



# REGIONAL DISTRICT OF BULKLEY-NECHAKO RURAL/AGRICULTURE COMMITTEE AGENDA

Thursday, November 7, 2024

<u>PAGE NO.</u>		<u>ACTION</u>
	<u>AGENDA, November 7, 2024</u>	Approve
	<u>Supplementary Agenda</u>	Receive
	<u>MINUTES</u>	
3-6	Rural/Agriculture Committee Meeting Minutes - October 10, 2024	Approve
	<u>DEVELOPMENT SERVICES</u>	
	<u>Land Referrals</u>	
7-9	Rowan Nagel, GIS/Planning Technician Crown Land Application Referral No. 7410343 Electoral Area D (Fraser Lake Rural)	Recommendation
10-12	Cameron Kral, Planner Crown Land Application Referral No. 7410328 Electoral Area F (Vanderhoof Rural)	Recommendation
	<u>Pipeline Referral</u>	
13-20	Danielle Patterson, Senior Planner Prince Rupert Gas Transmission Project Permit Extension Notification No. 240904 Electoral Areas G (Houston/Granisle Rural), C (Fort St James Rural)	Recommendation
	<u>Road Closure Referral</u>	
21-26	Rowan Nagel, GIS/Planning Technician MoTI Road Closure Referral No. 2024-00832 Electoral Area D (Fraser Lake Rural)	Recommendation

<b><u>PAGE NO.</u></b>	<b><u>AGRICULTURE REPORT</u></b>	<b><u>ACTION</u></b>
<b>27-31</b>	<b>Megan D'Arcy, Regional Agriculture Coordinator -Food and Agriculture Plan - Implementation Update</b>	<b>Receive</b>
<b><u>RURAL REPORTS</u></b>		
<b>32-33</b>	<b>Nellie Davis, Manager of Regional Economic Development - 2024 Electoral Area Grant in Aid</b>	<b>Recommendation</b>
<b>34</b>	<b>Nellie Davis, Manager of Regional Economic Development - Regional Grant in Aid from Electoral Area B (Burns Lake Rural)</b>	<b>Recommendation</b>
<b>35</b>	<b>Nellie Davis, Manager of Regional Economic Development - Electoral Area D Economic Development Service Grant</b>	<b>Recommendation</b>
<b><u>SUPPLEMENTARY AGENDA</u></b>		
<b><u>NEW BUSINESS</u></b>		
<b><u>ADJOURNMENT</u></b>		

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****RURAL/AGRICULTURE COMMITTEE MEETING****Thursday, October 10, 2024**

**PRESENT:** Chair Clint Lambert

Directors Judy Greenaway  
Chris Newell  
Mark Parker  
Stoney Stoltenberg  
Michael Riis-Christianson

Director Absent Shirley Moon, Electoral Area F (Vanderhoof Rural)

Alternate Director Alex Kulchar, Electoral Area F (Vanderhoof Rural)

Staff Curtis Helgesen, Chief Administrative Officer  
Cheryl Anderson, Director of Corporate Services  
Nellie Davis, Manager of Regional Economic Development – left at 3:05 p.m.  
John Illes, Chief Financial Officer – arrived at 2:20 p.m.  
Wendy Wainwright, Deputy Director of Corporate Services  
Jason Llewellyn, Director of Planning

Others Kevin Moutray, District of Vanderhoof – left at 2:48 p.m.  
Linda McGuire, Village of Granisle – left at 3:10 p.m., returned at 3:15 p.m.  
Martin Elphee, District of Fort St. James

**CALL TO ORDER**

Chair Lambert called the meeting to order at 2:15 a.m.

**AGENDA**Moved by Director Stoltenberg  
Seconded by Director GreenawayRDC.2024-6-1

"That the Rural/Agriculture Committee Agenda for October 10, 2024 be approved.

(All/Directors/Majority)

CARRIED UNANIMOUSLY

## **MINUTES**

Rural/Agriculture Committee Meeting Minutes -June 6, 2024 Moved by Director Newell  
 Seconded by Director Greenaway

RDC.2024-6-2 "That the minutes of the Rural/Agriculture Committee meeting of June 6, 2024 be approved."

(All/Directors/Majority) CARRIED UNANIMOUSLY

## **REPORT**

Community Works Funds and Regional Grant in Aid Moved by Director Greenaway  
 Seconded by Director Stoltenberg

RDC.2024-6-3 1) "That the Committee recommend that the Board approve in principle allocating up to a maximum \$724,000 annually from the RDBN's Community Works Fund allocation to the Environmental Services Capital Budget in the 2025-2029 draft financial plans.

2) That the Committee direct staff to develop an amended Grant in Aid Policy and new Community Works Fund Allocation Policy that reflects the changes to the program and recommends alternative actions if the full Grant in Aid balance is not spent annually."

(All/Directors/Majority) CARRIED UNANIMOUSLY

The following was discussed:

- Flexibility for rural directors to utilize funding with fewer criteria limitations
- Creating greater flexibility to support more areas and projects
- Revisit funding allocation yearly through the budget process
- Staff will bring forward Environmental Services Capital Budget, Community Works Funds and RBA Funding for discussion in November
- Providing consistent tax rates for taxpayers
  - Providing information to the taxpayer and not for profits regarding various grant funding policies and allocations
  - Proactive approach to utilizing funds
- Funding allocation
  - Year over year
  - Administrative reserves
    - Board decision on use of administrative reserves
  - Budget process to allow funding to be allocated to not for profit societies
- Staffing considerations

## **REPORT (CONT'D)**

- Proposed amended Grant in Aid Policy
  - o Increasing CAO approval spending authorization
- Intention that all funding sources will be fully allocated and/or spent with no net decrease in taxation in five years
- Prioritizing support for societies
- Previous Community Works Fund agreement will have to be spent on eligible projects by 2029
  - o Staff will provide a list of committed projects
- Inter government transfer of funds where eligible
- Transferring funds to administrative reserves
  - o Will have the ability to transfer to grant in aid between electoral areas
- Regional District Grant in Aid will replace electoral area grant in aid
- Alcan grant in lieu will not be available under the proposed model for Electoral Areas D and E
- Staff will bring forward information through the 2025 budget process.

## **DISCUSSION ITEM**

### **Transit Service – Rural Contribution Options: 2025 Budget**

Discussion took place regarding the following:

- 2025 Budget contribution options
  - o \$90,000 requisition including all municipalities
  - o \$115,000 maximum requisition including all municipalities except Telkwa
  - o \$115,000 maximum requisition including all municipalities except Telkwa and all electoral areas according to population
  - o \$115,000 maximum requisition including all municipalities except Telkwa and all electoral areas in the amount of \$2,500
- Municipalities, as participants determine the maximum requisition
- Transportation for vulnerable populations
- Telkwa's withdrawal from the service
- Regional District of Fraser-Fort George Electoral Area C is willing to provide funding of \$2,500
- Electoral Area Directors can consider other options to support the service as they are currently not participants in the service such as grant in aid and RBA funding
- Electoral Area A (Smithers/Telkwa Rural) transit service and contributions
- Transit Agreement with the Province expires spring 2025
- Utilizing capital reserves for 2025/2026 to fund transit
- Municipalities are considering the Regional Transit Bylaw at upcoming Council meetings

**DISCUSSION ITEM (CONT'D)**

**Transit Service – Rural Contribution Options: 2025 Budget (Cont'd)**

- Electoral Area Directors grant funding consideration:
  - o Electoral Area D (Fraser Lake Rural) - \$4,000
  - o Electoral Area B (Burns Lake Rural) - \$4,000
  - o Electoral Area G (Houston/Granisle Rural) - \$2,500 or utilize RBA administration funding allocation in the amount of \$2,500 for each Electoral Area totaling \$17,500
  - o Staff will follow up with Rural Directors.

**NEW BUSINESS**

Illegal Dumping

Alternate Director Kulchar brought forward concerns regarding illegal dumping in the Vanderhoof area. CAO Helgesen noted that staff is working to gather information.

