5. Small Holdings – Industrial Shop Zone (H1B)
  - establish a maximum of two Dwelling Units on a Parcel less than 4 ha.
  - establish a maximum of 3 Dwelling Units on a Parcel 4 ha. or larger
  - establish a maximum of two Single Family Dwelling on a parcel 4 ha. or larger.
  - establish a maximum combined Total Floor Area of 600 sq. m (6458 sq. ft).
6. Large Holdings Zone (H2)
  - establish a maximum of 3 Dwelling Units on a Parcel.

- establish a maximum of two Single Family Dwellings on a parcel.
  - establish a maximum combined Total Floor Area of 800 sq. m (8611 sq. ft).
  - change the order of the Density and Limitations on Use sections to match the rest of the bylaw.
7. Agricultural Zone (Ag1)
- establish a maximum of two Single Family Dwellings on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*.
8. Rural Resource Zone (RR1)
- establish a limit of 4 Dwelling Units on a Parcel.

## **PUBLIC HEARING**

Staff propose holding a single electronic (Zoom) Public Hearing for the OCP amendment Bylaws and the Rezoning Bylaw chaired by the Director for Electoral Area D (Fraser Lake Rural) or the Director for Electoral Area G (Houston/Granisle Rural).

## **ATTACHMENT**

- [Appendix A and B \(link\)](#)
- Bylaw No. 2043, 2024; Bylaw No. 2044, 2024; Bylaw No. 2045, 2024; Bylaw No. 2046, 2024; Bylaw No. 2047, 2024; Bylaw No. 2048, 2024; and Bylaw No. 2040
- Consultation Checklist
- [Ministry of Transportation and Infrastructure referral response \(link\)](#).
- [Ministry of Agriculture referral response \(link\)](#).
- [Advisory Planning Commissions June 4th, 2024 Joint Meeting Minutes \(link\)](#).
- [Electoral Area F APC June 11th, 2024 Meeting Minutes \(link\)](#).



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**BYLAW NO. 2043**

A Bylaw to Amend "Smithers Telkwa Rural  
OCP Bylaw No. 1704, 2014"

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

That "Smithers Telkwa Rural OCP Bylaw No. 1704, 2014" be amended such that Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:

"Rezoning applications to allow a 2<sup>nd</sup> single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.

- (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
- (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
- (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
- (d) And, the parcel is not located within a floodplain or on other hazard lands."

This bylaw may be cited as "Smithers Telkwa Rural OCP Amendment Bylaw No. 2043, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Smithers Telkwa Rural OCP Amendment Bylaw No. 2043, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2044**

A Bylaw to Amend "Burns Lake Rural and  
Francois Lake (North Shore)  
OCP Bylaw No. 1785, 2017"

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

That "Burns Lake Rural and Francois Lake (North Shore) OCP Bylaw No. 1785, 2017" be amended such that:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."
  
2. Section 3.5.2 (7) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."

This bylaw may be cited as "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2044, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Burns Lake Rural and Francois Lake (North Shore) OCP Amendment Bylaw No. 2044, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator





## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2045**

A Bylaw to Amend "Fort St. James Rural  
OCP Bylaw No. 1578, 2010"

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

That "Fort St. James Rural OCP Bylaw No. 1578, 2010" be amended such that:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
 "Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."
  
2. Section 3.5.2 (6) of Schedule "A" is deleted and replaced with the following:  
 "Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."

This bylaw may be cited as "Fort St. James Rural OCP Amendment Bylaw No. 2045, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Fort St. James Rural OCP Amendment Bylaw No. 2045, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2046**

A Bylaw to Amend "Endako, Fraser Lake  
and Fort Fraser Rural OCP Bylaw No. 1865, 2019"

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

That "Endako, Fraser Lake and Fort Fraser Rural OCP Bylaw No. 1865, 2019" be amended such that:

1. Section 3.4.2 (9) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."
  
2. Section 3.6.2 (8) of Schedule "A" is deleted and replaced with the following:  
"Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."

This bylaw may be cited as "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2046, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Endako, Fraser Lake and Fort Fraser Rural OCP Amendment Bylaw No. 2046, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**BYLAW NO. 2047**

A Bylaw to Amend "Vanderhoof Rural  
OCP Bylaw No. 1963, 2021"

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

That "Vanderhoof Rural OCP Bylaw No. 1963, 2021" be amended such that:

1. Section 3.4.2 (9) of Schedule "A" is deleted and replaced with the following:  
 "Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."

This bylaw may be cited as "Vanderhoof Rural OCP Amendment Bylaw No. 2047, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Vanderhoof Rural OCP Amendment Bylaw No. 2047, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



## **REGIONAL DISTRICT OF BULKLEY-NECHAKO**

### **BYLAW NO. 2048**

A Bylaw to Amend "Houston, Topley,  
Granisle Rural OCP Bylaw No. 1622, 2011"

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

That "Houston, Topley, Granisle Rural OCP Bylaw No. 1622, 2011" be amended as follows:

1. Section 3.4.2 (7) of Schedule "A" is deleted and replaced with the following:  
 "Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."
  
2. Section 3.5.2 (7) of Schedule "A" is deleted and replaced with the following:  
 "Rezoning applications to allow a 2nd single family dwelling on a parcel in a Residential Zone may only be considered under the following circumstances.
  - (a) It has been demonstrated that any existing on-site sewage disposal system is authorized by Northern Health and is in good working order.
  - (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.
  - (c) The development is compatible with adjacent land uses and maintains the rural character of the area.
  - (d) And, the parcel is not located within a floodplain or on other hazard lands."

This bylaw may be cited as "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2048, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Houston, Topley, Granisle Rural OCP Amendment Bylaw No. 2048, 2024".

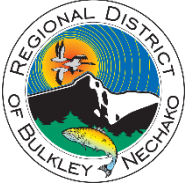
DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**BYLAW NO. 2040**

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

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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) Interpretation and Definitions

The definition of "Secondary Suite" in Section 1.0.2 Definitions is deleted and replaced with the following:

**"SECONDARY SUITE** means the use of a portion of a Single Family Dwelling as a separate second Dwelling Unit, subject to the regulations contained in a specific zone."

2) Hudson Bay Mountain Recreational Residential Zone (R8)

a) Sections 12.0.2.2 and 12.0.2.3 are deleted.

b) Section 12.0.3 Limitations on Use is amended by adding the following:

"3. The maximum Total Floor Area permitted for a Cabin is 167.23 square metres (1,800 square feet).

4. The maximum Total Floor Area permitted for an Accessory Building is 14 square metres (150 square feet)."

3) Hudson Bay Mountain Single Family Residential Zone (R9)

a) Section 12.1.2.2 is deleted.

b) Section 12.1.3 Limitations on Use is amended by adding the following:

"4. The maximum combined Total Floor Area permitted for all Dwellings on a Parcel is 465 square metres (5,005 square feet)."

4) Hudson Bay Mountain Multiple Family Residential Zone (R10)

a) Sections 12.2.2.4, 12.2.2.5, and 12.2.2.6 are deleted.

b) Section 12.2.3 Limitations on Use is amended by adding the following:

"4. The maximum Floor Space Ratio permitted is 0.40.



5. The minimum Gross Floor Area permitted for a Dwelling Unit is 50 square metres (538.21 square feet).
6. The maximum Gross Floor Area permitted for an Accessory Building for indoor recreational use is 235 square metres (2,529.60 square feet)."

5) Bare Land Strata Residential (R11)

- a) Sections 13.0.2.4 is deleted.
- b) Section 13.0.3 Limitations on Use is amended by adding the following:
  - "2. The maximum Gross Floor Area permitted for all structures located on Common Property shall not exceed a total Gross Floor Area of 300 square metres (3,229 square feet)."

6) Small Holdings Zone (H1)

- a) Section 14.0.2 Density is deleted and replaced with the following:
 

"Density

  1. Not more than two Dwelling Units shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
  2. Not more than three Dwelling Units shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.
  3. Not more than two Single Family Dwellings shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater."
- b) The following new Section is added to the Small Holdings Zone (H1) following Section 14.0.2 Density, and the Sections renumbered as necessary.
 

"14.0.3 Limitations on Use

  1. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 600 square metres (6,458 square feet)."

7) Small Holdings – Additional Dwelling Zone (H1A)

- a) Sections 14.1.2.2, 14.1.2.3, and 14.1.2.4 are deleted.
- b) The following new Section is added to the Small Holdings - Additional Dwelling Zone (H1A) following Section 14.1.2 Density, and the Sections renumbered as necessary.
 

"14.1.3 Limitations on Use

1. Only one Single Family Dwelling per Parcel is permitted a Gross Floor Area which exceeds 120 square metres (1,290 square feet).
  2. Notwithstanding Section 14.1.2 (2) only one Single Family Dwelling on the Parcel legally described as Lot 21, Section 22, Township 1A, Range 5, Coast District, Plan 9692 may exceed a Gross Floor Area of 185 square metres (1,991 square feet).
  3. Notwithstanding Section 14.1.2 (2) only one Single Family Dwelling on the Parcel legally described as Lot 4, Section 2, Township 1A, Range 5, Coast District, Plan 7267 may exceed a Gross Floor Area of 140 square metres (1,500 square feet)."
- 8) Small Holdings – Industrial Shop Zone (H1B)
- a) Section 14.2.2 Density is deleted and replaced with the following:
    - "1 Not more than two Dwelling Units shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
    2. Not more than three Dwelling Units shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.
    3. Not more than two Single Family Dwellings shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater."
  - b) Section 14.2.3 Limitations on Use is amended by adding the following:
    - "2. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 600 square metres (6,458 square feet)."
- 9) Large Holdings Zone (H2)
- a) Section 15.0.3. Density is deleted and replaced with the following:
    - "1. Not more than three Dwelling Units shall be located on a Parcel.
    2. Not more than two Single Family Dwellings shall be located on a Parcel."
  - b) Section 15.0.2 Limitations on Use is amended by adding the following:
    - "2. The maximum combined Total Floor Area permitted for all Dwelling Units on a Parcel is 800 square metres (8,611 square feet)."
  - c) Section 15.0.2 and Section 15.0.3 are switched in order and renumbered.

10) Agricultural Zone (Ag1)

a) Section 16.0.2.1. is deleted and replaced with the following:

“Not more than two Single Family Dwellings shall be located on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act.*”

11) Rural Resource Zone (RR1)

a) Section 17.0.2.1. is deleted and replaced by the following:

“The combined maximum number of Dwelling Units and Cabins containing a Sleeping Unit on a Parcel in any combination, that are not part of a Rural Retreat, is 4.”

This bylaw may be cited as “Regional District of Bulkley-Nechako Rezoning Bylaw No. 2040, 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. 2040, 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

**Appendix A**

## Official Community Plan (OCP) Amendment - Consultation Checklist

OCP amendment application: RDBN- 01-24    OCP Amendment Bylaw No.: 2043-2048

**Consideration of affected persons, organizations, and authorities**

Prior to the Public Hearing for the OCP bylaw amendment, consideration has been given to consultation with the following:

Local Governments

- Cariboo Regional District
- Central Coast Regional District
- Peace River Regional District
- Regional District of Fraser-Fort George
- Regional District of Kitimat-Stikine
- Town of Smithers
- District of Fort St. James
- District of Houston
- District of Vanderhoof
- Village of Burns Lake
- Village of Fraser Lake
- Village of Granisle
- Village of Telkwa

Advisory Planning Commissions

- Electoral Area A (Smithers/Telkwa Rural)
- Electoral Area B (Burns Lake Rural)
- Electoral Area C (Fort St. James Rural)
- Electoral Area D (Fraser Lake Rural)
- Electoral Area E (Francois/Ootsa Lake Rural)
- Electoral Area F (Vanderhoof Rural)
- Electoral Area G (Houston/Granisle Rural)

Government Agencies

- Ministry of Transportation and Infrastructure
- Ministry of Agriculture and Food
- Ministry of Environment and Climate Change Strategy
- Ministry of Tourism, Arts, Culture, and Sport
- Ministry of Forests
- Ministry of Energy, Mines and Low Carbon Innovation
- Ministry of Water, Land and Resource Stewardship
- Agricultural Land Commission
- Northern Health
- Fisheries and Oceans Canada (DFO)
- Ministry of Municipal Affairs - Governance and Structure Branch (Stikine Region)

First Nations

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Binche Whut'en             | <input checked="" type="checkbox"/> Saik'uz First Nation        |
| <input checked="" type="checkbox"/> Cheslatta Carrier Nation   | <input checked="" type="checkbox"/> Skin Tye Nation             |
| <input checked="" type="checkbox"/> Doig River First Nation    | <input checked="" type="checkbox"/> Stellat'en First Nation     |
| <input checked="" type="checkbox"/> Halfway River First Nation | <input checked="" type="checkbox"/> Takla Lake First Nation     |
| <input checked="" type="checkbox"/> Kitselas First Nation      | <input checked="" type="checkbox"/> Tl'azt'en Nation            |
| <input checked="" type="checkbox"/> Lake Babine Nation         | <input checked="" type="checkbox"/> Ts'il Kaz Koh               |
| <input checked="" type="checkbox"/> Lhoosk'uz Dené Nation      | <input checked="" type="checkbox"/> Tsay Keh Dene               |
| <input checked="" type="checkbox"/> McLeod Lake Indian Band    | <input checked="" type="checkbox"/> Ulkatcho First Nation       |
| <input checked="" type="checkbox"/> Nadleh Whut'en             | <input checked="" type="checkbox"/> Wet'suwet'en First Nation   |
| <input checked="" type="checkbox"/> Nak'azdli Whut'en          | <input checked="" type="checkbox"/> Wet'suwet'en, Office of the |
| <input checked="" type="checkbox"/> Nazko First Nation         | <input checked="" type="checkbox"/> Witset First Nation         |
| <input checked="" type="checkbox"/> Nee Tahi Buhn Indian Band  | <input checked="" type="checkbox"/> Yekooche First Nation       |

School Districts

- Bulkley Valley School District (School District No. 54)
- Nechako Lakes School District (School District No. 91)

Other

- Improvement Districts
- Fort Fraser Local Commission

Public

- Surrounding neighbourhood (specify): \_\_\_\_\_
- Region wide (specify): \_\_\_\_\_
- Public Hearing
- Other: H1A Zoned property owners



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Cameron Kral, Planning Technician  
**Date:** September 12, 2024  
**Subject:** **Rezoning Application RZ A-02-24**  
**First and Second Reading for Rezoning Bylaw No. 2061, 2024**

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

1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024" be given first and second reading and subsequently be taken to Public Hearing.
2. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024" be delegated to the Director or Alternate Director for Electoral Area A.

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**EXECUTIVE SUMMARY**

This application proposes to amend the Agricultural Zone (Ag1) in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by adding an Abattoir as a permitted use on the subject property to allow the development of a poultry processing facility that can process more than 25,000 lbs of live weight annually. The proposal aligns with Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014 and the applicant has received conditional ALC Non-Farm Use approval to have a poultry processing facility within a 1.8 ha area of the subject property. The proposed facility must meet provincial and/or federal slaughter licensing requirements.

Planning Department staff recommend Bylaw No. 2061, 2024 receive first and second readings and subsequently be taken to public hearing.

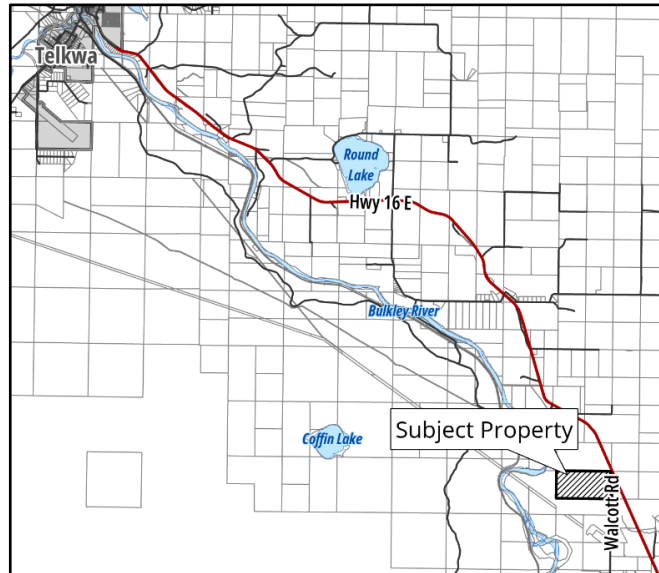
Pursuant to Section 52(3)(a) of the Transportation Act, the proposed bylaw requires approval from the Ministry of Transportation and Infrastructure after third reading and prior to adoption as the property is within 800 m of an intersection on Highway 16.

