

**Bulkley Valley Community Resources Board
Box 577
Smithers B.C.V0J 2N0**

April 18, 2007

Ian Smythe,
Section Head,
Integrated Land Management Bureau,
P.O.Bag 5000,
3726 Alfred Avenue,
Smithers, B.C. V0J 2N4

Dear Mr. Smythe,

Re: Files Nos. 6407838 and 6407832, Applications from Vihar Construction Ltd for a Crown Grant to develop a Residential Subdivision on District Lot 5452, Range 5, Coast District, and to establish a Public Road Allowance (section 79) to access the proposed Residential Subdivision, respectively.

The Bulkley Valley Community Resources Board has carefully considered these Applications, which are for residential development outside the Bulkley Valley Settlement Zone (and also, incidentally, outside the area of the Official Community Plan, which has recently been adopted after extensive public input),

The Bulkley LRMP, and its more detailed Land Use Plans (now referred to as Sustainable Resource Management Plans) reflect a compromise of differing, and sometimes conflicting, resource and social interests on a limited landbase. These Plans therefore recognize various zones and designated areas so that resource development and uses, and residential development, may occur in a manner that sustains all recognized values on the landbase without conflict. The Special Management Zone 2, where the proposed subdivision is located, allows for timber harvesting where compatible with a desired set of resource objectives established in the Plan. These do not include residential development.

The CRB's mandate includes overseeing LRMP and SRMP implementation to ensure that these complementary land use plans are adhered to. The proposed subdivision represents a departure from them. The Board therefore does not support Vihar Construction's Applications.

Sincerely,

Adrian de Groot
Chair,
Bulkley Valley Community Resources Board