**ADJOURNMENT**

Moved by Director Greenaway  
 Seconded by Director Newell

RDC.2024-6-6

"That the meeting be adjourned at 3:42 p.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

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Clint Lambert, Chair

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Wendy Wainwright, Deputy Director  
 of Corporate Services



## Regional District of Bulkley-Nechako Rural/Agriculture Committee

**To:** Chair and Committee  
**From:** Rowan Nagel, GIS/Planning Technician  
**Date:** November 7, 2024  
**Subject:** **Crown Land Application Referral No. 7410343**

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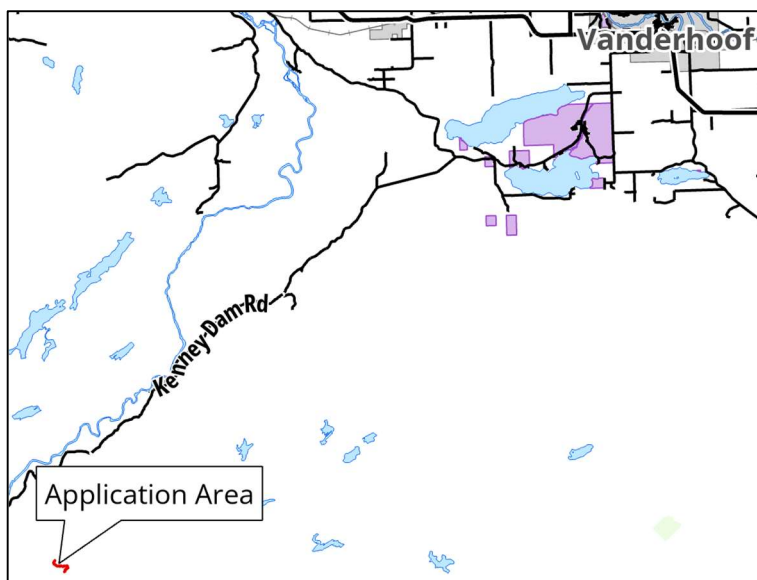
**RECOMMENDATION:** (all/directors/majority)

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Application No. 7410343.

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### BACKGROUND

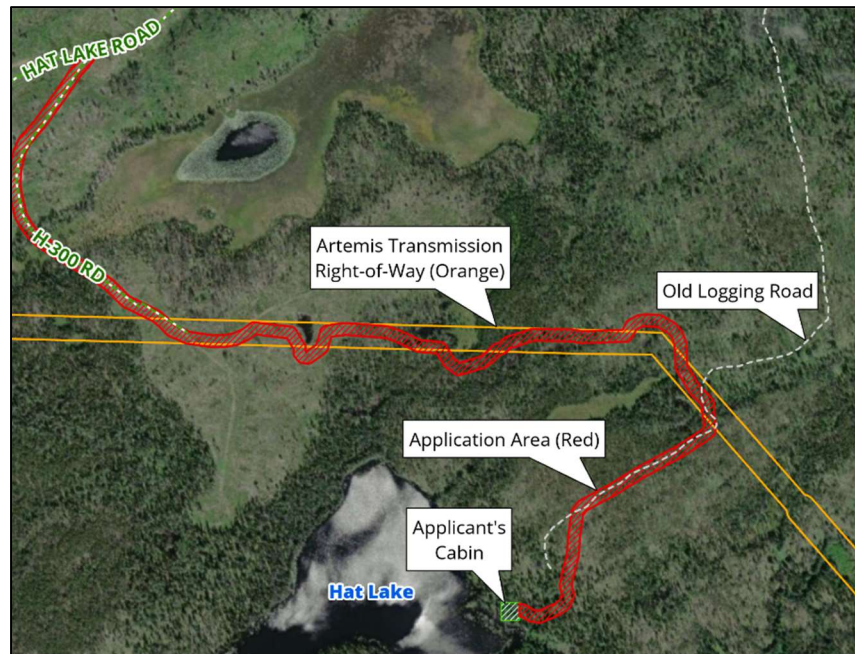
The RDBN has received a request to comment on a Licence of Occupation application over unsurveyed crown land and two unmaintained forest tenure roads in the vicinity of Kenney Dam. The purpose of the application is to provide tenure to the applicant (Crystal Lake Resort) so they can perform road upgrades and maintenance to enable vehicle access to a cabin on Hat Lake (CL File #7403286). This cabin is used for recreational tourism purposes.



The application area covers approximately one kilometre of forest tenure roads and one kilometre of unsurveyed crown land. If granted, the Licence of Occupation would be for a period of 10 to 30 years. Historic access to the lake has been through an unnamed logging road that intersects with Hat Lake Rd approximately 3.3 km to the north. However, this road has degraded to the point it is impassable to most vehicles. Recently, the public constructed an ATV trail to access the lake. This trail starts at the end of the H-300 road, runs along the Artemis Transmission Right-of-Way for approximately 1 km, then reconnects to the unnamed logging road. The applicant has applied for a Licence to maintain the H-

300 Road, a portion of crown land containing the ATV trail (along the Artemis Transmission Right-of-Way), and a small section of the unnamed logging road.

The applicant states that upgrading the public ATV trail to a road would be more effective than revitalizing the unnamed logging road as it is severely degraded. If their application is accepted, the applicant has committed to ensuring continuous public access to the lake via the new road. Artemis has been in communication with the applicant and have committed to place



culverts on the road should the applicant receive the Licence of Occupation. The location of these culverts would be chosen after an environmental assessment performed by Artemis.

## ATTACHMENTS

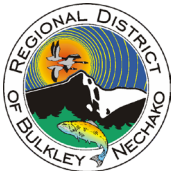
- Comment Sheet



**Regional District of Bulkley-Nechako****Comment Sheet on Crown Land Referral No. 7410343**

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<b>Electoral Area:</b>	Electoral Area D (Fraser Lake Rural)
<b>Applicant:</b>	Crystal Lake Resort
<b>Existing Land Use:</b>	Unsurveyed Crown Land
<b>Zoning:</b>	Not Zoned
<b>OCP Designation:</b>	Not Designated
<b>Proposed Use Comply with Zoning:</b>	N/A
<b>If not, why?</b>	N/A
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	Hat Lake Road FSR, H-300 FSR
<b>Building Inspection:</b>	No
<b>Fire Protection:</b>	No
<b>Other comments:</b>	None



## Regional District of Bulkley-Nechako Rural/Agriculture Committee

**To:** Chair and Committee  
**From:** Cameron Kral, Planner  
**Date:** November 7, 2024  
**Subject:** **Crown Land Application Referral No. 7410328**

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

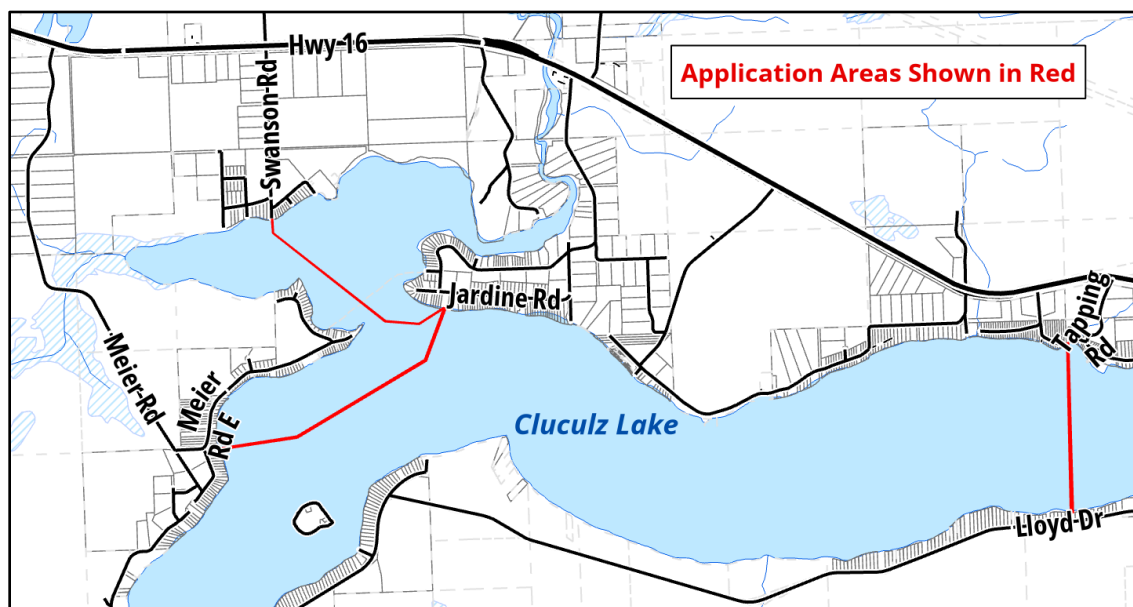
That the attached comment sheet be provided to the Province as the Regional District's comments on Crown Land Application Referral No. 7410328.