**APPLICATION SUMMARY**

<b>Name of Agent/Owner:</b>	Paul Murphy
<b>Electoral Area:</b>	Area A (Smithers/Telkwa Rural)
<b>Subject property:</b>	21641 Walcott Road, legally described as District Lot 1147, Coast District, except Plan 8572 (PID 006-491-251)
<b>Property size:</b>	128.6 ha (318.0 ac)
<b>OCP Designation:</b>	Agriculture (AG) in "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014" (the OCP)
<b>Zoning:</b>	Agricultural (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
<b>Building Inspection:</b>	Within the Building Inspection area
<b>Fire Protection:</b>	Not within a Fire Protection area
<b>Existing Land Use:</b>	Residential, Agriculture and Restaurant
<b>Location:</b>	Walcott Road, off Highway 16, approximately 17 km south of the Village of Telkwa (see Location Map below)

**Location Map:****PROPOSAL**

The applicant is proposing to amend the Agricultural Zone (Ag1) in the Zoning Bylaw by adding an Abattoir as a permitted use on the subject property. The purpose of the proposal is to facilitate the development of a poultry processing facility that can process more than 25,000 lbs of live weight annually. It is noted the proposed amendment will not limit slaughtering on the property to only poultry.



The applicant anticipates the poultry processing facility will consist of two 40 ft shipping containers for processing, one 20 ft shipping container for freezing processed poultry, a building containing staff washrooms and a lunchroom, and an enclosed structure for composting feathers and eviscerated non-edible materials using aspen wood chips. Liquid waste from the processing facility is proposed to be treated in an on-site septic system (see Site Map on next page).

The poultry processing facility is expected to operate under a provincial FarmGate Plus license which would allow the slaughtering of up to 25,000 lbs of live weight annually.

However, the applicant has indicated they may pursue a provincial Abattoir licence which does not impose a limit on the amount of slaughtering (see Slaughter Licensing on page 5). The applicant also intends to locate a farm retail store on the property which they indicate would be a permitted farm use in the ALR.

**Property Map**



**Site Map**





## DISCUSSION

### Official Community Plan (OCP) and Zoning

The subject property is designated **Agriculture (AG)** under the OCP which has the following objectives:

- (1) *To protect and preserve farm land and soil having agricultural capability.*
- (2) *To encourage the expansion and full utilization of land for agricultural purposes.*
- (3) *To support the objectives of the Provincial Agricultural Land Commission.*
- (4) *To encourage a diversity of agricultural uses and opportunities, as well as innovative agricultural practices.*

Section 3.1.2. under the AG designation lists the following policy relevant to the application:

- (1) *Agriculture and other compatible uses of land may be permitted.*

In staff's opinion, the proposed rezoning is consistent with the AG designation and an OCP amendment is not required.

The subject property is zoned **Agricultural (Ag1)** pursuant to the Zoning Bylaw. The Ag1 Zone does not allow the slaughtering of more than 10,000 lbs of live weight per year therefore the proposed rezoning is required.

It is noted staff are, separate from this application, proposing to amend the Intensive Agriculture use definition in the Zoning Bylaw to permit parcels 2.0 ha (4.94 ac) or larger to slaughter up to 25,000 lbs of live animal weight per year to align with provincial licencing. If this amendment is approved, the applicant could slaughter up to 25,000 lbs per year under a Farmgate Plus licence without rezoning. However, the proposed rezoning would still be required to slaughter more than 25,000 lbs under a provincial Abattoir License.

### ALC Non-Farm Use Approval

The applicant has received conditional ALC Non-Farm Use (NFU) approval for a poultry processing facility to process poultry beyond the ALC's 50 per cent threshold for processing poultry not raised on the subject property, a kitchen to prepare food products slaughtered on the property for sale, and gravel parking for three to four vehicles. These uses are limited to a 1.8 ha area, the property must retain farm status, and a portion of the animals processed in the slaughter facility must be raised on the subject property (see attached ALC Decision).

## Slaughter Licensing

Slaughter establishments in B.C are either federally licensed by the Canadian Food Inspection Agency under the Safe Food for Canadians Regulations or provincially licensed. Provincially licensed slaughter establishments are only permitted to sell their product within B.C.

Provincial licensing for slaughter establishments is done under the Meat Inspection Regulation of the *BC Food Safety Act* and must comply with The Code of Practice for Licensed Abattoirs. Waste disposal for slaughter establishments is regulated under the Environmental Waste Discharge Regulation of the *Environmental Health Act* and must comply with the Code of Practice for the Slaughter and Poultry Processing Industries.

Table 1. Provincial licensing for slaughter establishments

B.C License Type	Permitted Activities	Annual Processing Amount	RDBN Zoning Bylaw
<b>Farmgate License</b>	Slaughter (own animals only)	1,000 – 5,000 lbs	<ul style="list-style-type: none"> <li>• <b>Agriculture</b> use (must be reared on same parcel)</li> <li>• <b>Intensive Agriculture</b> use</li> </ul>
<b>Farmgate Plus License</b>	Slaughter (own animals and custom slaughter for other producers)	1,000 – 25,000 lbs	<ul style="list-style-type: none"> <li>• <b>Agriculture</b> use (must be reared on same parcel, up to 10,000 lbs)</li> <li>• <b>Intensive Agriculture</b> use (up to 10,00 lbs)</li> </ul>
<b>Abattoir License</b>	Slaughter (own animals and custom slaughter for other producers)	Unlimited	<ul style="list-style-type: none"> <li>• <b>Abattoir</b> use</li> </ul>

## Staff Comments

Staff's primary concern is smell from onsite composting. The closest dwelling is across Walcott Road approximately 250 m from the proposed site. Three other dwellings are within 500 m, and one other is within 1 km. A community mailbox is located on Walcott Road approximately 100 m from the proposed slaughterhouse facility.

There is a notable amount of equipment and materials storage on the subject property located southwest of the proposed slaughter facility that the applicant indicates are for farm, personal, and home occupation use. Staff note the applicant also operates a mobile food truck as a restaurant to provide food and beverage service, and as a mobile kitchen to process meat and prepare food products for retail sale. The applicant indicated the food truck has not been operating on the property prior to summer 2024 and they intend to replace it with their future farm retail store.

The ALC stated they have no concern with the use of the food truck to process meat from animals slaughtered on the property; and retail sales are a farm use if either all products are produced on the farm, or the retail sales area does not exceed 300 m<sup>2</sup> and 50 per cent of that area is exclusively for farm products produced on the property. However, the use of the food truck as a restaurant does not comply with the RDBN Zoning Bylaw or ALR Use Regulation and the ALC has stated they are not amenable to permitting any type of food service through the applicant's ALC NFU application (see attached ALC Decision).

## REFERRAL RESPONSES

The **Electoral Area A Advisory Planning Commission** unanimously supported the application at their August 6, 2024 meeting.

Regarding the applicant's ALC NFU application, the **RDBN Agricultural Coordinator** stated *"my only comment is that the proposed non-farm use outlined in the application could potentially help to maintain and grow agriculture production within the regional district"*.

The **Ministry of Transportation and Infrastructure** is prepared to sign the proposed Bylaw after third reading pursuant to section 52(3)(a) of the Transportation Act.

The **Ministry of Environment and Climate Change** provided the attached response regarding provincial authorization requirements for poultry slaughterhouses in B.C.

The **Ministry of Agriculture and Food** provided the attached letter supportive of the proposal.

**Northern Health Authority** stated they do not have the capacity to review and respond to referral requests of this nature. If the applicant intends to open a store or do cut and wrap services, they must apply for a food operating permit per Section 8 of the *Food Premises Regulation*.

**Wet'suwet'en First Nation** provided the attached letter stating *"With respect to the above project, although our review has been constrained by time and insufficient technical resources, the Wet'suwet'en First Nation has not identified any unacceptable impacts that the development as presented would have on our Indigenous rights and title"*.

No referral response was received by the **Village of Telkwa**, the **District of Houston**, **Witset First Nation**, and the **Office of Wet'suwet'en** at the time of writing this report.

## ATTACHMENTS

- [Reason for Application \(Link\)](#)
- Bylaw No. 2061, 2024
- [Site Visit Photos \(Link\)](#)
- [Referral Responses \(Link\)](#)
- [Reasons for Decision – ALC Application 100666, August 21, 2024 \(Link\)](#)



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 2061, 2024**

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 such that the following be added to the list of Permitted Uses for the Agricultural Zone (Ag1) in Section 16.0.1(1) Principal Uses:

"Abattoir only on the parcel legally described as District Lot 1147, Range 5, Coast District, Except Plan 8572."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024".

DATED AT BURNS LAKE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
for Minister of Transportation & Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_

Chairperson

\_\_\_\_\_

Corporate Administrator



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Danielle Patterson  
**Date:** September 12, 2024  
**Subject:** **Rezoning Application RDBN 03-21**  
**Adoption for Bylaw No. 2037 and Bylaw No. 2038**

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

1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2037, 2024" be adopted.
2. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2038, 2024" be adopted.

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**EXECUTIVE SUMMARY**

In 2020, the Regional District repealed "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993" and adopted "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw). Since the adoption of the Zoning Bylaw in 2020 staff have kept track of required changes and opportunities to fine-tune the regulations. Changes related to agricultural uses are presented in Bylaw No. 2037. Other changes which are generally minor in nature are presented in proposed Bylaw No. 2038. The changes are summarized below, with the existing Zoning Bylaw page numbers provided in parenthesis. Appendix A (see Attachments) presents the changes highlighted in yellow in a comparison chart.

The Board gave Bylaw No. 2037, 2024 and Bylaw No. 2038, 2024 third reading at the August 15, 2024 Board meeting. Adoption was withheld until these bylaws were approved by the Ministry of Transportation and Infrastructure (MoTI), as required pursuant to Section 52(3)(a) of the *Transportation Act*. These bylaws are now approved by MoTI; therefore, Planning Department staff recommend Bylaw No. 2037, 2024 and Bylaw No. 2038, 2024 be adopted.

**PROPOSED BYLAW NO. 2037 – AGRICULTURE-RELATED ZONING BYLAW AMENDMENTS**

1. The "Agriculture" definition does not contemplate beekeeping. Staff propose amending the Agriculture definition to include "beekeeping". (Page 4).

2. The “Agriculture, Intensive” definition includes the slaughter of up to 10 Animal Units (AUs), which aligned with the former Provincial “Class E” slaughter licence requirements. In October 2021, the BC Ministry of Agriculture and Food overhauled and simplified slaughter licensing categories as follows:

- “Farmgate”, for slaughtering between 1 and 5 AUs;
- “Farmgate Plus” for slaughtering up to 25 AUs; and
- “Abattoir” for slaughtering unlimited AUs.

Staff propose amending the Intensive Agriculture definition to permit Parcels 2.0 ha (4.94 ac) or larger to slaughter up to 25 AUs annually. This would align with the Ministry’s new licensing system while limiting higher slaughter volumes on undersized Parcels where Intensive Agriculture is a permitted use. (Page 4/5). Approximately 53 per cent of Parcels where Intensive Agriculture is a permitted use have an area of 2.0 ha or less, with the majority zoned Rural Resource (RR1).

3. The cultivation, production and harvesting of industrial hemp is considered “Cannabis Production” under the *Cannabis Act*. Cannabis Production is currently permitted as an Intensive Agriculture use in the Large Holdings (H2), Agriculture (Ag1), Rural Resource (RR1), Heavy Industrial (M2), and the Agricultural Industry (M3) Zones. Staff propose that the cultivation of hemp be considered the same as the cultivation of other agricultural crops in the Zoning Bylaw by excluding hemp from the Cannabis Production definition and clarifying the Cannabis Production definition with the following change:

- Replace the Cannabis Production definition. (Page 6).

4. When Parcels are zoned for Agriculture use but are not within the Agricultural Land Reserve (ALR), Section 3.0.13. – Livestock and Poultry regulates the number of Livestock, Poultry, and rabbits for the lands. Section 3.0.13. also states all Parcels are permitted ten hens and ten rabbits, regardless of zoning. Staff propose amendments to Section 3.0.13. to simplify and clarify these regulations. Additionally, staff propose adding beekeeping to this section. Beekeeping was not contemplated in the new Zoning Bylaw, and as such is only permitted for Parcels in the ALR. The proposed changes are as follows:

- Replace the Section 3.0.13. heading with “Livestock, Poultry, and Beekeeping outside of the Agricultural Land Reserve”. (Page 29).
- Replace Section 3.0.13.3. with “Beekeeping is permitted only on a Parcel where Agriculture is a permitted use, with the exception that a maximum of two beehives are permitted on any Parcel, subject to the following:

“a) beehives must be located as follows:

- i. a minimum of 7.5 metres (24.6 feet) from any Parcel Line, or

- ii. a minimum of 2.5 metres (8.2 feet) above the adjacent ground level.
- b) Beekeeping occurring on a Parcel less than 2 hectares (4.94 ac) in area shall locate beehives so that the entrance to the beehives face away from abutting properties.” (Page 29).
- Replace Section 3.0.13.4. with the following:
  - “Subject to Sections 3.0.13.(1), (2), and (3) where Agriculture is a permitted use on a Parcel, the maximum number of Livestock, Poultry, and beekeeping hives shall be in accordance with the following Agricultural Density Table. (Page 29/30).

AGRICULTURAL DENSITY TABLE				
Parcel size	Livestock	Beekeeping	Poultry	Rabbits
0 m <sup>2</sup> – 1,999 m <sup>2</sup>	0	2 beehives	10 hens	10
2,000 m <sup>2</sup> – 0.49 ha	0	4 beehives	25	25
0.5 ha – 0.99 ha	2	8 beehives	25	25
1 ha – 1.49 ha	4	12 beehives	100	100
1.5 ha – 1.99 ha	6	16 beehives	100	100
2 ha – 2.49 ha	8	20 beehives	No limit	No limit
2.5 ha – 2.99 ha	10	No limit	No limit	No limit
3 ha – 3.49 ha	12	No limit	No limit	No limit
3.5 ha – 3.99 ha	14	No limit	No limit	No limit
4 ha – 4.49 ha	16	No limit	No limit	No limit
4.5 ha or greater	No limit	No limit	No limit	No limit

## PROPOSED BYLAW NO. 2038 – GENERAL HOUSEKEEPING ZONING BYLAW AMENDMENTS

### Changes to Section 1 – Interpretation and Definitions

1. Section 1.0.1.1 – Units of Measure states that brackets are used for imperial units of measurement. Staff propose correcting this to state parentheses are used (Page 4).
2. The current definition of Hotel was intended to simplify and combine aspects of both hotels and motels. The definition refers to a hotel meaning a “Building” and the requirement for a lobby, limiting some hotel and motel configurations. Staff propose adding “Building or Buildings” to the definition as well as the removal of the requirement for a lobby to broaden the range of hotel and motel configurations permitted in the Zoning Bylaw. (Page 10).



3. Currently the Institutional definition lists “church” as a use. Staff propose to changing the word “church” to “place of worship”. (Page 10).
4. The Parcel definition only includes Parcels designated under the *Land Title Act* and *Strata Property Act*. The definition is proposed to be amended to include Parcels created by the Province under the *Land Act*. (Page 13).
5. The current definition of “Retail Store, Convenience,” uses the abbreviation of “Gross Floor Area”, which will be amended to the full text. (Page 16).
6. The Sleeping Unit definition references Sleeping Units as being a self contained “portion of a building” for Temporary Accommodation. This has had the unintended consequence of not allowing a full Cabin to be used for Temporary Accommodation. Staff propose to amend the Sleeping Unit definition to be “a room or suite of rooms” to provide clearer language for Temporary Accommodation in Cabins. (Page 17).
7. The existing Structure definition does not specifically state solar panels are a Structure, as the existing definition states a Structure “means any construction or erection of any kind, of any material, which is fixed to, supported by or sunk into land or water ...”. Given the increase in public enquiries and interest in solar panels and the implications to setbacks specifically, staff propose adding “solar panel” to the list of Structures to provide clarity. (Page 17).
8. Staff propose removing “liquid natural gas pipeline compressor station” from the definition of “Utility” and replacing it with “compressor station”. This broader definition would continue to capture natural gas pipeline compressor stations and expand the definition to add clarification that telecommunications, including fibre optics data and cooling system compressor stations are a “Utility”. (Page 18).
9. Staff propose amending the “Watercourse” definition to incorporate more inclusive language, replacing “man-made” with “human-made”. (Page 19).

