

**Bulkley Valley
Community Resources Board
Box 577
Smithers BC V0J 2N0**

September 3, 2009

Michelle Larstone
950 Oak Crescent
Telkwa BC V0J 2X0

Dear Michelle Larstone:

Thank you for your letter of August 13, 2009 concerning the Cybernet communication tower recently erected on Hudson Bay Mountain near your property.

The Bulkley Valley Community Resources Board (BVCRB) has considered this issue in the past. Our website has a copy of our letter to the Integrated Land Management Bureau on this subject. For your convenience it is attached here. You will see that we have had common concerns.

One of our members has followed up with ILMB Smithers in discussions with John Stevenson, Land Officer and Ruth Edwards, Acting Manager. We are advised that Cybernet has been served with a notice of trespass on Crown land. It may be that a notice has been posted on the tower, too. We understand that ILMB will consult with the Ministry of Attorney General and then write a briefing letter to the Minister, who will then decide what is to be done. ILMB reports that it has made an offer for sale to Cybernet, subject to some conditions being satisfied. Cybernet has accepted the offer for sale but has not met all the conditions. We don't know the exact details.

In our discussion with ILMB it turned out that they did not have our comment letter on file. We have provided them with a copy. We will also write directly to the Minister, providing our earlier comment letter.

Meetings of the BVCRB are public and if you like we can advise you when the next one is. If you wish to be on the agenda, please let us know soon.

Yours truly,

Greg Storie
Chair, Bulkley Valley Community Resources Board

Bulkley Valley Community Resources Board
Box 577
Smithers, BC, V0J 2N0
November 24, 2007

John Stevenson, Land Officer
Integrated Land Management Bureau
Bag 5000
Smithers, BC, V0J 2N0

Re: Cybernet Communication's application for a license of occupation for four radio tower sites

Thank you for the opportunity to comment on this application. The Bulkley Valley Community Resources Board (BVCRB) is the custodian of the Bulkley Land and Resources Management Plan (LRMP). We assess such applications as this for their compatibility with the LRMP.

Since the LRMP is a plan developed by the community regarding activities on Crown Land we expect development activity to conform to the plan. Necessarily, the process of assessing compatibility needs to take place in advance of development. We understand that two or three of the proposed four sites have already been developed. Quite apart from the intrinsic issues that arise from each site's proposed (or actual) use is the potential for precedent in deciding how to deal with the fact that development has taken place first with approval sought later.

If an approval is given retroactively to the established sites a strong precedent may be set for other users of Crown Land to do likewise. We see this as a move that would weaken the effectiveness of the Plan. Other existing or future tenure holders may see that there is not a level playing field, or that conformance with the Plan is not needed. This is a key issue raised by this application.

The information provided is scant and is not adequate for a complete discussion of the merits of the application. The Blue Pearl site is said to need a two hundred metre access trail through the bush, but does not give detail if this is a motorized or foot trail, or to what standard the trail will be built, or if an assessment been done for erosion or water quality concerns downstream as the area is in a community watershed. New trail construction may provide recreational access inappropriately, even if unintentionally. On the site that requires trail construction, details on how access will be managed are needed.

Towers near the airport may need navigation warning lights. Visual quality concerns arise with some hillside developments. We have no information about conformance of this application to applicable standards or if addition lights will be required on the side of Hudson Bay Mountain.

Biodiversity conservation is a concern of the Board. Alpine ecosystems are fragile and we would like to see an awareness of such issues reflected in the information provided.

We would welcome more information on these points and would be better able to make a determination of conformance to the LRMP if we have it, before next meeting on December 11th, 2007.

Sincerely,

Adrian de Groot
Chair, Bulkley Valley Community Resources Board