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### DISCUSSION

The RDBN has received a request from the Province to provide comment on a Crown Land application by City West Cable and Telephone Corporation for a Licence of Occupation for a more than 30-year term. The purpose of the application is to install underground and underwater fiber optic cables at Cluculz Lake to improve the residential fiber optic network. This project was developed by City West in collaboration with the RDBN to serve rural residents and is supported by the Electoral Area Director via a contribution of Community Works Funds.

The application area covers 9.76 ha (24.12 ac) of aquatic Crown land and shoreline on Cluculz Lake, approximately 25.5 km southeast of the District of Vanderhoof (see Location Map below).



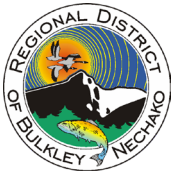
The proposed project includes preliminary investigative work, the installation of both underground and underwater fiber optic cables, and maintenance. The underwater portion of the project would involve the laying of marine grade cables along the lakebed by boat. The application states installation of the underwater cables will be monitored to ensure they lay on the lakebed properly and are expected to bury into the lakebed under their own weight. The underground portion of the project would involve burying cables down to the high watermark of Cluculz Lake where they will connect to the underwater cables. No tower structures are proposed.

Descriptions of potential environmental impacts and proposed mitigation measures are discussed in the attached [Management Plan \(Link\)](#).

Most of the application area is underwater and not zoned. However, the areas that extend onto the shoreline are zoned Waterfront Residential II (R4). Staff note Unattended Utilities are a permitted use in all zones.

#### **ATTACHMENTS**

- Comment Sheet
- [Applicant Management Plan \(Link\)](#)
- [Applicant Maps \(Link\)](#)

Comment Sheet on Crown Land Referral No. 7410328

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<b>Electoral Area:</b>	Electoral Area F (Vanderhoof Rural)
<b>Applicant:</b>	City West Cable and Telephone Corporation
<b>Existing Land Use:</b>	N/A
<b>Zoning:</b>	Waterfront Residential II (R4) [foreshore]
<b>OCP Designation:</b>	Rural Residential (RR) [foreshore]
<b>Proposed Use Comply with Zoning:</b>	Yes
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	Various
<b>Building Inspection:</b>	Yes
<b>Fire Protection:</b>	Yes
<b>Other comments:</b>	

The applicant is encouraged to notify residents in the area of the proposed activities.



## Regional District of Bulkley-Nechako Rural/Agriculture Committee

**To:** Chair and Committee  
**From:** Danielle Patterson, Senior Planner  
**Date:** November 7, 2024  
**Subject:** **Prince Rupert Gas Transmission Project Permit Extension Notification No. 240904**

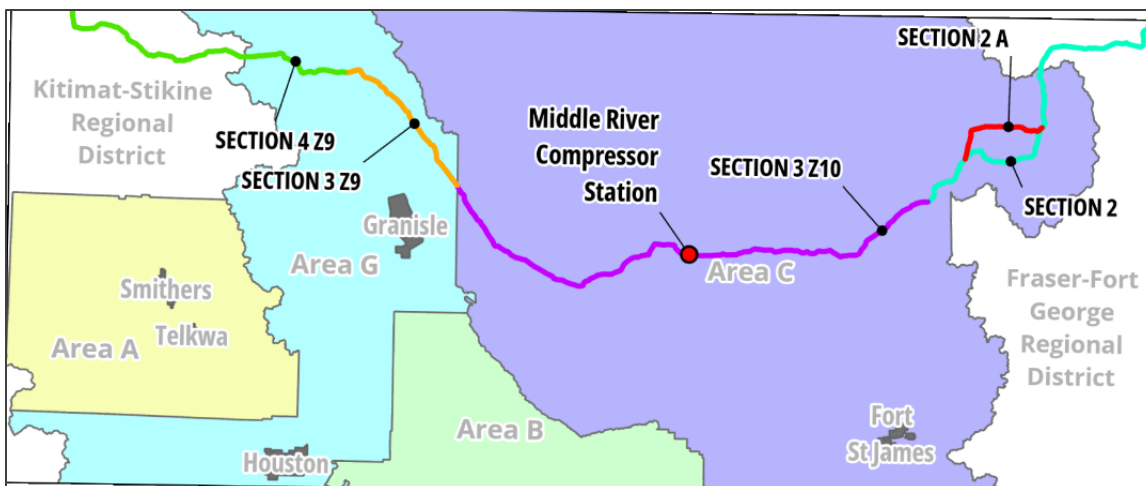
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**RECOMMENDATION:** (all/directors/majority)

1. That staff be directed to inform Roy Northern Land Services Ltd. that the Board's October 14, 2014 letter remains valid and contains the RDBN's comments in regard to the Prince Rupert Gas Transmission Project Permit Extension application notifications.
  2. Further, that staff be directed to respond to any future extension application notifications for Sections 2, 2a, 3, and 4, and Middle River Compressor Site by informing PRGT's land representative that the Board's October 14, 2014 letter remains valid and contains the RDBN's comments in regard to these notifications.
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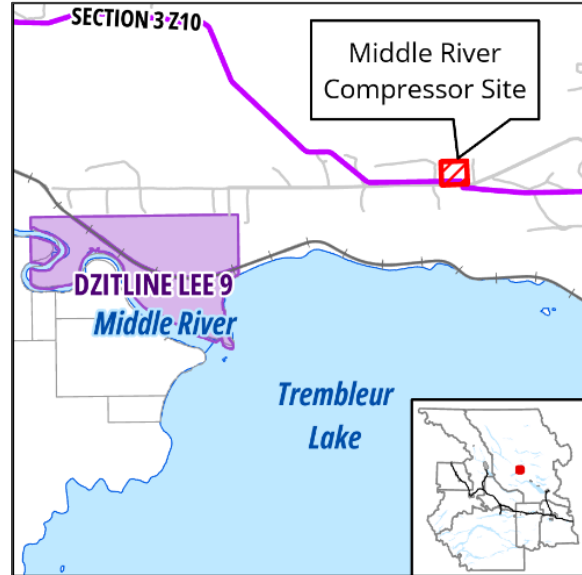
**BACKGROUND:**

The Regional District has received five notifications (attached as links) regarding one-year permit extension applications for the Middle River Compressor Station and Sections 2, 2a, 3, and 4 of the Prince Rupert Gas Transmission (PRGT) Project, at the locations shown below.



This report provides an overview of the PRGT Project and recommendations regarding the referral response.

It is noted the proposed export facility associated with the PRGT Pipeline is now the Ksi Lisims LNG project located at the northern end of Pearse Island on the northwest coast of British Columbia. This facility replaced the cancelled Pacific Northwest LNG project at Lelu Island, near Port Edward. The Environmental Assessment Certificate application process for the Ksi Lisims LNG project is ongoing. TC Energy sold the PRGT Project to the Nisga'a Nation and Western LNG. Roy Northern Land Services Ltd. is the land representative for PRGT Project permit extension requests.