### **Changes to Section 2 – Administration and Enforcement**

10. Minor changes are proposed to the wording under Section 2.0.2-Prohibition to clarify zoning references.

### **Changes to Section 3 - General Provisions**

11. There is a demand for structures such as RV shelters, picnic shelters, and gazebos on vacant properties used for seasonal recreational purposes. Staff propose adding an “Open Air Shelter” to the Definitions with an “Open Air Shelter” Total Floor Area maximum of 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) to the Section 3.0.1.1. – Uses Permitted in All Zones. This Open Air Shelter would be in addition to the 55 m<sup>2</sup> storage Structure already allowed on any property. This change would require the following two amendments to the Zoning Bylaw:

- Add Open Air Shelter to Section 1.0.1. – Definitions.
  - Add Open Air Shelter to Section 3.0.1. – Permitted Uses in All Zones. (Page 23).
12. In General Provisions Section 3.0.1., a list of Uses Permitted in All Zones is provided. Additionally, Section 3.0.1.2. states that these uses, except for Park, Unattended Utility, and Utility uses, are not considered Principal Uses. Staff propose adding to the end of this sentence “for the purpose of determining Secondary and Accessory Uses” to provide clarity. (Page 23).
  13. Staff propose deleting Section 3.0.8.2. which states a setback from a Natural Boundary does not apply to an Accessory Building used exclusively for the storage of boats or boating accessories. (Page 27). Staff propose combining this exemption for boats or boating accessories to an amended version of 3.0.10. – Intrusion into Setback Areas, discussed below. (Page 28).
  14. The new Zoning Bylaw added a section that exempts uncovered steps, landings, decks, and patios from the Natural Boundary setback requirements if they do not extend into the setback area by more than 5 metres (16.4 feet) and subject to other conditions. The Zoning Bylaw also contains a Natural Boundary setback reduction, from 15 metres to 7.5 metres, for properties smaller than 2,025 m<sup>2</sup> (0.5 ac). This had the unintended consequences of allowing uncovered steps, landings, decks, and patios constructed on parcels smaller than 2,025 m<sup>2</sup> to be permitted to be placed as close as 2.5 metres from the Natural Boundary. Staff propose adding language to Section 3.1.10.c) to ensure these exempted structures on Parcels smaller than 2,025 m<sup>2</sup> in area do not extend any closer than 5 metres (15.40 feet) from the Natural Boundary. (Page 28).
  15. Staff propose amending Intrusion into Setback Areas Section 3.0.10.1.b) to include solar panels in the list of setback intrusions of up to 50 per cent (to a maximum of 1.2 metres) when the intrusion is supported only by the face of the Structure. The existing list includes awnings, fire escapes, sunshades, and canopies. (Page 28).
  16. Staff propose amending Intrusion into Setback Areas Section 3.0.10. to include the following:
    - “2. The setbacks from a Natural Boundary identified in Section 3.0.8. do not apply to an Accessory Building used exclusively for the storage of boats, boating accessories, seaplanes or seaplane accessories. may be located along a lake or river without having to comply with the required setback from the Parcel Line abutting the lake or river.” (Page 28).

This proposed amendment replaces the Accessory Building exemption for the storage of boats or boating accessories which is to be deleted from Section 3.0.8. It also adds seaplanes to the exemption list and clarifies the requirement to comply with the Regional District Floodplain Management Bylaw.

17. Staff propose changing the name of Section 3.0.12 from “Short Term Accommodation” to “Camping Vehicle Occupation for Building Purposes”. (Page 29). This is to distinguish the Zoning Bylaw regulations to allow short term occupation of Camping Vehicles while building/during construction from the Province’s use of the term “Short Term Rentals” to describe short duration accommodations, similar to the Regional District’s Temporary Accommodation and Bed and Breakfast uses.

#### **Changes to Section 4 – Zone Designations (Page 32)**

18. Staff propose to amend Section 4.0.1.5. by deleting “in the case of change resulting from natural erosion or accretion of land” from the end of Section 4.0.1.5. which currently reads:

“If a Zone boundary is shown as following the edge of a body of water or a watercourse, the Natural Boundary of the body of water or Watercourse is to be considered the zone boundary and shall be construed as to move along with the Natural Boundary in the case of change resulting from natural erosion or accretion of land.”

19. Currently, Section 4.0.1.8.b) outlines Dwelling Unit density requirements for Parcels located in more than one zone and does not contemplate Sleeping Units. To clarify Sleeping Unit density for Parcels located in more than one zone, planning staff propose deleting and replacing Section 4.0.1.8.b) with the following:

“the number of Dwelling Units or Sleeping Units permitted on a Parcel must not exceed the maximum number of Dwelling Units or Sleeping Units permitted in any zone that applies to that Parcel;”

#### **Changes to Structure and Use Setbacks**

20. Staff propose to add a two-metre setback from the “Rear Parcel Line which does not abut a highway” to the Waterfront Residential I (R3), Waterfront Residential II (R4) and Hudson Bay Mountain Recreational Residential (R8) Zones. Currently there is no setback in place for the Rear Parcel Line in these zones. (Pages 36, 37, and 41).
21. The Hudson Bay Mountain Multiple Family Residential (R10) Zone Section 12.2.9. – Other Regulations includes a requirement for a minimum separation between Principal Buildings to be 6 metres (19.68 feet). (Page 45). Given that the B.C. Building Code regulates building separations within a parcel and the separation between Principal Buildings does not effect parcel line setbacks, staff propose removing this section. Currently, no lands in the Regional District are zoned R10.
22. Crematoriums are a permitted use in the Light Industrial Zone (M1), Heavy Industrial Zone (M2), Agricultural Industry Zone (M3), and the Special Civic/Institutional Zone (P1A). All these zones, except the P1A, have a setback of 7.5 metres (24.60 feet) from any Parcel Line or 15 metres (49.21 feet) from any Parcel Line which abuts a

Residential Zone. Staff recommend that a setback be added to the P1A Zone specifically for Crematoriums so that the setbacks for Crematoriums are consistent throughout the bylaw:

2. "No Building or portion thereof used for a Crematorium shall be located within:
  - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone; or
  - b) 15 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone" (Page 70).

#### **Changes to Section 10.0.2.2. – Rural Residential (R6) Density (Page 39)**

23. Staff propose removing Section 10.0.2.2. – Density. Bylaw No. 1841 added this section to the Country Residential Zone (R5) in repealed Zoning Bylaw No. 700 in 2018. It was mistakenly added to both the R5 and R6 in Bylaw No. 700 and the mistake was carried over into Zoning Bylaw No. 1800.

#### **Changes to Section 11.0.1. and 11.0.5.1. – Manufactured Home Park Zone (R7) Secondary Use and Building Heights (Page 40)**

24. R7 Section 11.0.2.3. permits up to one Single Family Dwelling that is not a Manufactured Home on a Parcel. R7 omitted this Single Family Dwelling as a Secondary Use in error and did not contemplate the maximum permitted height for a Single Family Dwelling. Staff propose adding a new Secondary Uses section, which would list Single Family Dwelling as a Secondary Use. Staff propose changing the maximum "Principal Building Height" to "Building Height" to include the maximum height of a Single Family Dwelling.

#### **Addition to Section 25.0.1.2. – Civic/Institutional Zones (P1) Secondary Uses (Page 70)**

25. There are instances during events and activities associated with the Community Recreation use and the Clubhouse use, such as community events and weddings, where attendees tent overnight. The Zoning Bylaw only permits a maximum of two Camping Vehicles for recreational purposes and does not contemplate tenting in the P1 Zone. To address the gap between the perceived need and practice for tenting, staff propose adding "Primitive Campground" as a Secondary Use in the P1 Zone only in association with activities or events occurring on a Parcel where Clubhouse or Community Recreation is a Principal Use.

#### **Changes to Section 29 - Off Street Parking and Loading Space Requirements**

26. The text of Section 29 states parking and loading requirements are identified in "Column 1" and "Column 2" of the provided tables. "Column 1" and "Column 2"

where omitted in error. Staff propose adding in the column numbers for clarity. (Pages 76/78).

27. Staff propose to change the word “church” to “place of worship” in Section 29.0.1 Off-Street Parking table. (Page 76).

28. The Zoning Bylaw only requires parking for Restaurants that provide seating, with one space per three seats. Currently take-out Restaurants do not require parking. Staff propose amending Restaurants parking to require a parking minimum of two spaces per Restaurant, with an additional one space per three seats. (Page 77).

## **REFERRALS**

Bylaw No. 2037 and Bylaw No. 2028 were referred to Regional District Building Inspection to ensure the proposed changes aligned with the building inspection process. Bylaw No. 2037 was referred to the Regional District’s Agriculture Coordinator, whose response included the following:

*“Including beekeeping and modifying the number of animal units that are permitted to be slaughtered in order to align with the current BC Meat Inspection Regulation under the Food Safety Act seem to me to be timely amendments to the current bylaw.”*

MoTI approved the rezoning bylaws after third reading.

## **PUBLIC HEARING**

The Public Hearing for both bylaws was held on Wednesday, July 24, 2024.

## **ATTACHMENTS:**

- Appendix A: Proposed zoning amendments comparison chart
- Bylaw No. 2037, 2024 and Bylaw No. 2038, 2024

## Appendix A: Proposed Zoning Amendments Comparison Chart

Proposed Changes Highlighted in **Yellow**

Bylaw No. 1800, 2020 (current)	Bylaw No. 2037 Proposed Amendments
<p>AGRICULTURE means the use of land, Buildings or other Structures for one or more of the following:</p> <ul style="list-style-type: none"> <li>• growing, cultivating, harvesting and storage of plants and crops in fields, nurseries and greenhouses;</li> <li>• the rearing of Livestock and Poultry;</li> <li>• the selling of plants and crops harvested, and Livestock and Poultry reared, on the same Parcel;</li> </ul> <p>the slaughter of up to ten Animal Units of Livestock and Poultry annually, where the Livestock and Poultry slaughtered are reared on the same Parcel.</p>	<p>AGRICULTURE means the use of land, Buildings or other Structures for one or more of the following:</p> <ul style="list-style-type: none"> <li>• growing, cultivating, harvesting and storage of plants and crops in fields, nurseries and greenhouses;</li> <li>• the rearing of Livestock and Poultry;</li> <li>• <b>beekeeping;</b></li> <li>• the selling of plants and crops harvested, and Livestock and Poultry reared, on the same Parcel;</li> </ul> <p>the slaughter of up to ten Animal Units of Livestock and Poultry annually, where the Livestock and Poultry slaughtered are reared on the same Parcel.</p>
<p>AGRICULTURE, INTENSIVE means the use of land, Buildings or other Structures for one or more of the following:</p> <ul style="list-style-type: none"> <li>• the auction of agricultural products;</li> <li>• a feedlot;</li> <li>• the growing of mushrooms;</li> <li>• the rearing of fur bearing animals for the purpose of harvesting their pelts; the slaughter of up to ten Animal Units annually;</li> <li>• the compaction of hay using electrically powered equipment only, including the associated storage and drying of hay;</li> <li>• Cannabis Production.</li> </ul>	<p>AGRICULTURE, INTENSIVE means the use of land, Buildings or other Structures for one or more of the following:</p> <ul style="list-style-type: none"> <li>• the auction of agricultural products;</li> <li>• a feedlot;</li> <li>• the growing of mushrooms;</li> <li>• the rearing of fur bearing animals for the purpose of harvesting their pelts;</li> <li>• <b>the slaughter of up to ten Animal Units annually on Parcels smaller than 2.0 ha, and the slaughter of up to 25 Animal Units annually on parcels 2.0 ha (4.94 ac) or greater in area;</b></li> <li>• the compaction of hay using electrically powered equipment only, including the associated storage and drying of hay;</li> <li>• Cannabis Production.</li> </ul>
<p>CANNABIS PRODUCTION means the use of land, buildings or Structures for the propagation, production, cultivation, or harvesting of cannabis or any part of a cannabis plant as permitted by the Access to Cannabis for Medical Purposes Regulations (ACMPR) or Bill C-45 (the Cannabis Act), and any subsequent regulations or acts</p>	<p>CANNABIS PRODUCTION means the use of land, buildings or Structures for the propagation, production, cultivation, or harvesting of cannabis or any part of a cannabis plant as permitted by the Access to Cannabis for Medical Purposes Regulation (ACMPR) or Bill C-45 (the <i>Cannabis Act</i>), and any subsequent regulations or acts which may be enacted henceforth, <b>but excludes</b></p>

<p>which may be enacted henceforth, but excludes the growing of cannabis by an individual for their personal use and consumption. This use includes the processing, packaging, storage, or distribution of cannabis produced and harvested on the same property.</p>	<p>the growing of cannabis by an individual for their personal use and consumption. This use includes the processing, packaging, storage, or distribution of cannabis produced and harvested on the same property. Cannabis productions excludes the growing of hemp.</p>																																																		
<p>3.0.13 Livestock and Poultry</p>	<p>3.0.13 Livestock, Poultry, and Beekeeping Outside of the Agricultural Land Reserve</p>																																																		
<p>3.0.13.3. Subject to Section 3.0.14.(1), where Agriculture is a permitted use on a Parcel the maximum number of Livestock permitted on that Parcel is:</p> <ul style="list-style-type: none"> <li>a) 0 on Parcels that are less than 0.5 ha (1.2 acres) in area;</li> <li>b) 2 on Parcels that are 0.5 ha (1.2 acres) or greater in area, plus an additional 2 for every additional 0.5 ha (1.2 acre) of land (for example a 1 ha Parcel may contain 4 head of Livestock and a 2 ha Parcel may contain 8 head of Livestock;</li> <li>c) no limitations on Parcels that are 5.0 ha (12 acres) or greater in area.</li> </ul>	<p>3.0.13.3. Beekeeping is permitted only on a Parcel where Agriculture is a permitted use, with the exception that a maximum of two beehives are permitted on any Parcel, subject to the following:</p> <ul style="list-style-type: none"> <li>a) beehives must be located as follows; <ul style="list-style-type: none"> <li>i. a minimum of 7.5 metres (24.6 feet) from any Parcel Line, or</li> <li>ii. a minimum of 2.5 metres (8.2 feet) above the adjacent ground level.</li> </ul> </li> </ul> <p>beekeeping occurring on a Parcel less than 2 hectares (4.94 ac) in area, shall locate beehives so that the entrance to the beehives face away from abutting properties.</p>																																																		
<p>3.0.13.4. Subject to Section 3.0.13.(2) and (3), where Agriculture is a permitted use on a Parcel the maximum number of Poultry or rabbits permitted on that Parcel is:</p> <ul style="list-style-type: none"> <li>a) 10 on Parcels less than 2,000 square metres (0.49 acres);</li> <li>b) 25 on Parcels that are 2,000 square metres (0.49 acres) or greater, but less than 1.0 ha (2.47 acres);</li> <li>c) 100 on Parcels that are 1.0 ha (2.47 acres) or greater, but less than 2.0 ha (4.94 acres)</li> <li>d) no limitations on Parcels of 2.0 ha (4.94 acres) or greater.</li> </ul>	<p>3.0.13.4. Subject to Sections 3.0.13.(1), (2), and (3) where Agriculture is a permitted use on a Parcel, the maximum number of Livestock, Poultry, and beekeeping hives shall be in accordance with the following Agricultural Density Table.</p> <table border="1" data-bbox="846 1297 1398 1850"> <thead> <tr> <th colspan="5">AGRICULTURAL DENSITY TABLE</th> </tr> <tr> <th>Parcel size</th> <th>Livestock</th> <th>Beekeeping</th> <th>Poultry</th> <th>Rabbits</th> </tr> </thead> <tbody> <tr> <td>0 m<sup>2</sup> - 1,999 m<sup>2</sup></td> <td>0</td> <td>2 beehives</td> <td>10 hens</td> <td>10</td> </tr> <tr> <td>2,000 m<sup>2</sup> - 0.49 ha</td> <td>0</td> <td>4 beehives</td> <td>25</td> <td>25</td> </tr> <tr> <td>0.5 ha - 0.99 ha</td> <td>2</td> <td>8 beehives</td> <td>25</td> <td>25</td> </tr> <tr> <td>1 ha - 1.49 ha</td> <td>4</td> <td>12 beehives</td> <td>100</td> <td>100</td> </tr> <tr> <td>1.5 ha - 1.99 ha</td> <td>6</td> <td>16 beehives</td> <td>100</td> <td>100</td> </tr> <tr> <td>2 ha - 2.49 ha</td> <td>8</td> <td>20 beehives</td> <td>No limit</td> <td>No limit</td> </tr> <tr> <td>2.5 ha - 2.99 ha</td> <td>10</td> <td>No limit</td> <td>No limit</td> <td>No limit</td> </tr> <tr> <td>3 ha - 3.49 ha</td> <td>12</td> <td>No limit</td> <td>No limit</td> <td>No limit</td> </tr> </tbody> </table>	AGRICULTURAL DENSITY TABLE					Parcel size	Livestock	Beekeeping	Poultry	Rabbits	0 m <sup>2</sup> - 1,999 m <sup>2</sup>	0	2 beehives	10 hens	10	2,000 m <sup>2</sup> - 0.49 ha	0	4 beehives	25	25	0.5 ha - 0.99 ha	2	8 beehives	25	25	1 ha - 1.49 ha	4	12 beehives	100	100	1.5 ha - 1.99 ha	6	16 beehives	100	100	2 ha - 2.49 ha	8	20 beehives	No limit	No limit	2.5 ha - 2.99 ha	10	No limit	No limit	No limit	3 ha - 3.49 ha	12	No limit	No limit	No limit
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<p>INSTITUTIONAL means the use of land, Building or other Structure for one or more of the following uses:</p> <ul style="list-style-type: none"> <li>• school;</li> <li>• church;</li> <li>• Cemetery;</li> <li>• Visitor Information Centre.</li> </ul>	<p>INSTITUTIONAL means the use of land, Building or other Structure for one or more of the following uses:</p> <ul style="list-style-type: none"> <li>• school;</li> <li>• place of worship;</li> <li>• Cemetery;</li> <li>• Visitor Information Centre.</li> </ul>
<p>NEW to Section 1.0.2.2 - Definitions</p>	<p>OPEN AIR SHELTER means a roofed Structure such as a gazebo, picnic shelter, or a Recreational Vehicle pavilion. A maximum of 50% of the total perimeter of an Open Air Shelter may be enclosed by walls, doors, screens, or windows.</p>
<p>PARCEL means an area of land which is designated under the <i>Land Title Act</i> as a separate and distinct Parcel on a legally recorded plan or description registered in the Land Title Office. A strata lot pursuant to the Strata Property Act is a Parcel.</p>	<p>PARCEL means:</p> <ul style="list-style-type: none"> <li>• an area of land which is designated under the <i>Land Title Act</i> as a separate and distinct Parcel on a legally recorded plan or a description registered in the Land Title Office;</li> <li>• an area of land designated under the <i>Land Act</i>.</li> </ul> <p>A strata lot pursuant to the <i>Strata Property Act</i> is a Parcel.</p>
<p>RETAIL STORE means the use of land, Building or other Structure for the retail sale of goods, wares, merchandise, substances, articles or things. This use does not include a Motor Vehicle Dealer or Light or Heavy Equipment Repair and Sales.</p>	<p>RETAIL STORE, CONVENIENCE means a Retail Store where the maximum Gross Floor Area dedicated to retail sales is 150 square metres (1,615 square feet).</p>
<p>SLEEPING UNIT means any self-contained portion of a Building not used for residential purposes that provides Temporary Accommodation for up to five persons, and may or may not contain sanitary and cooking facilities.</p>	<p>SLEEPING UNIT means a room or suite of rooms not used for residential purposes that provides Temporary Accommodation for up to five persons and may or may not contain sanitary and cooking facilities.</p>
<p>STRUCTURE means any construction or erection of any kind, of any material, which is fixed to, supported by or sunk into land or water and includes:</p> <ul style="list-style-type: none"> <li>• a building;</li> <li>• tent;</li> <li>• awning;</li> <li>• bin;</li> <li>• container;</li> </ul>	<p>STRUCTURE means any construction or erection of any kind, of any material, which is fixed to, supported by or sunk into land or water and includes:</p> <ul style="list-style-type: none"> <li>• a building;</li> <li>• tent;</li> <li>• awning;</li> <li>• bin;</li> <li>• container;</li> </ul>