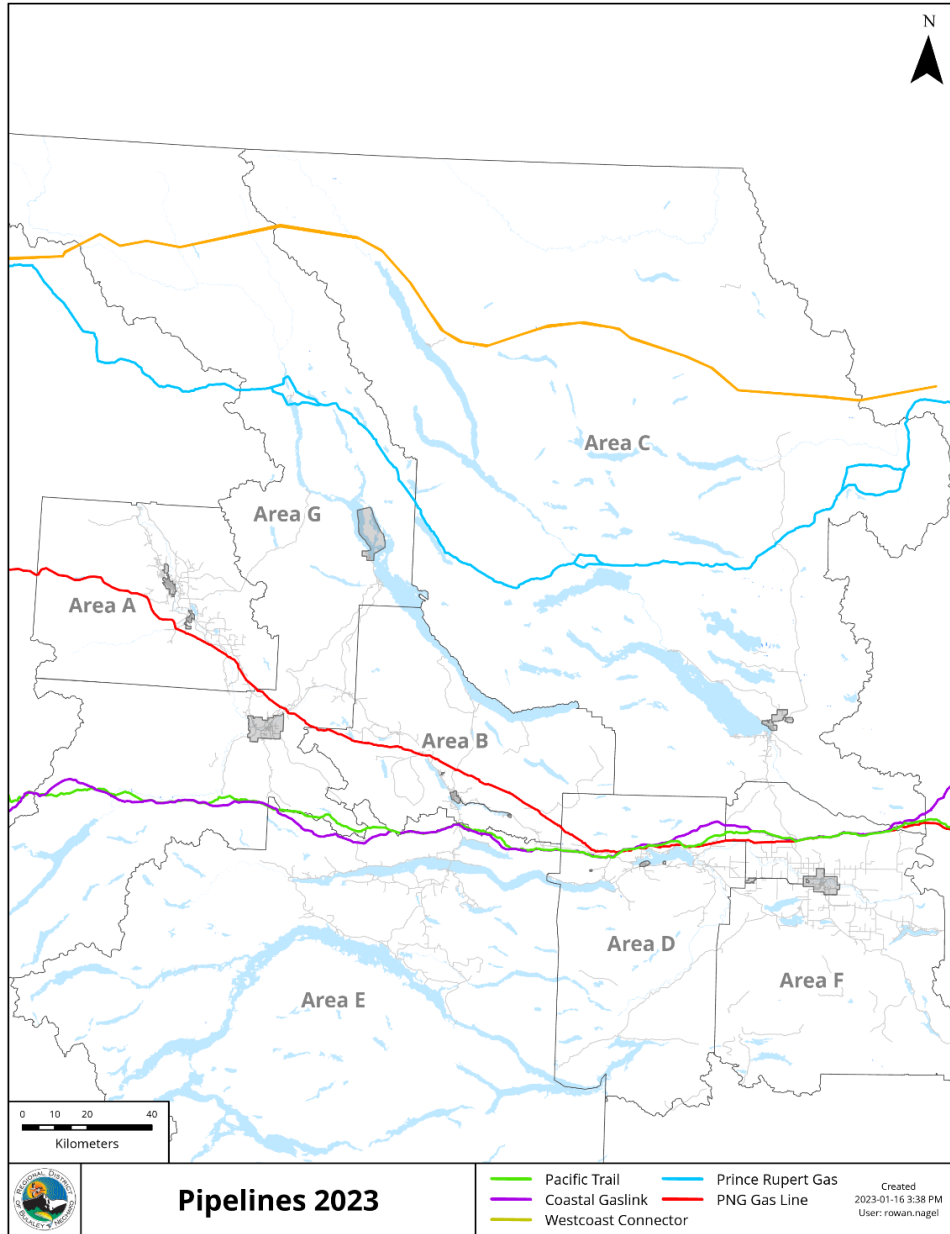


### Prince Rupert Gas Transmission Project Environmental Assessment Comments

In 2013 the Regional District was invited to participate in the Environmental Assessment review process for the following four liquified natural gas (LNG) pipelines:

- Westcoast Connector Gas Transmission Line
- Prince Rupert Gas Transmission Project
- Pacific Northern Gas Looping Project
- Coastal Gaslink Pipeline

The RDBN agreed to participate in the Environmental Assessment review process for the Coastal Gaslink Pipeline (CGL) Project and the Pacific Northern Gas Looping Project and engage with all pipelines regarding their use of Regional District facilities to dispose of solid and liquid waste. The decision to not participate in the Environmental Assessment review process for the Westcoast Connector Gas Transmission Line and the PRGT Project was related to staff workload and the pipeline locations being significantly north of the developed lands within the region, as shown in the map below.



On July 21, 2014 the RDBN sent letters (attached as links) to TransCanada Pipelines (now TC Energy and the former PRGT Project owner), the BC Energy Regulator (BCER – formerly the BC Oil and Gas Commission), and the Environmental Assessment Office outlining the pipeline development issues the RDBN would like addressed. On October 14, 2014 the RDBN sent a similar letter to TransCanada Pipelines and the BCER formally responding to the notification regarding applications to the BCER for the pipeline. The Environmental Assessment Certificate for the PRGT Project was issued on November 25, 2014. The BCER permits were issued in 2015. The RDBN has responded to subsequent notifications regarding BCER permit extension for the PRGT Project by referring to the above noted 2014 letters.

The RDBN's position has been that the outstanding issues should be addressed prior to the hiring of construction contractors so that the expectations are known during the contractor selection process and appropriate direction can be given to the contractors. TC Energy's position has been that further discussion on these issues must be deferred until a decision to construct has been made and a prime construction contractor is in place.

### **Previous permit extension (renewal) referrals**

In early 2023 and 2024 the Regional District received one-year permit extension application notifications for the Middle River Compressor Station and Sections 2, 2a, 3, and 4 of the pipeline. In March 2024 the RDBN responded that the October 14, 2014 letter submitted as part of the Environmental Assessment Process remains valid and contains the Regional District's comments in regard to the Prince Rupert Gas Transmission Project. The TC Energy response dated April 25, 2024 is attached.

In staff's opinion the position contained in the October 14, 2014 letter remains valid and the letter should be re-submitted as the RDBN's comment on future PRGT Project permit extension applications for the Middle River Compressor Station and Sections 2, 2a, 3, and 4 of the pipeline.

### **ATTACHMENTS:**

- [Letters from Roy Northern Land Services Ltd. to the RDBN dated October 4<sup>th</sup>-8<sup>th</sup>, 2024 \(received October 8<sup>th</sup>-October 15<sup>th</sup>\) providing notification of BCER permit extension applications for the PRGT Project. \(link\)](#)
- [Letter from the RDBN to TC Energy dated February 9, 2023 in response to a notification regarding BCER permit extension applications for the PRGT Project \(link\)](#)
- [Letter from TC Energy to the RDBN dated March 7, 2023 in response to RDBN letter dated February 9, 2023 \(link\)](#)
- [Letters from TC Energy to the RDBN dated January 25 and February 1, 2024 providing notification of BCER permit extension applications for the PRGT Project. \(link\)](#)
- [Letter from RDBN to TC Energy dated March 5, 2024 in response to a notification regarding BCER permit extension applications for the PRGT Project \(link\)](#)
- [Letter from TC Energy to the RDBN dated April 25, 2024 in response to the RDBN letter dated March 5, 2024. \(link\)](#)
- Letter from the RDBN to TransCanada Pipelines dated October 14, 2014 in response to a notification regarding OGC permit applications for the PRGT Project.
- [Letter from the RDBN to TransCanada Pipelines and EAO dated July 21, 2014 regarding pipeline development issues \(link\)](#)





37, 3RD AVE, PO Box 820  
BURNS LAKE, BC  
VOJ 1E0

REGIONAL DISTRICT  
OF BULKLEY-NECHAKO

"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

October 14, 2014

Sacha Plotnikow, Project Manager  
Roy Northern Land and Environmental  
[sacha@roynorthernbc.com](mailto:sacha@roynorthernbc.com)

Keri Bruce, Land Representative  
Prince Rupert Gas Transmission Limited Partnership  
[keri-lynn\\_bruce@transcanada.com](mailto:keri-lynn_bruce@transcanada.com)

Sent by e-mail

Re: Notification / Invitation to Consult Regarding the Prince Rupert Gas Transmission Project

This letter is provided by the Board of the Regional District of Bulkley-Nechako regarding your Notification / Invitation to Consult with the Regional District (your documents PRGT004776-TC-LA-CC-0424. The Regional District of Bulkley-Nechako would like to accept TransCanada's invitation to consult with respect to the pipeline project and associated facilities.