<ul style="list-style-type: none"> <li>• tower;</li> <li>• harbour;</li> <li>• trellis;</li> <li>• gazebo;</li> <li>• swimming pool;</li> <li>• dock.</li> </ul>	<ul style="list-style-type: none"> <li>• tower;</li> <li>• harbour;</li> <li>• trellis;</li> <li>• gazebo;</li> <li>• swimming pool;</li> <li>• dock;</li> <li>• solar panel.</li> </ul>
<p>UTILITY means the infrastructure and facilities providing sewage disposal, water electricity, natural gas, solid waste disposal, telecommunications, and other services to the public, and may include one or more of the following:</p> <ul style="list-style-type: none"> <li>• sewage treatment plants;</li> <li>• water treatment plants;</li> <li>• major pump houses;</li> <li>• water towers or tanks;</li> <li>• sewage lagoons;</li> <li>• sludge disposal beds;</li> <li>• power terminal and distributing stations;</li> <li>• liquid natural gas pipeline compressor station;</li> <li>• power generating stations;</li> <li>• cooling plants;</li> <li>• district heating plants;</li> <li>• incinerators.</li> </ul> <p>This use does not include <u>Waste Disposal</u>.</p>	<p>UTILITY means the infrastructure and facilities providing sewage disposal, water electricity, natural gas, solid waste disposal, telecommunications, and other services to the public, and may include one or more of the following:</p> <ul style="list-style-type: none"> <li>• sewage treatment plants;</li> <li>• water treatment plants;</li> <li>• major pump houses;</li> <li>• water towers or tanks;</li> <li>• sewage lagoons;</li> <li>• sludge disposal beds;</li> <li>• power terminal and distributing stations;</li> <li>• liquid natural gas pipeline compressor stations;</li> <li>• power generating stations;</li> <li>• cooling plants;</li> <li>• district heating plants;</li> <li>• incinerators.</li> </ul> <p>This use does not include <u>Waste Disposal</u>.</p>
<p>WATERCOURSE means any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to, or acting as a retention area for, a current of water that flows at least six months of the year or drains an area of two square kilometres or more upstream of the point of consideration.</p>	<p>WATERCOURSE means any natural or human-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to, or acting as a retention area for, a current of water that flows at least six months of the year or drains an area of two square kilometres or more upstream of the point of consideration.</p>
<p>2. Uses not expressly listed as permitted in this Bylaw are prohibited.</p> <p>3. In each zone, no land, <u>Building</u> or other <u>Structure</u> may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained for a use that is not specifically listed in that zone</p>	<p>1. In each zone, uses not expressly listed as permitted in this Bylaw are prohibited.</p> <p>2. In each zone, no land, <u>Building</u> or other <u>Structure</u> may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained for a use that is not specifically listed in that zone unless that use</p>

unless that use is permitted under Sections 3.0.1, 3.0.13, or 3.0.14.	is permitted under <b>Section 3</b> .
NEW to Section 3.0.1.1.	<b>j) An Open Air Shelter with a Total Floor Area of 100 square metres (1,076.4 square feet) or less, with no interior walls, used for recreation purposes and not associated with any commercial operation or business.</b>
3.0.1.2. The uses identified in Section 3.0.1 (1) (a), (b), (e), (f), (g), (h), and (i) are not Principal Uses.	3.0.1.2. The uses identified in Section 3.0.1(1) (a), (b), (e), (f), (g), (h), <b>(i), and (j)</b> are not Principal Uses <b>for the purpose of determining Secondary and Accessory Uses.</b>
Section 3.0.8 does not apply to an Accessory Building used exclusively for the storage of boats or boating accessories.	<b>2. Section 3.0.8 does not apply to an Accessory Building used exclusively for the storage of boats or boating accessories.</b>
c) fire escapes, awnings, balconies, sunshades, and canopies supported only by the face of the <a href="#">Structure</a> provided that the features do not extend into the setback area by more than fifty percent of the width of the required setback to a maximum of 1.2 metres (3.93 feet);	c) fire escapes, awnings, balconies, sunshades, <b>solar panels</b> , and canopies supported only by the face of the <a href="#">Structure</a> provided that the features do not extend into the setback area by more than fifty percent of the width of the required setback to a maximum of 1.2 metres (3.93 feet);
c) uncovered steps and landings, and uncovered decks and patios provided the top of the floor is less than 0.6 metres above finished grade and the top of any associated screen or railing is less than 1.8 metres (5.90 feet) above finished grade provided that the features do not extend into the setback required from a Natural Boundary by more than 5 metres (16.4 feet);	c) uncovered steps and landings, and uncovered decks and patios provided the top of the floor is less than 0.6 metres above finished grade and the top of any associated screen or railing is less than 1.8 metres (5.90 feet) above finished grade provided that the features do not extend into the setback required from a <a href="#">Natural Boundary</a> by more than 5 metres (16.4 feet) <b>provided that the features or projections does not extend closer than 5 m (16.40 feet) from the Natural Boundary;</b>
NEW to Section 3.0.10.	2. The setbacks from a <a href="#">Natural Boundary</a> identified in Section 3.0.8. do not apply to an <a href="#">Accessory Building</a> used exclusively for the storage of boats, boating accessories, seaplanes or seaplane accessories
3.0.12 Short Term Accommodation	3.0.12 <b>Camping Vehicle Occupation for Building Purposes</b>

<p>5. If a zone boundary is shown as following the edge of a body of water or a Watercourse, the Natural Boundary of the body of water or Watercourse is to be considered the zone boundary, and shall be construed to move along with the Natural Boundary in the case of change resulting from natural erosion or accretion of land.</p>	<p>5) If a zone boundary is shown as following the edge of a body of water or a Watercourse, the Natural Boundary of the body of water or Watercourse is to be considered the zone boundary, and shall be construed to move along with the Natural Boundary. in the case of change resulting from natural erosion or accretion of land.</p>
<p>b) the number of Dwelling Units permitted on a Parcel must not exceed the maximum number of Dwelling Units permitted in any zone that applies to that Parcel.</p>	<p>b) "the number of Dwelling Units or Sleeping Units permitted on a Parcel must not exceed the maximum number of Dwelling Units or Sleeping Units permitted in any zone that applies to that Parcel;"</p>
<p>SECTION 7.0 - WATERFRONT RESIDENTIAL I ZONE (R3)</p> <p>NEW</p>	<p>SECTION 7.0 - WATERFRONT RESIDENTIAL I ZONE (R3)</p> <p><u>Setback</u></p> <p>1. No Structure or part thereof, shall be located within the setback prescribed below:</p> <ul style="list-style-type: none"> <li>a) 7.5 metres (24.60 feet) from the Front Parcel Line;</li> <li>b) 2 metres (6.56 feet) from the Rear Parcel Line which does not abut a Highway;</li> <li>c) 2 metres (6.56 feet) from each Side Parcel Line, which does not abut a Highway;</li> <li>d) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway.</li> </ul>
<p>SECTION 8.0 - WATERFRONT RESIDENTIAL II ZONE (R4)</p> <p>NEW</p>	<p>SECTION 8.0 - WATERFRONT RESIDENTIAL II ZONE (R4)</p> <p><u>Setback</u></p> <p>1. No Structure or part thereof, shall be located within the setback prescribed below:</p> <ul style="list-style-type: none"> <li>a) 7.5 metres (24.60 feet) from the Front Parcel Line;</li> <li>b) 2 metres (6.56 feet) from the Rear Parcel Line which does not abut a Highway;</li> <li>c) 2 metres (6.56 feet) from each Side Parcel Line which does not abut a Highway;</li> <li>d) 4.5metres (14.76 feet) from any Parcel Line which abuts a Highway.</li> </ul>

<p>SECTION 10.0 - RURAL RESIDENTIAL ZONE (R6)</p> <p><u>Density</u></p> <p>2. Not more than one <u>Single Family Dwelling</u> or one <u>Two Family Dwelling</u> shall be located on a <u>Parcel</u>.</p> <p>3. Notwithstanding Section 10.03 (1), two <u>Single Family Dwellings</u> are permitted on the Parcel legally described as Parcel A, Section 26, Township 15, Range 5, Coast District, Plan BCP8721.</p>	<p>SECTION 10.0 - RURAL RESIDENTIAL ZONE (R6)</p> <p><u>Density</u></p> <p>2. Not more than one <u>Single Family Dwelling</u> or one <u>Two Family Dwelling</u> shall be located on a <u>Parcel</u>.</p> <p>3. Notwithstanding Section 10.03 (1), two <u>Single Family Dwellings</u> are permitted on the Parcel legally described as Parcel A, Section 26, Township 15, Range 5, Coast District, Plan BCP8721.</p>
<p>SECTION 11.0 - MANUFACTURED HOME PARK ZONE (R7)</p> <p>2) NEW</p> <p><u>Height</u></p> <p>1) The maximum Height for a Principal Building is 7.6 metres (25 feet).</p>	<p>SECTION 11.0 - MANUFACTURED HOME PARK ZONE (R7)</p> <p>2. <u>Secondary Uses</u></p> <p>a) A <u>Single Family Dwelling</u> that is not a <u>Manufactured Home</u>.</p> <p><u>Height</u></p> <p>1. The maximum Height for a <u>Principal Building</u> is 7.6 metres (25 feet).</p>
<p>SECTION 12.0 - HUDSON BAY MOUNTAIN RECREATIONAL RESIDENTIAL ZONE (R8)</p> <p>NEW</p>	<p>SECTION 12.0 - HUDSON BAY MOUNTAIN RECREATIONAL RESIDENTIAL ZONE (R8)</p> <p><u>Setback</u></p> <p>1. No <u>Structure</u> or part thereof shall be located within the setback prescribed below:</p> <p>a) 7.5 metres (24.60 feet) from the <u>Front Parcel Line</u>;</p> <p>b) 2 metres (6.56 feet) from the <u>Rear Parcel Line</u> which does not abut a <u>Highway</u>;</p> <p>c) 2 metres (6.56 feet) from each <u>Side Parcel Line</u> which does not abut a <u>Highway</u>;</p> <p>d) 4.5 metres (14.76 feet) of any <u>Parcel Line</u> which abuts a <u>Highway</u>.</p>
<p>SECTION 12.2 - HUDSON BAY MOUNTAIN MULTIPLE FAMILY RESIDENTIAL (R10)</p> <p>12.2.9 Other Regulations</p> <p>The minimum permitted separation between Principal Buildings is 6 metres (19.68 feet).</p>	<p>SECTION 12.2 - HUDSON BAY MOUNTAIN MULTIPLE FAMILY RESIDENTIAL (R10)</p> <p>12.2.9 <u>Other Regulations</u></p> <p>The minimum permitted separation between <u>Principal Buildings</u> is 6 metres (19.68 feet).</p>

<p>SECTION 25.0 - CIVIC/INSTITUTIONAL ZONE (P1)</p> <p>NEW</p>	<p>SECTION 25.0 - CIVIC/INSTITUTIONAL ZONE (P1)</p> <p>1. <u>Secondary Uses</u></p> <p>a) <u>Dwelling Unit</u> in a building containing a <u>Principal Use</u></p> <p>b) <u>Single Family Dwelling</u></p> <p>c) <u>Primitive Campground only in association with activities or events occurring on a Parcel where Clubhouse or Community Recreation is a Principal Use.</u></p>
<p>SECTION 25.1 – SPECIAL CIVIC/INSTITUTIONAL ZONE (P1A)</p> <p>NEW</p>	<p>SECTION 25.1 – SPECIAL CIVIC/INSTITUTIONAL ZONE (P1A)</p> <p>25.1.5 <u>Setback</u></p> <p>1. No <u>Structure</u> or part thereof, shall be located within:</p> <p>a) 7.5 metres (24.60 feet) of the <u>Front Parcel Line</u>;</p> <p>b) 2 metres (6.56 feet) from any other <u>Parcel Line</u> which does not abut a <u>Highway</u>;</p> <p>c) 4.5 metres (14.76 feet) from any <u>Parcel Line</u> which abuts a <u>Lane</u> or <u>Highway</u>.</p> <p>2. No building or portion thereof used for a <u>Crematorium</u> shall be located within:</p> <p>a) <u>7.5 metres (24.60 feet) of any Parcel Line</u> which does not abut a <u>Residential Zone</u>;</p> <p>b) <u>15 metres (49.21 ft) of any Parcel Line which abuts a Residential Zone.</u></p>
<p>Minor changes to names and labels in off-street parking and off-street loadings sections.</p>	<p>Minor changes to names and labels in off-street parking and off-street loadings sections.</p>
<p><u>OFF-STREET PARKING REQUIREMENTS</u></p> <p>Restaurant: 1 space per 3 seats.</p>	<p><u>OFF-STREET PARKING REQUIREMENTS</u></p> <p>Restaurant: <u>2 space minimum per Restaurant plus 1 additional space per 3 seats.</u></p>



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2037, 2024

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

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

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

1. Interpretation and Definitions

- a) The definition of "Agriculture" in Section 1.0.2.2. is amended by adding "beekeeping" as a use.
- b) The definition of "Intensive Agriculture" in Section 1.0.2.2. is amended by replacing "the slaughter of up to ten Animal Units annually" with the following:  
"the slaughter of up to ten Animal Units annually on Parcels smaller than 2.0 ha, and the slaughter of up to 25 Animal Units annually on parcels 2.0 ha (4.94 ac) or greater in area."
- c) The definition of "Cannabis Production" in Section 1.0.2.2. is deleted and replaced with the following:  
"CANNABIS PRODUCTION means the use of land, buildings or Structures for the propagation, production, cultivation, or harvesting of cannabis or any part of a cannabis plant as permitted by the Access to Cannabis for Medical Purposes Regulation or Bill C-45 (the *Cannabis Act*), and any subsequent regulations or acts which may be enacted henceforth. This use includes the processing, packaging, storage, or distribution of cannabis produced and harvested on the same property. Cannabis production excludes the growing of hemp."

## 2. General Provisions

a) The heading for Section 3.0.13. is deleted and replaced with "Livestock, Poultry, and Beekeeping outside of the Agricultural Land Reserve."

b) Section 3.0.13.3. is deleted and replaced with the following:

"Beekeeping is permitted only on a Parcel where Agriculture is a permitted use, with the exception that a maximum of two beehives are permitted on any Parcel, subject to the following:

a) beehives must be located as follows:

- i. a minimum of 7.5 metres (24.6 feet) from any Parcel Line, or
- ii. a minimum of 2.5 metres (8.2 feet) above the adjacent ground level.

b) beekeeping occurring on a parcel less than Parcel 2 hectares (4.94 ac) in area shall locate beehives so that the entrance to the beehives face away from abutting Parcels."

c) Section 3.0.13.4. is deleted and replaced with the following:

"Subject to Sections 3.0.13.(1), (2), and (3) where Agriculture is a permitted use on a Parcel, the maximum number of Livestock, Poultry, and beekeeping hives shall be in accordance with the following Agricultural Density Table.

AGRICULTURAL DENSITY TABLE				
Parcel size	Livestock	Beekeeping	Poultry	Rabbits
0 m <sup>2</sup> – 1,999 m <sup>2</sup>	0	2 beehives	10 hens	10
2,000 m <sup>2</sup> – 0.49 ha	0	4 beehives	25	25
0.5 ha – 0.99 ha	2	8 beehives	25	25
1 ha – 1.49 ha	4	12 beehives	100	100
1.5 ha – 1.99 ha	6	16 beehives	100	100
2 ha – 2.49 ha	8	20 beehives	No limit	No limit
2.5 ha – 2.99 ha	10	No limit	No limit	No limit
3 ha – 3.49 ha	12	No limit	No limit	No limit
3.5 ha – 3.99 ha	14	No limit	No limit	No limit
4 ha – 4.49 ha	16	No limit	No limit	No limit
4.5 ha or greater	No limit	No limit	No limit	No limit



This bylaw may be cited as the 'Regional District of Bulkley-Nechako Rezoning Bylaw No. 2037, 2024'.

READ A FIRST TIME this 20<sup>th</sup> day of June 2024

READ A SECOND TIME this 20<sup>th</sup> day of June 2024

PUBLIC HEARING HELD this 24<sup>th</sup> day of July 2024

READ A THIRD TIME this 15<sup>th</sup> day of August 2024

I hereby certify that the foregoing is a true and correct copy of 'Regional District of Bulkley-Nechako Rezoning Bylaw No. 2037, 2024'

DATED AT BURNS LAKE this 15<sup>th</sup> day of August, 2024  
*[Signature]*

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this 04 day of September, 20 24  
*[Signature]*  
for Minister of Transportation & Infrastructure

Corporate Administrator

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator



REGIONAL DISTRICT OF BULKLEY-NECHAKO

BYLAW NO. 2038, 2024

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

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

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

1. Interpretation and Definitions

a) The word "brackets" in Section 1.0.1.1. is deleted and replaced with the word "parentheses."

b) The definition of "Hotel" in Section 1.0.2.2. is deleted and replaced with the following:

"HOTEL means a Building or Buildings, each containing one or more habitable rooms or Sleeping Units that are used exclusively for Temporary Accommodation. A Hotel may include one or more of the following incidental and subordinate uses:

- recreation facilities;
- Restaurant;
- Personal Services;
- convenience store."

c) The word "church" in the definition of "Institutional" in Section 1.0.2.2. is deleted and replaced with the words "place of worship."

d) The following definition of "Open Air Shelter" is added to Section 1.0.2.2.:

"OPEN AIR SHELTER means a roofed Structure such as a gazebo, picnic shelter, or a Recreational Vehicle pavilion where a maximum of 50% of

the total perimeter of an Open Air Shelter is enclosed by walls, doors, screens, or windows.”

- e) The definition of “Parcel” in Section 1.0.2.2. is deleted and replaced with the following:

“PARCEL means:

- an area of land which is designated under the Land Title Act as a separate and distinct Parcel on a legally recorded plan or a description registered in the Land Title Office;
- an area of land designated under the Land Act.

A strata lot pursuant to the Strata Property Act is a Parcel.”

- f) The acronym “GFA” in the definition of “Retail Store, Convenience” in Section 1.0.2.2. is deleted and replaced with the words “Gross Floor Area.”

- g) The definition of “Sleeping Unit” in Section 1.0.2.2. is deleted and replaced with the following:

“SLEEPING UNIT means a room or suite of rooms not used for residential purposes that provides Temporary Accommodation for up to five persons and may or may not contain sanitary and cooking facilities.”

- h) The definition of “Structure” in Section 1.0.2.2. is amended by adding “solar panel” to the list of included structures.

- i) The words “liquid natural gas pipeline compressor station” in the definition of “Utility” in Section 1.0.2.2. is deleted and replaced with the words “compressor stations.”

- j) The words “man made” in the definition of “Watercourse” in Section 1.0.2.2. is deleted and replaced with the words “human made”.

## 2. Administration and Enforcement

- a) Section 2.0.2.2. is deleted and replaced with the following:

“In each zone, uses not expressly listed as permitted in the Bylaw are prohibited.”

b) Section 2.0.2.3. is deleted and replaced with the following:

"In each zone, no land, Building or other Structure may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained for a use that is not specifically listed in that zone unless that use is permitted under Section 3."

### 3. General Provisions

a) Section 3.0.1.1. is amended by adding the following:

"j) An Open Air Shelter with a Total Floor Area of 100 square metres (1,076.4 square feet) or less, with no interior walls, used for recreation purposes and not associated with any commercial operation or business."

b) Section 3.0.1.2 is deleted and replaced by the following:

"The uses identified in Section 3.0.1(1)(a), (b), (e), (f), (g), (h), (i), and (j) are not Principal Uses for the purpose of determining Secondary and Accessory Uses."

c) Section 3.0.8.2. is deleted.

d) Section 3.0.10.1.b) is deleted and replaced with the following:

"fire escapes, awnings, balconies, sunshades, solar panels, and canopies supported only by the face of the Structure provided that the features do not extend into the setback area by more than fifty percent of the width of the required setback to a maximum of 1.2 metres (3.93 feet);"

e) Section 3.0.10.1. c) is deleted and replaced with the following:

"uncovered steps and landings, and uncovered decks and patios where the top of the floor is less than 0.6 metres above finished grade and the top of any associated screen or railing is less than 1.8 metres (5.90 feet) above finished grade provided that the features do not extend into the setback required from a Natural Boundary by more than 5 metres (16.4 feet) and a 5 metre (16.40 feet) setback from the Natural Boundary is maintained;"

f) Section 3.0.10. Intrusion into Setback Areas is amended by adding the following:

- "2. The setbacks from a Natural Boundary identified in Section 3.0.8. do not apply to an Accessory Building used exclusively for the storage of boats, boating accessories, seaplanes or seaplane accessories."
- g) The heading for Section 3.0.12 is deleted and replaced with "Camping Vehicle Occupation for Building Purposes"
4. Zone Designations
- a) Section 4.0.1.5. is deleted and replaced with the following:  
"If a zone boundary is shown as following the edge of a body of water or a Watercourse, the Natural Boundary of the body of water or Watercourse is to be considered the zone boundary and shall be construed to move along with the Natural Boundary."
- b) Section 4.0.1.8.b) is removed and replaced with the following:  
"the number of Dwelling Units or Sleeping Units permitted on a Parcel must not exceed the maximum number of Dwelling Units or Sleeping Units permitted in any zone that applies to that Parcel."
5. Waterfront Residential I Zone (R3)
- a) Section 7.0.6.1. is deleted and replaced with the following:  
"No Structure or part thereof, shall be located within the setback prescribed below:  
a) 7.5 metres (24.60 feet) from the Front Parcel Line;  
b) 2 metres (6.56 feet) from the Rear Parcel Line, which does not abut a Highway;  
c) 2 metres (6.56 feet) from each Side Parcel Line, which does not abut a Highway;  
c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway."
6. Waterfront Residential II Zone (R4)
- a) Setback Section 8.0.7.1. is deleted and replaced with the following:  
"No Structure or part thereof, shall be located within the setback prescribed below:

- a) 7.5 metres (24.60 feet) from the Front Parcel Line;
  - b) 2 metres (6.56 feet) from the Rear Parcel Line, which does not abut a Highway;
  - c) 2 metres (6.56 feet) from each Side Parcel Line, which does not abut a Highway;
  - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway."
7. Rural Residential Zone (R6)
- a) Section 10.0.2.2 is deleted.
8. Manufactured Home Park Zone (R7)
- a) Section 11.0.1. Permitted Uses is amended by adding the following:
    - "2. Secondary Uses
      - a) A Single Family Dwelling that is not a Manufactured Home."
  - b) Section 11.0.5.1. be deleted and replaced with the following:
    - "The maximum Height for a Building is 7.6 metres (25 feet)."
9. Hudson Bay Mountain Recreational Residential Zone (R8)
- a) Section 12.0.5.1. is deleted and replaced with the following:
    - "No Structure or part thereof, shall be located within the setback prescribed below:
      - a) 7.5 metres (24.60 feet) from the Front Parcel Line;
      - b) 2 metres (6.56 feet) from the Rear Parcel Line, which does not abut a Highway;
      - c) 2 metres (6.56 feet) from each Side Parcel Line, which does not abut a Highway;
      - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway."
10. Hudson Bay Mountain Multiple Family Residential Zone (R10)
- a) Section 12.2.9 Other Regulations is deleted.
11. Civic/Institutional Zone (P1)

- a) Section 25.0.1.2. be amended by adding the following:
  - “c) Primitive Campground only in association with activities or events occurring on a Parcel where Clubhouse or Community Recreation is a Principal Use.”
  
- 12. Special Civic/Institutional Zone (P1A)
  - a) Section 25.1.5. Setback is amended by adding the following:
    - “2. No Building or portion thereof used for a Crematorium shall be located within:
      - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone;
      - b) 15 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone.”
  
- 13. Off-Street Parking and Loading Space Requirements
  - a) The table in Section 29.0.1.1. is amended by deleting the column heading “USE” and replaced it with the heading “COLUMN 1 – USE”
  - b) The table in Section 29.0.1.1. is amended by deleting the column heading “OFF-STREET PARKING REQUIREMENTS” and replaced it with the heading “COLUMN 2 – OFF-STREET PARKING REQUIREMENTS”
  - c) The table in Section 29.0.1.1. is amended by deleting the “Church” use and replacing it with “place of worship.”
  - d) The table in Section 29.0.1.1. is amended by deleting the parking requirement for Restaurant and replacing it with the following:
    - “2 space minimum per Restaurant plus 1 additional space per 3 seats”
  - e) The table in Section 29.0.2.1. is amended by deleting the column heading “USE” and replaced it with the heading “COLUMN 1 – USE”

- f) The table in Section 29.0.2.1. is amended by deleting the column heading "OFF-STREET LOADING REQUIREMENTS" and replacing it with the heading "COLUMN 2 - OFF-STREET LOADING REQUIREMENTS"

This bylaw may be cited as the 'Regional District of Bulkley-Nechako Rezoning Bylaw No. 2038, 2024'.


READ A FIRST TIME this 20<sup>th</sup> day of June 2024

READ A SECOND TIME this 20<sup>th</sup> day of June 2024


PUBLIC HEARING HELD this 24<sup>th</sup> day of July 2024

READ A THIRD TIME this 15<sup>th</sup> day of August 2024

I hereby certify that the foregoing is a true and correct copy of 'Regional District of Bulkley-Nechako Rezoning Bylaw No. 2038, 2024'

DATED AT BURNS LAKE this 15<sup>th</sup> day of August, 2024  


Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
 this 04 day of September, 20 24  
  
 for Minister of Transportation & Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024

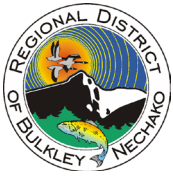
\_\_\_\_\_  
 Chairperson

\_\_\_\_\_  
 Corporate Administrator



**Advisory Planning Commission  
Meeting Minutes**

<b>Electoral Area A</b>	<b>Meeting Date: Tuesday Aug 6, 2024</b>	<b>Meeting Location: Virtually via Zoom</b>
<b>Attendance</b>		
<u>APC Members</u>		<u>Electoral Area Director</u>
<input checked="" type="checkbox"/> Natalie Trueit-MacDonald		<input checked="" type="checkbox"/> Director Stoney Stoltenberg
<input checked="" type="checkbox"/> Bob Posthuma		<input type="checkbox"/> <del>Alternate Trevor Krisher</del>
<input checked="" type="checkbox"/> Sandra Hinchliffe		<u>Other Attendees</u>
<input checked="" type="checkbox"/> Andrew Watson		<input checked="" type="checkbox"/> Jason Llewellyn, Director of Planning, RDBN
<input type="checkbox"/> <del>Alan Koopman</del>		<input checked="" type="checkbox"/> Cameron Kral, Planning Technician, RDBN
		<input checked="" type="checkbox"/> Paul Murphy
		<input type="checkbox"/>
Chairperson: Sandra Hinchliffe		Secretary: Natalie Trueit-MacDonald
Call to Order: 7pm		
<b><u>Agenda</u></b>		
7:00 pm RZ A-02-24 (Murphy)		
Applications (Include application number, comments, and resolution)		
RZ A-02-24 (Murphy) APC unanimously recommends approval for this application.		
Meeting Adjourned: 7:42pm	Secretary Signature: <i>NT-Mac</i>	



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## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Jason Llewellyn, Director of Planning  
Chloe Taylor, Planning Summer Student

**Date:** September 12, 2024

**Subject:** Notice of Work Referral No. 173005045

---

**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. 173005045.

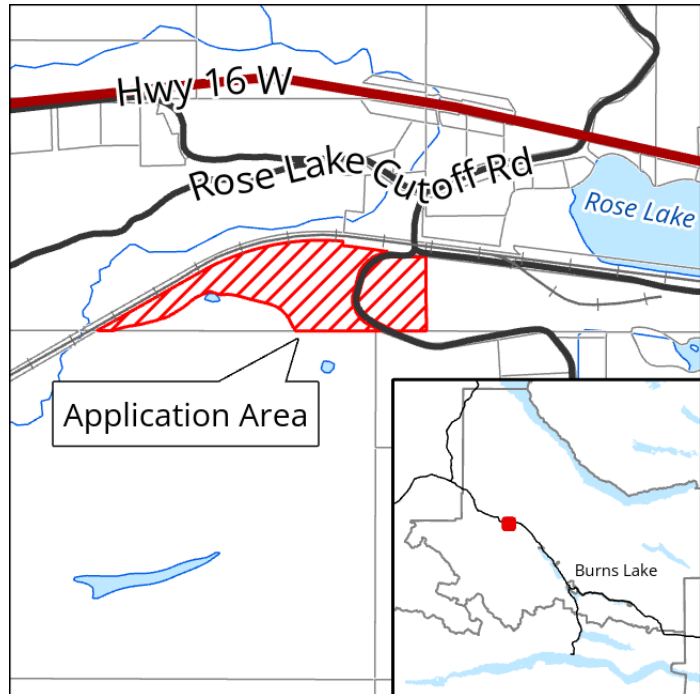
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**BACKGROUND**

Holmes Mining Consultants Ltd. is applying on behalf of Kode Contracting Ltd. for a Notice of Work (NoW) amendment under the *Mines Act* for an aggregate quarry proposed to have an annual extraction of 15,000 m<sup>3</sup> per year. Operations would include pit extraction, blasting, crushing, and screening. Washing of gravel is not part of the current application. Based on winter weather conditions and road access, seasonal operations are proposed for April to November, Monday to Saturday, from 6 am to 7 pm. The applicant was asked for the original NoW term and the updated end date. This information was not received as of the writing of this report.