The Regional District has a number of issues relating to the proposed pipeline that we are eager to address further with TransCanada and the Oil and Gas Commission (OGC). TransCanada is aware of the pipeline related issue through our dealings on the Coastal GasLine Pipeline project. And we are concerned that further delay in addressing the issues, and waiting for the construction contractors and worker camp operators to address the issues with the Regional District may have unnecessary negative implications to all parties. Therefore, we would like the issues to be addressed at this time.

The RDBN's issues relate to the following:

### **The Location and Size of Worker Camps and other Pipeline Facilities**

Issues associated with the location of worker camps and other facilities associated with pipeline construction such as emergency response, waste disposal, traffic management, local employment and local business opportunities, etc. have not been adequately addressed. We note that the location of all facilities should be discussed with the Regional District so that any Regional District issues related to specific locations can be raised.

#### MUNICIPALITIES:

SMITHERS FORT ST. JAMES  
VANDERHOOF FRASER LAKE  
HOUSTON TELKWA  
BURNS LAKE GRANISLE

#### ELECTORAL AREAS:

A - SMITHERS RURAL E - OOTSA LAKE/FRANCOIS LAKE  
B - BURNS LAKE RURAL F - VANDERHOOF RURAL  
C - FORT ST. JAMES RURAL G - HOUSTON RURAL  
D - FRASER LAKE RURAL

INQUIRIES@RDBN.BC.CA

WWW.RDBN.BC.CA

PH: 250-692-3195

FX: 250-692-3305

TF: 800-320-3339

Further information relating to the location of proposed pipeline facilities in the Regional District are discussed in the attached brochure.

### **Solid and Liquid Waste Disposal**

The RDBN requires information regarding the pipeline's solid waste disposal needs to allow the RDBN to identify any potential impacts on our infrastructure, and determine our ability to accommodate the waste. For example the following information is required.

- How much solid waste (in tonnes) is proposed to be disposed of at each RDBN landfill?
- How much of that waste is industrial waste and hazardous waste?
- Over what time period is the waste proposed to be disposed?
- What waste reduction activities will be conducted to minimize waste generated (recycling, composting, etc.)

There is no certainty that the RDBN will be able to accommodate certain solid waste from pipeline construction and worker camps at our landfills. There needs to be discussions relating to the capacity of our facilities, our operational limitations, and our long term costs well in advance of any request to utilize RDBN facilities.

The RDBN's ability to accept liquid waste at our facilities is very limited. The most practical solution may be the disposal of liquid waste at municipal facilities; however, the capacity of municipal facilities to accommodate the waste from all of the potential pipeline projects is likely not known. It may be in the best interest of TransCanada Pipelines Ltd. to begin working with municipalities to identify their capacity to accept liquid waste, identify any facility upgrades that may be necessary, and discuss the fees that may be associated with utilizing municipal facilities. It may also be an option to develop a regional facility. This may be an opportunity for the region to obtain upgrades to infrastructure for the benefit of the region's residents. This same opportunity may be available for municipal water systems. The RDBN's Environmental Services Department is open to facilitating the necessary discussions between the municipalities and the pipelines.

TransCanada has indicated that their preference, with regard to the Coastal GasLink Pipeline, is to allow the construction contractors and worker camp operators to sort out the manner in which solid and liquid waste is disposed once the contracts have been awarded. The Regional District is concerned that this process will result in the inability of the Regional District to plan for notable increases in landfill utilization, and missed opportunity for improvements to municipal infrastructure and revenue generation.

The RDBN has requested that waste management plans for construction sites and construction camps be developed and be preceded by an evaluation of the capacity of local facilities to accommodate waste, including an assessment of the opportunity for infrastructure upgrades to accommodate liquid waste. The RDBN also requested an evaluation of the capacity of local facilities to provide potable water to the work camps and an assessment of the opportunity for infrastructure upgrades necessary to provide potable water. Representatives from TransCanada have indicated that this evaluation work will begin in the fall of 2014;

however, we are not aware that this work has begun. This same request applies to the Prince Rupert Gas Transmission Project.

### **Invasive Plant Control**

The proposed Prince Rupert Gas Transmission Project right of way can be expected to facilitate the spread of invasive plants. The RDBN requests that TransCanada develop and commit to implementing an invasive plant management plan within the right of way which is reviewed by the RDBN, and commit to provide annual funding to the NWIPC to support their weed control efforts in the RDBN.

### **Fire Protection and Emergency Response**

The RDBN requests that TransCanada consult with the RDBN regarding fire protection and emergency response, and develop an emergency management plan that includes communications protocols and evacuation plans for camps and workers.

TransCanada has indicated that their preference, with regard to the Coastal GasLink Pipeline, is to allow the construction contractors and worker camp operators to develop the emergency management plans once the contractors are hired. The Regional District is concerned that this process will result in the inability of the RDBN to ensure that the plans are adequate and will result in inconsistent plans and protocols between camps, and pipeline contractors. Of particular concerns are the communications protocols and emergency evacuation components of the plan.

### **Log and Wood Fibre Utilization**

The cutting of trees and the long term loss of forested lands associated with the proposed pipeline represents a negative impact to the long term sustainability of the regions forest industries. To minimize this loss it is important that all useable logs cut from the pipeline right of way be utilized. It is expected that the logs that can be economically harvested and transported to an end user would be sold. The RDBN has expressed concern that where the cost of harvesting and transportation are too high the logs will not be utilized in support of the forest products industries. The RDBN would like TransCanada Pipelines Ltd. to ensure that wood fibre is utilized in support of the forest products industries even if it cannot be sold or otherwise economically transported to market.

### **Employee Training and Apprenticeships**

The RDBN requests that TransCanada Pipelines Ltd. identify the specific actions that will be taken to ensure local employment is maximized, and that apprenticeship positions for local employees are provided. The RDBN would also like to be included in the process to plan for worker training and utilization.

**Use of Local Business**

The RDBN encourages TransCanada to do all that is possible to scale the size of contracts related to pipeline construction and operation in a manner which allows local business to take advantage of the opportunity offered by the pipeline. Early communication with local business regarding the opportunities that will be available has also been identified as important to ensure that these opportunities are taken advantage of by local entrepreneurs. The specific actions that TransCanada is committing to undertake to maximize the involvement of local business in the pipeline construction, and maintenance, process needs to be further discussed and confirmed with the RDBN.

The Regional District remains concerned that very few contracts associated with pipeline construction will go to local business given the scale of the contracts and a lack of knowledge of the procurement process. There is opportunity for local businesses to expand or be created as a result of pipeline construction; however, the extent of the local opportunity is entirely dependent on the business practices of TransCanada Pipelines Ltd. We would like to understand the specific steps that TransCanada Pipelines Ltd. is planning to take to take maximize local opportunity.

The Regional District of Bulkley-Nechako looks forward to addressing these issues with TransCanada and the OGC as part of the OGC permitting process.