The application area covers approximately 20 ha (~49.67 ac) of private land on Bedore Road in a pre-existing gravel pit. The disturbance area includes 4.59 ha for the current 5-year extraction phase and up to 14.4 ha for future mining. Equipment includes a loader, an excavator, and a crusher.

The site area is 480 m from the unincorporated community of Rose Lake and 5.4 km from Duncan Lake 2 Reserve. The site has a large vegetative buffer and up-slopes to contain noise and visual disturbance from the approximately 5 residences within 500 metres and 17 residences within a kilometre of the application area.



No progressive reclamation is planned in the next five years; however, the site is proposed to be reclaimed as final grades, setbacks, and slopes are achieved, followed by seeding to grass for agricultural compatibility. The applicant states that the end land use will be rural/residential, and no long-term monitoring will be required.

The application area is zoned Small Holdings (H1). While the Zoning Bylaw cannot regulate the removal or depositing of soil, the Zoning Bylaw can regulate Aggregate Processing, which includes crushing and screening. Aggregate Processing is not permitted in the H1 Zone; therefore, the applicant needs an approved Temporary Use Permit from the Regional District to process aggregate.

## ATTACHMENTS

- Comment Sheet
- [Applicant's Location Map \(link\)](#)



<b>Electoral Area:</b>	Electoral Area B (Burns Lake Rural)
<b>Applicant:</b>	Kode Contracting Ltd.
<b>Existing Land Use:</b>	Existing Gravel Pit
<b>Zoning:</b>	Small Holdings (H1)
<b>OCP Designation:</b>	Rural Residential (RR)
<b>Proposed Use Comply with Zoning:</b>	No, See comments
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	Bedore Road from Rose Lake Cutoff Road
<b>Building Inspection:</b>	Yes
<b>Fire Protection:</b>	No
<b>Other comments:</b>	

While the Regional District's Zoning Bylaw cannot regulate the removal or deposit of soil, the Zoning Bylaw can regulate Aggregate Processing such as screening and crushing. Aggregate Processing is not a permitted use in the H1 Zone; therefore, the applicant needs an approved Temporary Use Permit from the Regional District to process aggregate.

The Regional District recommends that the Province engage with residents in the area to identify any concerns regarding the proposed gravel pit.



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## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Jason Llewellyn, Director of Planning  
**Date:** September 12, 2024  
**Subject:** Regional Housing Initiative Work Plan

---

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

Receipt

---

### BACKGROUND

In 2024 the RDBN hired a Housing Planner to support the region in meeting its housing challenges in a coordinated and proactive manner. This position is funded for three years through a \$150,000 grant from the Northern Development Initiative Trust and the Growing Communities Fund.

The position is in support of the Board's strategic plan for the 2022-26 term which includes the following goal and objectives.

*Goal: To ensure there is an adequate supply and variety of housing options for our citizens.*

*Objectives:*

- 1. Provide support to the non-profit sector in their pursuit of affordable housing projects and initiatives.*
- 2. Advocate with the Province for appropriate rules and regulations to reduce impediments to housing development and better-reflect the needs of northern residents.*
- 3. Investigate opportunities for the regional district to plan for and/or support the development of workforce housing.*

Over the past 4 months the RDBN's Housing Planner has been busy with the following:

- reviewing housing related legislation, programs, and funding opportunities;
- meeting with municipalities, First Nations, and housing providers to discuss areas where the RDBN may assist and fill capacity gaps;
- establishing communications networks including a housing website;
- organizing workshops with BC Housing and the BC Builds program; and
- exploring opportunities for direct action on housing development.

## **THE APPROACH TO MARKET AND NON MARKET HOUSING**

The RDBN's housing supply consists primarily of owner-occupied single-family dwellings. There is a significant need for one and two-bedroom housing for rent or for purchase in communities in proximity to shopping and services. There is also a need for new and renovated housing for both rent or purchase. Low income persons, single persons, and young workers are challenged to find suitable and affordable housing given that the predominant form of housing is single family dwellings. The lack of new housing for rent or purchase is a factor limiting the region's ability to attract new residents including both professionals and workers in the service industries.

There is a particular need for seniors' appropriate housing across the region, including assisted living and supportive housing. In many areas there is little or no emergency housing such as homeless shelters, and there is also little or no non-market housing. The only non-market housing available is typically available only to seniors.

Addressing the region's housing issues is complicated by the fact that the cost to develop new housing often exceeds the market value of the housing. This limits market-oriented solutions to the situation, and limits financing options for new housing projects.

The RDBN's Housing Needs Report from 2021 can be found at this [link](#).

### **Work Plan Approach to Non-market Housing**

Success in providing non-market housing, including assisted living and supportive housing, is being achieved where there is a motivated local body, such as non-profit society, with a project manager that can work closely with the Province. Housing related societies are typically reliant on volunteer work, and these volunteers can be challenged by the scope of work necessary to successfully facilitate the development of a project in partnership with BC Housing, Northern Health, or Community Living BC.

To achieve greater success in achieving non-market housing in the region the RDBN through the Regional Housing Initiative is looking for opportunities to play a key supportive role in increasing local capacity and moving housing projects forward. At this time staff do not recommend that the RDBN become directly involved in developing and/or operating non-market housing in the region. However, should a project opportunity present itself this can be evaluated with the RDBN Board at any time in the future.

## **Work Plan Approach to Market Housing**

The need for development of new market housing must be primarily addressed through the facilitation of private sector investment in housing. Work is ongoing within municipalities to facilitate this investment, when market conditions are favorable, by being prepared to efficiently and effectively respond to and work with developers, and the Province, on subdivision and housing development proposals. This may require bylaws and development approval procedures to be updated, land use and subdivision plans and engineering to be prepared, and servicing strategies to be developed. This work may also include direct local government investment in land servicing and development. RDBN staff remain available to assist municipalities with specific projects and proposals, on request.

In the longer term the solution to the market housing situation will take sustained effort to increase community quality of life as necessary to attract new residents, raise market value, and facilitate private sector investment in housing. However, there is potential opportunity for the RDBN and member municipalities to impact the Region's most critical rental market housing need by directly providing rental accommodation for critical employees.

Staff are exploring the feasibility and level of interest in partnering with organizations such as the RCMP, School Districts, Northern Health, BC Ambulance in providing government owner rental housing. This may involve the RDBN playing a notable role in developing housing, and a longer-term property management role. Once potential opportunities have been further explored staff will report back to the Board with recommendations. This may include a recommendation to complete a detailed project feasibility study by a qualified consultant.

## **THE REGIONAL HOUSING INITIATIVE WORKPLAN**

The Planning Department has developed the following work plan to guide its activities in support of housing over the next year, based on the Housing Planner's engagement with municipalities, First Nations, and stakeholders to date.

### **Information Sharing Activities**

The Planning Department is in the process of developing a Housing web site with a wide range of housing related information for developers, municipalities and non-profit societies.

The Planning Department has organized a workshop with BC Housing attended by municipalities, First Nations, and other stakeholders. A similar workshop is being

organized with the BC Builds Program. Opportunities for other workshops will be explored.

### **Regional Housing Working Group**

The Planning Department will establish a Regional Housing Working Group consisting of representation from municipalities and First Nations governments. This group will focus on the following:

- exploring opportunity for regional partnerships on projects;
- coordinating advocacy related to housing funding and program development;
- coordinating advocacy for changes to provincial regulations and policy which act as barriers to housing development in the region; and
- facilitating idea exchange and information sharing.

### **Non-Market Housing**

In support of non-market housing the Planning Department will focus on the following:

- the creation of new non-profit societies to work on housing projects as necessary;
- supporting the planning and development of housing projects on request from non-profit societies (housing agreements, funding applications, navigating procedures);
- be open to opportunity to play a direct role in the provision of non-market housing.

### **Market Housing**

- Assist municipalities in the reviewing and processing of development proposals, bylaws, and development approval procedures.
- Explore the feasibility of partnering in providing government owner rental housing.

### **On-Reserve Building Inspection**

A template agreement between the Board and First Nations for the provision of building inspection services on-reserve is being finalized and will be presented to the Board for consideration later this year. The intent is to have a draft agreement ready so that the RDBN can respond to First Nations requests for service in a timely manner. Once a draft document has been finalized staff will present the document to the Board for consideration along with recommendations regarding cost recovery and the process to enter into agreements.

### **ATTACHMENTS:**

[Electoral Area Housing Needs Assessment, 2021 \(link\)](#)





## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Jason Llewellyn, Director of Planning  
**Date:** September 12, 2024  
**Subject:** **Fort St. James and Telkwa Transit Service Participation**

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

That the Board provide direction to staff regarding the preparation of a bylaw amending "Regional District of Bulkley-Nechako Regional Public Transit and Para-Transit (Highway 16) Service Establishment Bylaw No. 1790, 2016" to remove the District of Fort St. James and Village of Telkwa from the service area.

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### **BACKGROUND**

The Board has been discussing for a number of years the need to increase the maximum requisition amount allowed pursuant to "Regional District of Bulkley-Nechako Regional Public Transit and Para-Transit (Highway 16) Service Establishment Bylaw No. 1790, 2016" to ensure adequate long-term funding for the BC Transit Bus Service in the RDBN.

In 2023 the Board gave first and second readings to "Regional District of Bulkley-Nechako Regional Public Transit and Para-Transit (Highway 16) Service Establishment Amendment Bylaws No. 2011, 2012, 2013, 2015, and 2016, 2023" to include Electoral Areas B, C, D, F, and G in the transit service area and increase the maximum requisition amount from \$90,000 to \$200,000. Electoral Areas A and E were not interested in participating in the service. At the October 26, 2023 Board Meeting the Board amended Bylaw No. 2017, 2023 to decrease the maximum requisition amount from \$200,000 to \$115,000 and subsequently gave third reading to Bylaws No. 2011, 2012, 2013, 2015, 2016, and 2017 (as amended). Bylaws No. 2011, 2012, 2013, 2015, and 2016, and 2017, 2023 were subsequently sent to the municipalities participating in the service for authorization.

The Council's for the Town of Smithers, the Village of Burns Lake, the Village of Fraser Lake, and the District of Vanderhoof authorized the bylaw; however, the Councils for the Village of Telkwa and the District of Fort St. James declined to give approval. Given the refusal of

Fort St. James and Telkwa Councils to authorize the bylaws the bylaws cannot proceed; therefore, the District of Houston Council did not take a final position on authorization.

The District of Fort St. James and Village of Telkwa Councils have now requested (attached) to be removed from "Regional District of Bulkley-Nechako Regional Public Transit and Para-Transit (Highway 16) Service Establishment Bylaw No. 1790, 2016" as they no longer wish to participate in the service. This report requests direction from the Regional District Board regarding preparation of the Bylaws to remove the District of Fort St. James and Village of Telkwa from the service.

## DISCUSSION

The table below shows the financial implications to the remaining participants in the service should the District of Fort St. James and Village of Telkwa be removed (using 2024 taxation as an example).

Taxation Area	With Telkwa and FSJ	Without Telkwa and FSJ
Town of Smithers	\$27,210	\$30,291
District of Vanderhoof	\$21,989	\$24,478
District of Houston	\$15,443	\$17,191
Village of Burns Lake	\$8,394	\$9,344
Village of Telkwa	\$7,458	\$0
Village of Fraser Lake	\$4,882	\$5,435
District of Fort St. James	\$1,402	\$0
Village of Granisle	\$341	\$380
Electoral Area A	\$0	\$0
Electoral Area B	\$0	\$0
Electoral Area C	\$0	\$0
Electoral Area D	\$0	\$0
Electoral Area E	\$0	\$0
Electoral Area F	\$0	\$0
Electoral Area G	\$0	\$0
TOTAL	\$87,118	\$87,118

As noted in previous reports to the Board the taxation limit under the existing bylaw is \$90,000. Based on this taxation limit moving forward the service can continue to operate for approximately 4 years using reserve funds (intended for bus and other capital purchases). In 2028 reserve funds will be depleted and the service will not be funded without an increased contribution from the Province, a reduction in service provided, or

amendment to the service establishment bylaw to increase the maximum taxation requisition.

The attached letter was sent to the Province asking that they work with local governments, First Nations, and stakeholders to rationalize public transportation services in the north and develop a regional transportation service model which better meets the needs of northern BC in the hope of avoiding unnecessary disruptions to services provided in the region. The Province's response is attached.

This report is seeking the Board's direction regarding the drafting of a bylaw for the Board's consideration which amends "Regional District of Bulkley-Nechako Regional Public Transit and Para-Transit (Highway 16) Service Establishment Bylaw No. 1790, 2016" by removing the District of Fort St. James and Village of Telkwa from the service area. Should the Board wish to proceed with consideration of an amendment bylaw the Board should provide this direction to staff.

A bylaw to amend Service Establishment Bylaw No. 1790 can not proceed without the support of all municipal Councils, and the Province.

**ATTACHMENTS:**

District of Fort St. James April 13, 2024, resolution

Village of Telkwa December 12, 2023, resolution

Letter to Minister of Transportation and Infrastructure April 12, 2024

Letter from the Office of the Minister of Transportation and Infrastructure June 19, 2024



District of Fort St. James  
477 Stuart Drive West, P.O. Box 640  
Fort St. James, B.C. V0J 1P0  
Phone 250 996-8233 Fax 250 996-2248  
Email [district@fortstjames.ca](mailto:district@fortstjames.ca)  
**OFFICE OF ADMINISTRATION**

**RESOLUTION NO. 2024-13-04**

BE IT RESOLVED

THAT Council request that the Regional District of Bulkley Nechako remove Fort St. James from the Regional Public Transit and Para-Transit service.

Carried unanimously

I hereby certify the foregoing to be the Original True Copy of Council Resolution Number 2024-13-04 adopted on 9 Jul 2024.

  
\_\_\_\_\_  
Corporate Officer






February 27, 2024

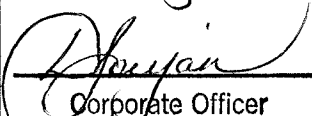
**RE: RDBN Regional Public Transit & Para-Transit (Hwy 16) Service Establishment Amendment Bylaws Nos. 2011, 2012, 2013, 2015, & 2017**

At the December 12, 2023 Regular Meeting of Council, the following resolution was passed:

**THAT** Ltr 0275 from the Regional District of Bulkley-Nechako regarding RDBN Regional Transit and Para-Transit (Highway 16) Service Establishment Bylaw Nos. 2011, 2012, 2013, 2015, and 2017, and proposed Amendment Bylaw, be received; **AND THAT** Council withdraw the Village of Telkwa's participation in said Bylaw and Service. **CARRIED**

I, Debbie Joujan, Chief Administrative Officer/Corporate Officer, CMC, for the Corporation of the Village of Telkwa, hereby confirm that the above is a certified true copy of said resolution of the Village of Telkwa Council.

  
Debbie Joujan  
Chief Administrative Officer/  
Corporate Officer, CMC

Certified a true copy of the  
Village of Telkwa  
Resolution No. 23-12-188  
Dated this 27<sup>th</sup> day of  
February, 2024  
  
Corporate Officer  
Village of Telkwa



April 15 , 2024

Honourable Rob Fleming  
Minister of Transportation and Infrastructure

Via email: [Minister.MOTI@gov.bc.ca](mailto: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  
Chair

cc: NDIT



June 19, 2024

Mark Parker, Chair  
Bulkley-Nechako Regional District  
37 3rd Avenue  
PO Box 820  
Burns Lake BC V0J 1E0

Reference: 325556

Dear Chair Parker:

**Re: Public Transportation**

Thank you for your letter of April 15, 2024, regarding public transportation services in the Regional District of Bulkley-Nechako.

I appreciate you sharing the Regional District of Bulkley-Nechako's (RDBN) funding situation in relation to the Highway 16 Regional Transit service. As you know, this service was implemented as part of the [Highway 16 Transportation Action Plan](#) to improve safety and reduce hitchhiking, particularly among Indigenous women, following the release of "[Forsaken: The Missing Women's Commission of Inquiry Report.](#)"

Safety along Highway 16 continues to be a priority for our government. We understand that public transportation is an essential service which many British Columbians use to access medical appointments, employment, education and other needs such as grocery shopping.

We are currently developing long-term options for transportation in Northern B.C. and the future of the Highway 16 Regional Transit service beyond March 31, 2025. You can be sure your feedback will be considered as we continue to develop options for public transportation in the region, and I have shared your letter with staff involved in this work. Like you, we want to ensure that public transportation services meet the needs of people in Northern B.C., and more collaboration between funding partners, service providers and communities could help bring this about.

We hope to be able to update you about this matter soon. In the meantime, please feel free to contact Kate Mukasa, Executive Director of the Transit Strategy and Policy Branch if you have any questions. Ms. Mukasa would be pleased to share the progress of our work and the potential next steps and can be reached at 778 698-3280 or at [Kate.Mukasa@gov.bc.ca](mailto:Kate.Mukasa@gov.bc.ca).