Sincerely,



Jason Llewellyn  
Director of Planning

cc: Peter Wijtkamp, Manager, Special Projects, OGC (Peter.Wijtkamp@bcogc.ca)



# Regional District of Bulkley-Nechako Rural/Agriculture Committee

**To:** Chair and Committee  
**From:** Rowan Nagel, GIS/Planning Technician  
**Date:** November 7, 2024  
**Subject:** MoTI Road Closure Referral No. 2024-00832

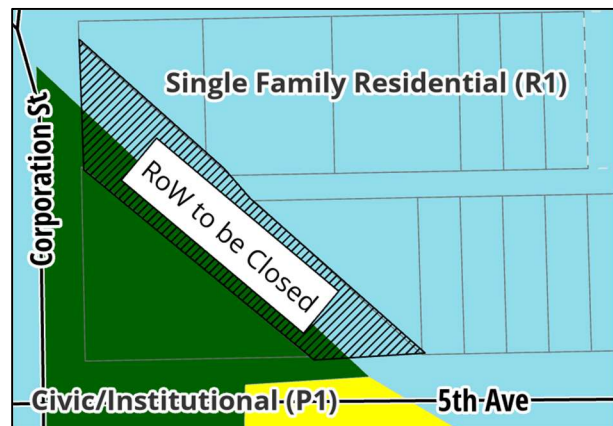
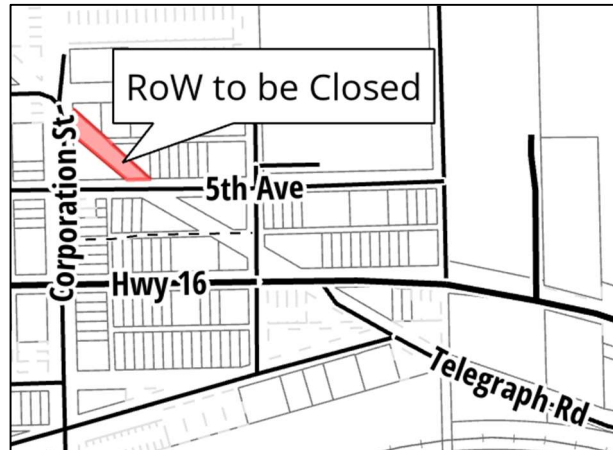
**RECOMMENDATION:** (all/directors/majority)

That the attached comment sheet be provided to the Ministry of Transportation and Infrastructure as the Regional District’s comments on Road Closure Referral No. 2024-00832.

**DISCUSSION**

The Regional District has received a referral from the Ministry of Transportation and Infrastructure (MoTI) regarding plans to close an undeveloped road Right of Way (RoW) in Fort Fraser. The RoW is an undeveloped portion of Telegraph Road that extends north-west through the residential area of Fort Fraser.

An adjacent property owner to the west of the RoW has applied to close the RoW so they may purchase a portion of it. The exact portion they wish to purchase is not confirmed. Their intent is to apply for a boundary adjustment so the portion of the RoW may be added to their property to address a trespass issue where their garage has been built across their property line and onto the RoW. The garage is not in compliance with Zoning Bylaw setback requirements (see Attachments).



The applicant has shared an alternate plan showing a version of the closure that leaves a portion of the RoW in place (see Attachments). They stated that this plan was presented to

them as an option by MoTI, but staff have been unable to verify this, or any other information with MoTI.

As the application does not include a clear description of the portion of the road to be closed or the area of road to be transferred to adjacent property owners, staff can not adequately evaluate or comment on the application. Staff recommend that MoTI develop the details of the road closure and boundary adjustment plan in consultation with RDBN staff and adjacent property owners. A road closure and boundary adjustment process should not proceed until the RDBN's interests have been appropriately addressed. The key RDBN areas of interest are discussed below.

### **Zoning Considerations**

The RoW is currently split zoned between Civic/Institutional (P1) and Single Family Residential (R1), following what would be the Telegraph Road centre line. Closing the RoW and adding that land to an adjacent property may result in the new parcel being split zoned R1 and P1, which may not be appropriate.

### **Utility Line**

The road RoW contains sewer pipes that are part of the community sewer system operated and maintained by the Regional District. This infrastructure must be protected by the registration of a replacement RoW in favour of the RDBN as part of any process to close the road and transfer of the land to private ownership. The RoW must secure the RDBN's ability to locate and maintain the infrastructure on the land.

### **ATTACHMENTS**

- Comment Sheet
- Applicant's Survey Plan
- Alternate Closure Plan

Comment Sheet on Road Closure Referral No. 2024-00832

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<b>Electoral Area:</b>	Electoral Area D (Fraser Lake Rural)
<b>Applicant:</b>	Roger Wiebe
<b>Existing Land Use:</b>	Undeveloped Road Right of Way
<b>Zoning:</b>	Civic/Institutional (P1) & Single Family Residential (R1)
<b>OCP Designation:</b>	Community Centre (CC)
<b>Proposed Use Comply with Zoning:</b>	Yes. See Comments
<b>If not, why?</b>	N/A
<b>Agricultural Land Reserve:</b>	No
<b>Access:</b>	5 <sup>th</sup> Avenue, Corporation Street, Unnamed Alley
<b>Building Inspection:</b>	Yes
<b>Fire Protection:</b>	Yes
<b>Other comments:</b>	

The application does not include adequate information to allow the RDBN to adequately evaluate or comment on the application. The RDBN recommends that MoTI develop the details of the road closure and boundary adjustment plan in consultation with RDBN staff and adjacent property owners. A road closure and boundary adjustment process should not proceed until the RDBN's interests have been appropriately addressed.

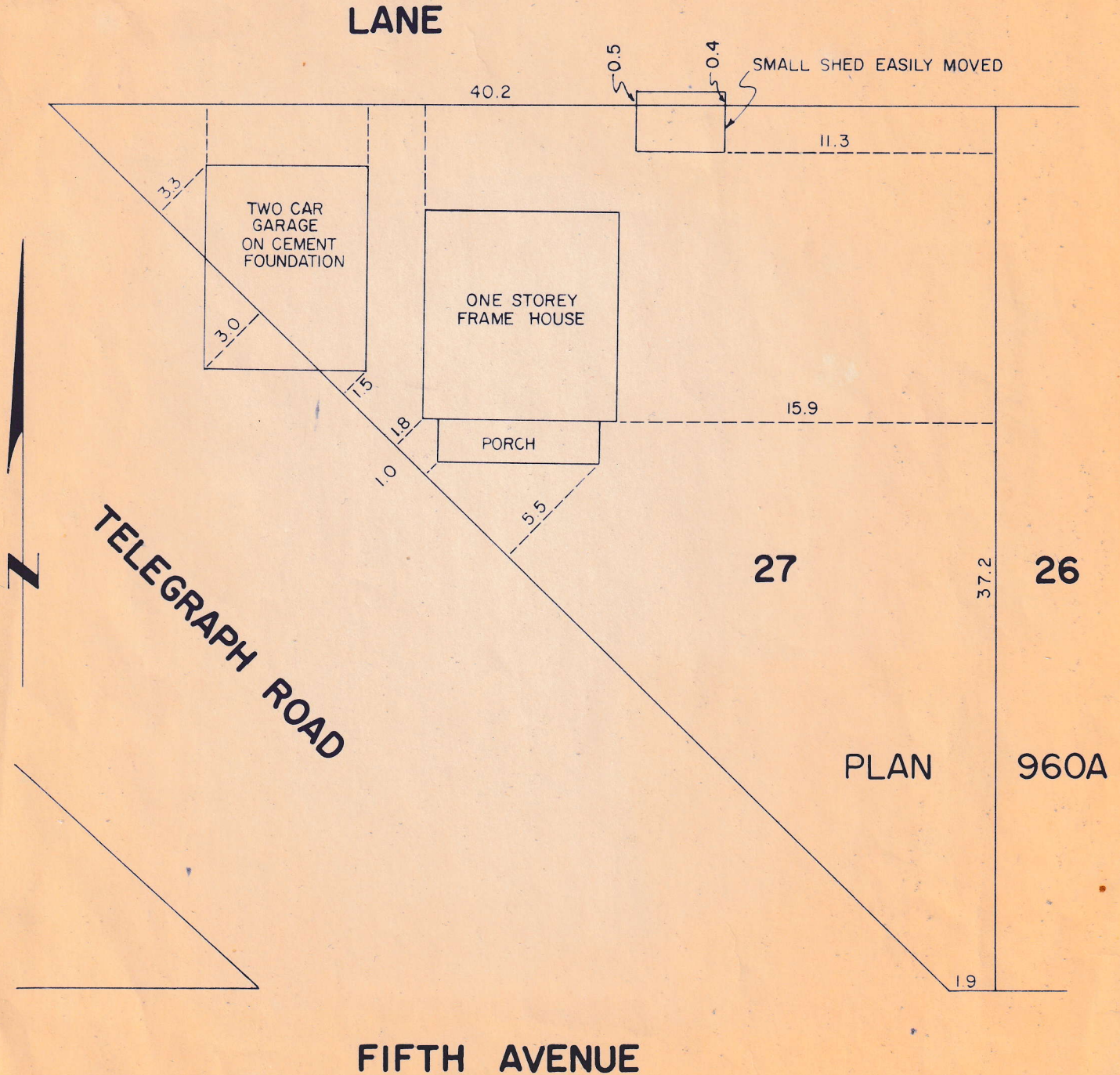
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The road RoW contains sewer pipes that are part of the community sewer system operated and maintained by the Regional District. This infrastructure must be protected by the registration of a replacement right of way in favour of the RDBN as part of any process to close the road and transfer the land to private ownership. The right of way must secure the RDBN's ability to locate and maintain the infrastructure on the land.