.../2

Thank you again for taking the time to write.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Fleming". The signature is fluid and cursive, with the first name "Rob" being more prominent than the last name "Fleming".

Rob Fleming  
Minister

Copy to: Kate Mukasa, Executive Director  
Transit Strategy and Policy Branch





## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Cheryl Anderson, Director of Corporate Services  
**Date:** September 12, 2024  
**Subject:** **Bulkley-Nechako Joint Accessibility Advisory Committee  
Terms of Reference Update**

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

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

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**BACKGROUND**

The Bulkley-Nechako Joint Accessibility Advisory Committee met several times since its inception in order to complete the Accessibility Plan. The Plan has been finalized and approved, and as a result, it is estimated that the Committee will only be required to meet once per year moving forward.

As a result, staff recommend that the Terms of Reference be amended, with the primary change of the Committee Chair being appointed by the CAO in advance of each meeting. The changes have been highlighted in the attached document.

**ATTACHMENTS:**

1. Draft Bulkley-Nechako Joint Accessibility Advisory Committee Terms of Reference
2. Current Bulkley-Nechako Joint Accessibility Advisory Committee Terms of Reference

## **Bulkley- Nechako Joint Accessibility Advisory Committee Terms of Reference**

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### **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 shall be a Board or staff member of the RDBN appointed by the RDBN Chief Administrative Officer, in consultation with the RDBN Board Chair, prior to each meeting.

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 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 of five (5) of the eligible voting members.

#### **Meeting Frequency and Facilitation**

In the first year, the Committee shall meet as necessary to complete the Accessibility Plan and thereafter shall meet at the determination of the Staff Liaison.

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.

### **7. 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, partner organizations can request one through the Committee's RDBN Staff Liaison and letters will be provided at the discretion of the RDBN Board. All letters approved will be provided on the next scheduled Committee Agenda.

### **8. 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.

### **9. 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.

### **10. 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

## **Bulkley- Nechako Joint Accessibility Advisory Committee Terms of Reference**

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### **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.

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11. Granisle Public Library

\*Confirmed Partner Organizations as of July 4, 2023



## Regional District of Bulkley-Nechako Board Meeting

**To:** Chair and Board  
**From:** John Illes, Chief Financial Officer  
**Date:** September 12, 2024  
**Subject:** Procurement Request for Proposal

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

That the Regional District proceed with the Request for Proposals for one Semi-Truck Tractor, one full size excavator, and one landfill compactor.

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**BACKGROUND**

The Regional District currently has the purchase of one Semi-Truck Tractor, one large excavator, and one landfill compactor approved in its Five-Year Financial Plan for 2025.

Staff are requesting moving forward with the Request for Proposal for these pieces of machinery so that they may be delivered in 2025. The estimated cost of the Semi-Truck Tractor is \$255,000, the excavator is \$750,000, and the landfill compactor is \$1,230,000. These pieces of machinery may require manufacturing or modifying to suit being utilized at a landfill before delivery.

These pieces of machinery will replace existing equipment and are not net new to the Regional District. Two additional Semi-Truck Tractors are planned for replacement in 2026 and in 2027. The second of the Regional District's landfill compactors is planned for replacement in 2027. The second of the Regional District's large excavator is scheduled for replacement in 2027.

The existing compactors (both purchased 2015) and semi truck tractors (one purchased in 2010 and two purchased in 2018) planned for replacement have had their useful life stretched and are requiring replacement before large repairs are needed and/or trade in value declines significantly. Both excavators scheduled for replacement were purchased in 2015.

Staff are requesting support to move forward to the RFP stage to allow for the full marketing of this equipment in order to get the best price possible. Staff will be basing the purchase decision among other items on price, resale value, serviceability, and warranty.

Once the RFP process is completed, staff will bring back a recommendation for purchase to the Board.

While payment for these pieces of machinery is currently being planned using funds from taxation, payment from the Community Works Fund or the Resource Benefits Alliance could also be utilized. These discussions will commence in October and during the budget process.

**Attachments: Photos**      2011 Kenworth Semi-Truck Tractor  
   2015 Compactor  
   2011 Excavator



Photo Semi-Truck Tractor (2011 Kenworth)



Photo 2 Landfill Compactor



Photo 3 Hitachi Excavator



## Regional District of Bulkley-Nechako Board Meeting

**To:** Chair and Board  
**From:** John Illes, Chief Financial Officer  
**Date:** September 12, 2024  
**Subject:** **Community Works Fund & Grant in Aid**

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

Receive.

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**BACKGROUND**

As per direction at the August 15<sup>th</sup> Board meeting, staff are providing additional information about an annual allocation of Community Works Funds (CWF) to the Environmental Services (ES) Capital budget and a correlating increase in Regional Grant in Aid in the 2025-2029 financial plan.

There is approximately \$250,000 of eligible Regional Grant in Aid remaining in 2024 should Directors wish to trade CWF for projects in the immediate term that cannot wait until approval of the 2025 Budget.

**Community Works Fund and Regional District Grant in Aid**

For every dollar of CWF that is included in the ES Capital budget, the amount of tax for all jurisdictions in the Regional District will drop by the same amount. If, at the same time, that same amount is taxed for Regional District Grant-in-Aid, there will be no net impact to taxpayers. The RDBN's annual allocation of CWF for the next three years will be \$923,046.

The maximum amount that can be spent on Grant in Aid in one year is 10¢ per \$1,000, or \$724,000. In 2024, Rural Directors taxed for Electoral Area Grant in Aid for a total amount of \$410,000, leaving up to \$314,000 available to be spent in Regional Grant in Aid in 2024. In the 2025-2029 budget, Directors could choose to tax all or a portion of the available \$724,000 as Regional Grant in Aid, with a corresponding CWF allocation to ES Capital, with no impact to taxpayers. The remaining balance of CWF each year can be allocated to projects using the existing Board approval process.

If the option of taxing the full amount of \$724,000 through Regional Grant in Aid annually was regularly used, it would provide the Regional District several advantages:

1. The reporting for the Community Works Fund would be substantially reduced, saving considerable staff time.
2. Regional District Grant-in-Aid is considered an ideal option for providing assistance under the Local Government Act.
3. Regional District Grant-in-Aid provides more flexibility for the provision of large grants for larger projects in the community.
4. Electoral Area residents would no longer be taxed for Electoral Area Grant-in-Aid providing a reduction in rural taxation or a taxation cushion for future years.

A new Grant-In-Aid policy would need to be developed to ensure that Regional Grant in Aid is tracked and divided in a manner comfortable to the Electoral Area Directors. An increased allocation of staff time would be required to facilitate this work.

An additional consideration is that, to maintain consistent taxation levels each year, the Regional Grant in Aid allocation must be fully spent every year. The Local Government Act does not permit taxing to increase the Regional Grant in Aid balance above the annual spending threshold of \$724,000. It will require more staff attention and proactive work to ensure the annual Regional Grant in Aid balances are tracked and spent equitably across the region. Should an annual balance be not fully allocated, it could be transferred to a rural reserve for Electoral Area Directors to accrue for future RDBN projects.

Some examples of the funding available in each version of the program are provided below:

Area	Annual CWF Allocation	Maximum Grant in Aid	CWF Remaining	Top up of Grant in Aid	CWF Remaining
Area A	\$ 321,693	\$ 252,323	\$ 69,370	\$ 109,433	\$ 212,260
Area B	\$ 98,229	\$ 77,047	\$ 21,182	\$ 33,416	\$ 64,814
Area C	\$ 72,895	\$ 57,176	\$ 15,719	\$ 24,797	\$ 48,098
Area D	\$ 92,529	\$ 72,576	\$ 19,953	\$ 31,476	\$ 61,053
Area E	\$ 87,059	\$ 68,286	\$ 18,773	\$ 29,616	\$ 57,444
Area F	\$ 202,505	\$ 158,837	\$ 43,668	\$ 68,888	\$ 133,617
Area G	\$ 48,136	\$ 37,756	\$ 10,380	\$ 16,375	\$ 31,761
	<b>\$ 923,046</b>	<b>\$ 724,000</b>	<b>\$ 199,046</b>	<b>\$ 314,000</b>	<b>\$ 609,046</b>

### Background information on Grant-in-Aid:

Under section 374 **“Financial Plan”** (9) of the Local Government Act:

*(9) As a limit on expenditures, the amounts that may be included in a financial plan as expenditures respecting assistance to be apportioned under section 380 (2) (g) [assistance other than under a partnering agreement] must not, in total, exceed the amount that would be*

*obtained by a tax of 10¢ per \$1,000 on the net taxable value of land and improvements in the regional district.*

The current limit for grant-in-aid expenditures for the Regional District is approximately \$724,000.

Section 380 (2) states the following:

*(g) in the case of assistance under section 263 (1) (c) [assistance for community benefit], other than assistance under a partnering agreement referred to in section 274, at the option of the board,*

*(i) in accordance with paragraph (b) of this subsection **[grant-in-aid collected by the Regional District as a whole], or***

*(ii) among the municipalities or electoral areas benefiting from the assistance, with the service area deemed to be all those areas;*

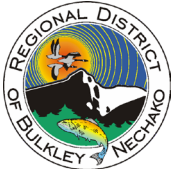
The Local Government Act was originally designed to work for municipalities and does not easily allow for the provision of grants that may benefit more than one jurisdiction such as in the case for most regional districts. A review of grants recently provided indicate that most grants benefit at least one electoral area and one municipality.

While the current practice by the Regional District may not strictly align to the Act, the current method of electoral area grant in aid that the Regional District utilizes, is currently utilized by most of the regional districts in British Columbia.

The power for providing grants ultimately stems from the corporate powers the province has provided regional districts under section 263:

*Section 263 1 (c) to provide assistance for the purpose of benefiting the community or any aspect of the community;*

The provision of assistance is defined as providing any outside organization (including businesses) with resources. Resources are usually considered cash but can also be property, assets, or a favourable operational contract. The Act goes on to describe when it is appropriate to provide funds to a business and that the regional district must sign a partnering agreement in order to provide funds to any for-profit organization. The only additional limit for the provision of resources is the annual limit of 10¢ per \$1,000.



# Regional District of Bulkley-Nechako Board Meeting

**To:** Chair and Board  
**From:** John Illes, Chief Financial Officer  
**Date:** September 12, 2024  
**Subject:** Northern Capital and Planning Grant

---

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

Receipt.

---

## BACKGROUND

There is currently \$1.8 million remaining in the Regional District's Northern Capital and Planning Grant reserve. This amount is distributed as follows:

<b>Reserve Fund</b>	<b>Balance</b>
General Administration	\$ 485,255.89
Protective Services (Emergency Management)	\$ 282,337.90
Glacier Gulch Water Diversion	\$ 34,292.10
Economic Development (including Agricultural Planning)	\$ 211,780.05
Regional Parks and Trails	\$ 420,927.80
Environmental Services	\$ 386,659.20
	<b>\$1,821,252.94</b>

The general administration reserve is planned to be spent on an Office and Emergency Operations Storage Facility (\$200,000) under the original board recommendation of the NCPG allocation, and the remaining on upgrades to the main office building.

The protective services reserve is planned for fire fighting equipment and infrastructure and will be completely spent in 2025.

The Glacier Gulch Water Diversion reserve will be utilized over the next five years for capital maintenance. This amount will be included in the 2025 to 2029 Financial Plan.

The Economic Development reserve will be utilized for economic development and agriculture related projects and plans. Of the remaining amount, \$40,000 is currently allocated towards the irrigation planning study in the Vanderhoof area

Regional Parks and Trails reserve is currently fully allocated to parks:



Immeson's Beach	\$ 120,000
Trout Creek	\$ 20,000
Hospital Point	\$ 10,000
Area G Master Plan	\$ 50,000
Area C Master Plan	\$ 50,000
Francois Lake Docks/Marina Engineering	\$ 170,928
	<b>\$ 420,928</b>

The Environmental Services reserve will be allocated to equipment and/or the establishment of the Houston Station/Depot in the 2025 to 2029 Financial Plan.

Under current capital plans, it is expected that the majority of the Northern Capital and Planning Grant funds will be completely spent in 2025 & 2026, except for Economic Development and Glacier Gulch reserves that will be spent by 2029. The budget process each year will identify how and when these funds will be utilized.



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Jason Blackwell, Regional Fire Chief  
Nellie Davis, Manager of Regional Economic Development  
John Illes, Chief Financial Officer

**Date:** September 12, 2024

**Subject:** **Water Tender Procurement**

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

- 1) That the Board direct award the purchase of two water tenders to Fort Garry Fire Trucks due to urgent need and asset availability.
- 2) That the Board authorize contributing \$217,838 in Resource Benefits Alliance funding to the purchase of two water tenders.
- 3) That the Board authorize contributing \$302,162 in Growing Communities funding to the purchase of two water tenders.
- 4) That the Board authorize contributing up to \$520,000 in Canada Community Building Fund BC monies (\$260,000 each from Areas E and F) to a Fire Hall Infrastructure project and further,

**(participants/weighted/majority)**

- 5) That the Board authorize the withdrawal of up to \$520,000 from the Federal Gas Tax Reserve Fund.

---

### BACKGROUND

When it comes to capital purchases, RDBN rural fire departments do not have the funding available through taxation to make these purchases feasible. The last three fire apparatus that were purchased for the rural fire departments were all completed with some degree of grant funding whether it be Northern Capital & Planning, Gas Tax, NKDF, or a combination thereof. The new fire engines in Fort Fraser and Southside, as well as the water tender in Fort Fraser, would not have been purchased if the RDBN relied solely on taxation. Utilizing grant funding to purchase these large items keeps the taxation rate for the taxpayers at a reasonable amount.

There is a need for new fire apparatus in all four rural fire departments, but staff have identified water tenders for the Cluculz Lake Volunteer Fire Department (CLVFD) and the

Southside Volunteer Fire Department (SVFD) as the immediate priorities. Currently the CLVFD does not have a water tender in their fleet. This means that when they respond to a fire of any kind, once the water in their fire engine is used, that truck needs to leave the scene to go refill, allowing the situation to escalate again, which does not make for a very effective fire department.

The SVFD currently has a water tender that was constructed in 1995 and is well past its life expectancy, and it is one major repair away from being taken out of service. When it comes to rural firefighting, water delivery is critical and, if that cannot be achieved, then the department is set up to fail, which could potentially put residents' lives at risk.

Firefighting apparatus are increasing in price exponentially, so the longer the RDBN waits to purchase, the more expensive it will be. The same water tender the RDBN purchased in 2023 for \$365,000 is now estimated at \$507,000 plus taxes.

Fort Garry Fire Trucks, who have supplied the RDBN with firefighting apparatus in the past, currently have two water tenders in production with a completion date of summer 2025. These trucks are on a first come first serve basis. A custom order from any supplier would result in an expected delay of 18-20 months. Staff are asking the Board's permission to direct award the purchase of two water tenders to Fort Garry due to urgent need of the asset and availability.

Staff propose that the cost of the Water Tenders be a shared expense between Community Works Funds (CWF), Growing Communities Funds (GCF), and Resource Benefits Alliance funding (RBA) as shown in the table below:

	<b>Cluculz Lake Water Tender</b>	<b>Southside Water Tender</b>
CWF	(Area F) \$260,000	(Area E) \$260,000
GCF (Total \$302,162)	\$151,081	\$151,081
RBA (Total \$217,838)	\$108,919	\$108,919
<b>Total</b>	<b>\$510,000</b>	<b>\$510,000</b>

There is \$302,162 remaining in the Growing Communities Fund for Emergency Response Infrastructure. This project proposes to use the remainder.

The RDBN's annual allocation of RBA funding will be \$2.8 million over the next five years. This memo proposes the first allocation of that funding, \$218,000, towards these critical RDBN assets.

The Area E allocation of CWF is \$394,582.

The Area F allocation of CWF is \$511,017.

Directors Lambert and Moon are supportive of the request. A Board resolution is required to contribute CWF to this project.



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Jason Blackwell, Regional Fire Chief  
Nellie Davis, Manager of Regional Economic Development

**Date:** September 12, 2024

**Subject:** **Underground Water Storage**

---

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

- 1) That the Board approve contributing \$239,000 from the Northern Capital and Planning Grant Reserve allocated for Protective Services to underground water storage projects.
- 2) That the Board authorize contributing up to \$286,000 in Canada Community Building Fund BC monies (\$80,000 from Area A, \$91,000 from Area B, and \$115,000 from Area C) to Resilience Infrastructure projects and further,

**(participants/weighted/majority)**

- 3) That the Board authorize the withdrawal of up to \$286,000 from the Federal Gas Tax Reserve Fund.
- 

### **BACKGROUND**

When it comes to rural firefighting, water access is critical. Several areas within RDBN Fire Protection have been identified as priorities based on access to water bodies and have successfully had in-ground water storage tanks installed to ensure access for fire suppression activities in rural residential areas.