# CERTIFICATE OF LOCATION FOR MORTGAGE PURPOSES COVERING LOT 27, BLOCK 136, PLAN 960A, SECTION 26, TOWNSHIP 15, RANGE 5 COAST DISTRICT

SCALE : 1/250

Distances in metres



CERTIFIED CORRECT

*W.D. McIntosh*

B.C.L.S.

MAY 25, 1984

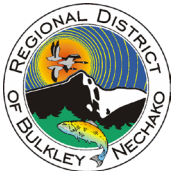
C-1300-28  
FB 152

W.D. McIntosh  
B.C. Land Surveyor  
Box 1250  
Vanderhoof, B.C.









## Regional District of Bulkley-Nechako Rural/Agriculture Committee

**To:** Chair and Committee  
**From:** Megan D'Arcy, Regional Agriculture Coordinator  
**Date:** November 7, 2024  
**Subject:** **Food and Agriculture Plan – Implementation Update**

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

Receive.

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### **BACKGROUND**

Upon completion of the RDBN Food and Agriculture Plan in April 2020, staff committed to providing updates on the Implementation Strategy. The Plan is currently in Phase 2: 2020-2025.

Each Priority Area includes specific actions which are included in the three-phase implementation strategy. The phases contain concurrent actions. Phase 1 is not required to be complete prior to Phases 2 and 3, and each phase includes short, medium, or long-term goals.

#### [Phase 1: 2020-2023, Priority Areas and Action Items.](#)

The action items for Priority Areas in Phase 2 of the Implementation Strategy are listed below with a short summary of the actions taken. Many of these items are ongoing.

#### **Priority Area 1: Support producers in navigating government policies and requirements**

- The Regional Agriculture Coordinator communicates with producers through the Growing Opportunities Newsletter, the Growing Opportunities podcast, and in person at events throughout the region. Government legislation and regulation addressed through these channels includes the Fish Protection Orders/Water Sustainability Act, the Agricultural Land Commission Act and ALR Regulations, and the Weed Control Act.

#### **Priority Area 2: Prepare for emergencies**

- Extension materials collaboratively prepared by Protective Services and Agriculture staff are still being used to communicate recommended or required procedures and protocols to producers. Livestock evacuation for both commercial and non-commercial

farms is a focal topic, but there are also links to dealing with suspected Avian Influenza outbreaks, and emergency preparedness planning on the RDBN Agriculture webpage.

- The August edition of the Growing Opportunities newsletter highlighted the RDBN process for livestock evacuations and discussed the importance of having a Premise ID. The RDBN video on livestock evacuations was also included.
- The Regional Agriculture Coordinator attended the Ministry of Agriculture and Food Emergency Management Branch workshop in the spring of 2024. There is no longer any provincial support for an agriculture staff person in the Emergency Operations Centre. This role was taken on by the RDBN Agriculture Coordinator. There is a new system for EOC staff to access Premise ID information in areas covered by Evacuation Alerts/Orders. It was implemented this fire season and appears to be working well.
- Agriculture staff had many conversations with Trevor Kier in aid of the preparation of a report on wildfire recovery for the RDBN.

### **Priority Area 3: Develop the food and agriculture sector and market(s) for RDBN goods**

- The hay situation was better in the 2024 growing season, but many producers needed to purchase hay from outside the region. Hay prices are still higher than they were prior to the onset of drought conditions in 2023. Some areas in the region are having difficulty accessing shavings. The Regional Agriculture Coordinator has continued to communicate these situations to the Ministry of Agriculture and Food.
- The Connecting Producers and Consumers Directory is still active as a marketing tool for local producers.
- There has been ongoing discussion in the communities about the current resources available for value-added food processing, and some discussion about creating additional resources. The Regional Agriculture Coordinator continues to facilitate these conversations.
- The Regional Agriculture Coordinator is taking part in a Northern BC Ideas Lab for Food Systems Transformation discussion group hosted by the Public Health Association of B.C.

### **Priority Area 5: Prevent and manage invasive and harmful species**

- The Regional Agriculture Coordinator continues to be a member of the NWIPC Board of Directors. Agriculture/Economic Development staff work with the NWIPC Field Coordinator at the beginning of each growing season to identify priority treatment areas within the RDBN (both RDBN-owned and private).

- The Regional Agriculture Coordinator receives calls throughout the growing season regarding concerns about invasive plant species. Concerns are communicated to the NWIPC Field Coordinator when applicable. The Landowner Rebate Program application is emailed as a follow up for concerns on private property.
- The RDBN Agriculture Invasive Species Management webpage continues to have links to both invasive plant species and pest management.

### **Priority Area 7: Increase climate change resiliency and adaptation capacity**

- The [final deliverables](#) for projects carried out through the Climate Action Initiative Program (re-branded as the Climate Change Adaptation Program) are used as resources for both general and specific communications with producers.
- The RDBN Agriculture Coordinator assisted with the organization and promotion of a Northwest Regional Gathering held in October 2024 hosted by Organic BC. The focus of this event was on compost health, and how healthy compost benefits plants and soil.
- Agriculture/Economic Development staff were successful in obtaining cost-share funding for an Agriculture Water Supply Assessment and Community Irrigation Feasibility study that will take place around Vanderhoof. The goal of this project is to gather existing water resource knowledge, identify gaps, and then use this information to develop a process for determining the feasibility of establishing community irrigation system(s) in agriculture areas. One of the objectives is to create a methodology that can be replicated throughout the region. The cost-shared funding came from the Agriculture Water Infrastructure Program administered by the Investment Foundation of B.C.
- The Regional Agricultural Coordinator continues to work with RDBN Environmental Services and CleanFarms BC to ensure that regional producers are aware of the agricultural plastics recycling program pilot currently being implemented in our region.

### **Phase 2: 2020-2025, Priority Areas and Action Items**

The action items for Priority Areas in Phase 1 of the Implementation Strategy are listed below with a short summary of the actions in progress or planned.

### **Priority Area 1: Support producers in navigating government policies and requirements**

2.2 Strengthen livestock emergency preparedness, AND 2.5 Identify regional risk mitigation projects to assist producers.

- The Regional Agriculture Coordinator will continue to work with Protective Services and Agriculture staff to advise producers of the roles and responsibilities of the different agencies (including producers) during livestock evacuations.