The next three priority areas for this type of water storage are:

- Rural Telkwa south of the Bulkley River bridge,
- East of Burns Lake along Highway 16 in the Tintagel area, and
- Luck Bay in Area C.

Staff propose that the cost of these underground water storage tanks be a shared expense between Community Works Funds (CWF) and the remaining Northern Capital and Planning Grant (NCPG) Reserve for Protective Services as shown in the table below. This will fully allocate the NCPG Reserve for Protective Services.

	<b>Area A Tank</b>	<b>Area B Tank</b>	<b>Area C Tank</b>
CWF	80,000	91,000	115,000
NCPG (general)	60,000	60,000	60,000
NCPG (EA specific)	35,000	24,000	n/a
<b>Total</b>	<b>\$175,000</b>	<b>\$175,000</b>	<b>\$175,000</b>

The Area A allocation of CWF is \$1,081,624.

The Area B allocation of CWF is \$529,012.

The Area C allocation of CWF is \$224,590.

Directors Stoltenberg, Riis-Christianson, and Greenaway are supportive of the request.

A Board resolution is required to contribute CWF to this project.



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## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Shari Janzen, Economic Development Assistant  
**Date:** September 12, 2024  
**Subject:** **Town of Smithers – Housing Accelerator Fund Letter of Support**

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

That the Board provide a letter to the Town of Smithers to support its application to the Canadian Mortgage and Housing Corporation's Housing Accelerator Fund.

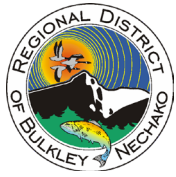
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### **BACKGROUND**

The Town of Smithers is applying to the Canadian Mortgage and Housing Corporation's Housing Accelerator Fund for funding to execute a targeted local-level action plan that addresses identified housing supply challenges.

The Housing Accelerator Fund is intended to drive transformational change within the sphere of control of the local government regarding land use planning and development approvals. The Fund's objective is to accelerate the supply of housing across Canada, resulting in at least 112,000 more housing units permitted than would have occurred without the program. The Housing Accelerator Fund aims to support lasting changes that will improve housing supply for years to come.

This funding would be strategically invested in community infrastructure, capital improvements, and affordable housing projects. Such investments would drive both long-term systemic and supply transformation in the local housing market, while significantly enhancing overall community well-being.



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Megan D'Arcy, Regional Agriculture Coordinator  
**Date:** September 12, 2024  
**Subject:** **BC Crop and Livestock Reporter Program**

---

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

Receive.

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### BACKGROUND

Details about the BC Crop and Livestock Reporter Program as taken from the latest AgriService E-newsletter:

*"In July 2024 the B.C. Ministry of Agriculture and Food launched the AgriService BC Crop and Livestock Reporter Program based on the very successful crop reporting programs in Alberta and Saskatchewan. This program is for any agricultural producer or allied tradesperson who enjoys monitoring agricultural production conditions in their area and would like to be part of a network of people contributing timely, local agricultural intel to raise awareness of growing conditions throughout B.C. and support agricultural information sharing.*

*Each week from April to November, Reporters will spend about 5 minutes filling out an easy online survey that collects information on rainfall, topsoil moisture conditions, seeding progress, crop development, crop damage, harvest progress, livestock feed and water supplies, and pasture conditions. This information will be used in B.C. by producers, producer organizations, government, and others interested in keeping informed of current agricultural production findings in regions across B.C.*

*Please visit the program website here: <https://www2.gov.bc.ca/gov/content/industry/agriservice-bc/crop-and-livestock-reporter-program> for more information and to register as a Crop and Livestock Reporter."*

Once signed up, crop and livestock reporters receive a BIOS Weather Rain Gauge for recording weekly precipitation. BC Ministry of Agriculture and Food also issues each reporter a unique identifier, used for completing surveys.

This program has the potential to provide regionally specific weather data to the Ministry. These data are similar to those previously identified as important for documenting drought conditions as discussed at the Rural/Agricultural Committee Meeting on November 9, 2023 (A Guide for Declaring Municipal Agricultural Disasters in Alberta).





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## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board  
**From:** Justin Greer, First Nations Liaison  
**Date:** September 12, 2024  
**Subject:** **UBCM seeks member feedback on protocol with First Nations Leadership Council**

---

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

Receipt.

---

### **BACKGROUND and SUMMARY**

UBCM is seeking member feedback on a letter from the First Nations Summit including a resolution calling for municipalities to implement the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration). The letter and resolution are attached.

#### **Context:**

Call to Action #43 from the Truth and Reconciliation Commission's 94 Calls to Action calls on all levels of Canadian government to fully adopt and implement the UN Declaration.

In response to Call #43, the Province passed the Declaration Act and released an action plan with 89 items to work towards implementing the UN Declaration. The Action Plan aims to implement the UN Declaration in all aspects of BC policies, laws, legislations, and programs. Two action items directly impact local governments:

1.11 Support inclusive regional governance by advancing First Nations participation in regional district boards.

4.27 Review the principles and processes that guide the naming of municipalities and regional districts, and evolve practices to foster reconciliation in local processes.

Both action items fall under the Ministry of Municipal Affairs. Municipalities and Regional Districts are requesting guidance from MUNI on how to move forward on 1.11 and 4.27.

Meanwhile, the RDBN has been incorporating the principles of the UN Declaration in day-to-day operations and through the RDBN Strategic Plan. Building relationships with First Nations is the first focus area of the Strategic Plan, guided by the following objectives:

1.1 Extend invitations for informal meetings/meals with each First Nations government in the region.

1.2 Share and discuss respective strategic goals and objectives to identify opportunities for cooperation and collaboration on areas of mutual interest.

1.3 Investigate and identify opportunities for the RDBN to provide specific services to First Nations Communities.

Prior to the development of the Strategic Plan, the previous Board requested staff to draft a discussion paper that looks at the Truth and Reconciliation Commission's Call 43 in greater detail and explores the use of the UN Declaration to develop an internal reconciliation action plan. The previous First Nations Liaison drafted a discussion paper titled, "UNDRIP as a Framework for an Internal Reconciliation Action Plan."

Short of formally adopting and implementing the UN Declaration, as called for in TRC #43 and now the First Nations Summit, the RDBN has been informally working towards implementing the principles of the UN Declaration.

We have learned through the Regional District Indigenous Relations Community of Practice meetings that other local governments across the province have taken a similar approach. For example, the City of Vancouver established an UNDRIP task force which created the UNDRIP Action Plan 2024-2028 with 79 items to implement UNDRIP, and the Capital Region District created a Special Task Force on First Nations Relations.

**Attachments:**

**1. First Nations Summit Call for Municipalities to Implement the United Nations Declaration on the Rights of Indigenous Peoples**

# First Nations Summit

June 13, 2024

Councillor Trish Mandewo, President  
Union of BC Municipalities  
Via email to: [mwells@ubcm.ca](mailto:mwells@ubcm.ca)

Dear Ms. Mandewo:

**Re: Call for Municipalities to Implement the *United Nations Declaration on the Rights of Indigenous Peoples***

Enclosed is a signed copy of a resolution approved by the First Nations Summit (FNS) Chiefs in Assembly calling upon municipal governments to strengthen unique First Nation-municipal relations; continuously work in consultation and cooperation with First Nations in BC; and uphold and implement the UN Declaration as required by the *Declaration on the Rights of Indigenous Peoples Act*.

As well, by way of the same resolution the FNS Chiefs in Assembly call upon the provincial and federal governments to explicitly legislate requirements for municipalities to implement the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration); and strengthen accountability measures to ensure local governments are taking all measures necessary to meet the minimum human rights standards of the UN Declaration and are reporting on such actions and their work that is carried out in consultation and cooperation with First Nations of the territories where municipalities are located.

As you will recall, the FNS promotes and supports First Nations in their efforts to exercise and defend their rights, including their constitutionally protected Aboriginal and treaty rights and their Indigenous human rights affirmed by the UN Declaration. A central way FNS does this is by supporting and representing the interests of First Nations who are negotiating treaties, agreements, and other constructive arrangements with the Crown. The FNS represents the collective positions taken by those First Nations that have chosen to pursue the negotiation of modern treaties with British Columbia and Canada, with the oversight of the British Columbia Treaty Commission.

Local governments play a significant role in the lives of Indigenous peoples (land use planning, environmental protection, emergency planning, economic development, delivery of services); however, not all municipalities in BC have taken action to adopt and implement the UN Declaration, as required by the Declaration Act, and there remain disagreements over what obligations municipalities owe to First Nations.

Meaningful implementation of the UN Declaration requires municipal governments to, among other things, obtain the free, prior and informed consent of Indigenous peoples through their own respective institutions, combat prejudice and eliminate discrimination, take effective and special measures to ensure continuing improvement of the economic and social conditions of Indigenous peoples, and establish and implement assistance programs for Indigenous peoples to preserve and protect the environment and the protective capacity of their territories.

In 2015, we wrote to UBCM calling upon municipal governments (as well as the federal, provincial, and territorial governments) to fully adopt and implement the principles, norms and standards of the UN Declaration as a framework for reconciliation including the following commitments:

- to ensure that government institutions, policies, programs, and practices comply with the Declaration; and
- to engage in ongoing public dialogue and actions to support the UN Declaration.

This 2024 resolution is a further reflection of the need for ongoing relationship building.

The City of Vancouver's UNDRIP Task Force and its Action Plan work is an important example of reconciliation in progress. As you know, In October 2022, Musqueam, Squamish, Tsleil-Waututh and the City of Vancouver became the first intergovernmental partners to collectively approve a strategy to implement the Declaration at the municipal level - in Canada and the world. The co-developed strategy includes 79 Calls to Action for implementation over time. This type of relationship building could serve as a model for other municipal governments in BC to study and tailor to their own specific relationships.

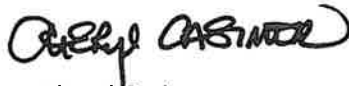
We ask UBCM to share this correspondence and resolution with your membership and encourage them to seize this important opportunity to strengthen their relationships with First Nations. We also urge UBCM to encourage municipal governments to expressly commit to revise their policies, practices, and approaches to governance to recognize and implement the UN Declaration and an inclusive and distinctions-based approach in their dealings with Indigenous peoples.

Sincerely,

**FIRST NATIONS SUMMIT POLITICAL EXECUTIVE**



Hugh Braker



Cheryl Casimer



Robert Phillips

Attachment (1): First Nations Summit Resolution #0424.15 (Call for Municipalities to Implement the *United Nations Declaration on the Rights of Indigenous Peoples*)

cc. Union of BC Indian Chiefs  
BC Assembly of First Nations  
Marlene Wells, UBCM

# First Nations Summit



## RESOLUTION #0424.15

**SUBJECT: CALL FOR MUNICIPALITIES TO IMPLEMENT THE UNITED NATIONS DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES**

### WHEREAS:

- A. In 2015, the Truth and Reconciliation Commission (TRC) released its Final Report, including 94 Calls to Action. Call to Action #43 specifically calls on all levels of Canadian government to fully adopt and implement the *United Nations Declaration on the Rights of Indigenous Peoples* (the UN Declaration).
- B. Following the release of the TRC's Calls to Action, both Canada and BC committed to fully commit, adopt and apply the UN Declaration, taking steps to acknowledge and recognize its legally binding nature through the enactment of the *Declaration on the Rights of Indigenous Peoples Act*, SBC 2019, c 44 (the Declaration Act), and the federal *United Nations Declaration on the Rights of Indigenous Peoples Act*, SC 2021, c 14, which requires all laws in Canada and British Columbia to align with the UN Declaration.
- C. On March 30, 2022, the Government of British Columbia released its Action Plan, developed in consultation and cooperation with Indigenous peoples, as required by section 4 of the Declaration Act. The Action Plan identifies goals and outcomes that form the long-term vision for the implementation of the UN Declaration in the province.
- D. Under their delegated authority in Canadian law, specifically the *Community Charter*, *Vancouver Charter* and *Local Government Act*, municipal governments may take administrative measures that affect Indigenous peoples and their inherent rights.
- E. Local governments play a significant role in the lives of Indigenous peoples (land use planning, environmental protection, emergency planning, economic development, delivery of services); however, not all municipalities in BC have taken action to adopt and implement the UN Declaration, as required by the Declaration Act, and there remain disagreements over what obligations municipalities owe to First Nations.
- F. By Resolution #0615.13, the First Nations Summit Chiefs in Assembly called upon the federal, provincial, territorial and **municipal governments** to take immediate steps to fully implement all of the recommendations of the Truth and Reconciliation Commission and to fully adopt and implement the principles, norms and standards of the UN Declaration as a framework for reconciliation including the following commitments: a) to ensure that government institutions, policies, programs, and practices comply with the UN Declaration; and b) to engage in ongoing public dialogue and actions to support the UN Declaration.

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RESOLUTION #0424.15

SUBJECT: **CALL FOR MUNICIPALITIES TO IMPLEMENT THE UNITED NATIONS  
DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES**

G. The UN Declaration, which the government of Canada has adopted without qualification, and has, alongside the government of BC, passed legislation committing to implement, affirms:

**Article 4:** Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating to their internal and local affairs, as well as ways and means for financing their autonomous functions.

**Article 5:** Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the State.

**Article 10:** Indigenous peoples shall not be forcibly removed from their lands or territories. No relocation shall take place without the free, prior and informed consent of the indigenous peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.

**Article 18:** Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

**Article 19:** States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior, and informed consent before adopting and implementing legislative or administrative measures that may affect them.

**Article 26 (1):** Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.

**(2):** Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.

**(3):** States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned.

**Article 27:** States shall establish and implement, in conjunction with indigenous peoples concerned, a fair, independent, impartial, open and transparent process, giving due recognition to indigenous peoples' laws, traditions, customs and land tenure systems, to recognize and adjudicate the rights of indigenous peoples pertaining to their lands, territories and resources, including those which were traditionally owned or otherwise occupied or used. Indigenous peoples shall have the right to participate in this process.

H. There is an urgent need to review, clarify and deepen First Nations relationships with municipal governments, and for municipalities to revise their policies, practices, and approaches to governance to recognize and implement the UN Declaration and an inclusive and distinctions-based approach in its dealings with Indigenous peoples.

**PAGE THREE**

**RESOLUTION #0424.15**

**SUBJECT: CALL FOR MUNICIPALITIES TO IMPLEMENT THE UNITED NATIONS  
DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES**

- I. Meaningful implementation of the UN Declaration requires municipal governments to, among other things, obtain the free, prior and informed consent of Indigenous peoples through their own respective institutions, combat prejudice and eliminate discrimination, take effective and special measures to ensure continuing improvement of the economic and social conditions of Indigenous peoples, and establish and implement assistance programs for Indigenous peoples to preserve and protect the environment and the protective capacity of their territories.
- J. Similarly worded resolutions were approved at BC Assembly of First Nations and Union of BC Indian Chiefs assemblies.

**THEREFORE, BE IT RESOLVED:**

- 1. That the First Nations Summit Chiefs in Assembly call upon the provincial and federal governments to:
  - a. explicitly legislate requirements for municipalities to implement the *United Nations Declaration on the Rights of Indigenous Peoples* (UN Declaration); and
  - b. strengthen accountability measures to ensure local governments are taking all measures necessary to meet the minimum human rights standards of the UN Declaration and are reporting on such actions and their work that is carried out in consultation and cooperation with First Nations of the territories where municipalities are located.
- 2. That the First Nations Summit Chiefs in Assembly call upon municipal governments to:
  - a. strengthen unique First Nation-municipal relations;
  - b. continuously work in consultation and cooperation with First Nations in BC; and
  - c. uphold and implement the UN Declaration as required by the *Declaration on the Rights of Indigenous Peoples Act*.

**MOVED BY:** Chief Mark Point, Skowkale First Nation  
**SECONDED BY:** Chief Alice Thompson, Leq'á:mel First Nation  
**DATED:** April 4, 2024

Passed by consensus.

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**RESOLUTION #0424.15**

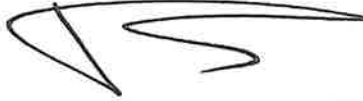
**SUBJECT: CALL FOR MUNICIPALITIES TO IMPLEMENT THE UNITED NATIONS  
DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES**

**ENDORSED BY:**



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Cheryl Casimer



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Robert Phillips



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Hugh Braker