- Agriculture staff will continue to update the livestock evacuation resource spreadsheet as required.
- Agriculture staff will continue to look for partnerships with Regional Cattle Associations, BC Wildfire Service, Ministry of Agriculture and Food, and BC Livestock with respect to identifying potential risk mitigation projects.

**Priority Area 3: Develop the food and agriculture sector and market(s) for RDBN goods**

3.2 Continue to update and distribute the Connecting Producers and Consumers annually, AND 3.6 Expand food and agriculture activities in the region.

- The action items for the Connecting Producers and Consumers Directory are ongoing.
- Groundbreakers Agriculture Association has a Youth on Farms Program that has been running for several years and has been successfully helping producers with respect to sourcing labour during the growing season. The Regional Agriculture Coordinator is looking to work with this organization to share the details of the Youth on Farms program with agriculture organization in other communities.
- Agriculture/Economic Development staff will keep apprised of the ongoing outreach initiative undertaken by the BC Vegetable Marketing Commission and provide input with respect to application of the regulations in our region.

**Priority Area 4: Engage a Broad Audience in Food and Agriculture Activities and Information.**

4.1 Continue to support and build relationships and networks around RDBN food and agriculture, 4.2 Promote sustainable agriculture practices, 4.3 Organize and host workshops, conferences, and producer events, AND 4.4 Continue to support youth in agriculture initiatives.

- The Regional Agriculture Coordinator will continue to attend agricultural organization meetings and events throughout the region.
- The Regional Agriculture Coordinator will continue to support events, including workshops and conferences, hosted by local and provincial agriculture organizations, including Farmers' Institutes, Farmers' Market Associations, cattle organizations, and Young Agrarians.
- The Ministry of Agriculture and Food has started to produce regional newsletters—to avoid duplication the Growing Opportunities Newsletter has promoted the MAF Regional newsletters as they include information on funding opportunities and programs available through the Sustainable Canadian Agriculture Partnership agreement.

**Priority Area 5: Prevent and manage invasive and harmful species**

5.1 Advocate for and support collective efforts to prevent and manage invasive species, AND 5.2 Work with producers and senior levels of government to address on-farm challenges posed by wild animals.

- Work is ongoing to support producer organization-led initiatives to incentivize landowners to treat invasive species on their property.
- Elk are often one of the wildlife species of concern to producers. This year there was general open season for 6-point bull elk in the western portion of the region (elk hunting was previously limited entry only). Damage to standing and stored crops is dealt with through fencing and the Ministry of Agriculture and Food's Business Risk Management Programs, in particular, production insurance. The Regional Agriculture Coordinator will continue to help producers access these resources.

**Priority Area 8: Continue to Build Capacity for Effective and Strategic Implementation**

8.4 Continue to be a learning organization.

- The Regional District Agriculture Coordinator continues to participate in extension events hosted by organizations such as the Canadian Forage & Grasslands Association and the BC Forage Council.
- Agriculture/Economic Development staff will work towards updating the RDBN Food and Agriculture Plan in 2025.



## Regional District of Bulkley-Nechako Rural/Agriculture Committee

**To:** Chair and Committee

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

**Date:** November 7, 2024

**Subject:** **2024 Electoral Area Grant in Aid**

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

That the Committee recommend that the Board approve moving Electoral Area Grant in Aid balances remaining at the end of 2024 to the corresponding 2025 Electoral Area Economic Development Service.

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### **BACKGROUND**

In preparation for the approved-in-principle swap of Canada Community-Building Funds (Community Works Funds) for Regional Grant in Aid in the 2025-2029 budget, Electoral Area Grant in Aid balances should be at zero going into 2025 to maximize funding potential.

Staff recommend that each Electoral Area Director move their remaining balance into their Economic Development Service for 2025. These funds are different from the Economic Development Department and can be used either for RDBN projects, or other organization projects as approved by the Board via resolution.

### **ATTACHMENT**

Current Electoral Area Grant in Aid Balances



**Regional District of Bulkley Nechako**  
**2024 Grant in Aid**  
**Summary**  
**Sept 30 2024**

	Opening Balance					
	at January 1, 2024	Current Year Taxation	Alcan - Grant in Lieu	Chinook Com For Dividend	Total Spent	Balance Available
<b>Area "A"</b>	\$41,485.80	\$40,000.00			\$28,641.42	\$52,844.38
<b>Area "B"</b>	17,978.03	14,499.00			7,796.34	24,680.69
<b>Area "C"</b>	8,324.00	35,851.00			15,250.00	\$28,925.00
<b>Area "D"</b>	22,616.02	10,473.00			8,628.00	\$24,461.02
<b>Area "E"</b>	20,017.00	15,038.00			25,568.18	\$9,486.82
<b>Area "F"</b>	28,336.00	16,000.00			11,300.00	\$33,036.00
<b>Area "G"</b>	12,419.00	18,385.00			2,500.00	\$28,304.00
<b>Closing Balance Grant in Aid Account</b>	<b>\$151,175.85</b>	<b>\$150,246.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$99,683.94</b>	<b>\$201,737.91</b>



**"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"**



## Regional District of Bulkley-Nechako Rural/Agriculture Committee

**To:** Chair and Committee  
**From:** Nellie Davis, Manager of Regional Economic Development  
**Date:** November 7, 2024  
**Subject:** **Regional Grant in Aid from Electoral Area B (Burns Lake Rural)**

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

That the Committee recommend that the Board approve the following applications for Regional Grant in Aid from Electoral Area B (Burns Lake Rural)

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### BACKGROUND

At the September 26, 2024, meeting, the Board approved increasing the Regional Grant in Aid budget by \$150,000 to reflect a change of the same amount in the Environmental Services capital budget from an allocation of Electoral Area B (Burns Lake Rural) Northern Capital and Planning Grant.

That amount is available to Societies in Area B (Burns Lake Rural) via the Grant in Aid application form. Staff recommend approving the following applications for Regional Grant in Aid:

<b>Group</b>	<b>Project</b>	<b>Request</b>
Eagle Creek Recreation Commission	Mechanical Groomer for Arena	\$3,495
Lakes District Fair Association	Super Dogs Performance in 2025	\$14,825
Burns Lake Basketball Association	Jr. NBA Program (bursaries)	\$3,000



## Regional District of Bulkley-Nechako Rural/Agriculture Committee

**To:** Chair and Committee  
**From:** Nellie Davis, Manager of Regional Economic Development  
**Date:** November 7, 2024  
**Subject:** **Electoral Area D Economic Development Service Grant**

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

That the Committee recommend that the Board approve an Electoral Area D (Fraser Lake Rural) Economic Development Services Grant of up to \$10,000 to the Village of Fraser Lake for a White Swan Development Potential Study.

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### **BACKGROUND**

White Swan Park was the location of the first large sawmill in the region. The mill was built in the 1950's, and relocated to the current site in the 1980's. When the mill relocated, the lands were given to the Village.

The Village of Fraser Lake will proceed with a waterfront redevelopment plan as part of the 2024-2027 Strategic Plan. The first part of this plan is understanding what lies below the ground at White Swan Park and what development potential may exist.

The first phase of the project includes two reports being commissioned. The first is an Environmental Site Assessment (ESA), and the second is a Geotechnical Feasibility Study (GFS).

The ESA will provide a report that identifies areas of potential environmental concern based upon the history of the site and a review of all government databases.

The GFS will provide a report on the results from samples indicating both the physical presence of any contaminants and the structural integrity of the ground below the park.

Village staff requested quotes and have decided to award the two contracts as follows:

Environmental Site Assessment – McElhanney's Ltd. - \$4,200

Geotechnical Feasibility Study – SoilTech Consulting Ltd. - \$5,800

Director Mark Parker is supportive of the project and of committing funding to assist the community in exploring new economic opportunities following the close of West Fraser mill.