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

January 22, 2009

Tammy Anderson
Land Officer
Integrated Land Management Bureau
Bag 5000, 3726 Alfred Avenue
Smithers BC V0J 2N0

Re: Land Referral 6408131 Zobnick Road

Dear Ms. Anderson:

This proposal deals with establishment of a temporary access road to connect Zobnick Road to the Trail to Town from Ski Smithers and the establishment of a temporary angle parking lot in conjunction.

The existing old road is located on top of a spring that feeds a shallow well, which in turn constitutes the domestic water source for three licensed user households. This situation endangers the quality of water for these users, as even a modest spill of common automotive fluids -- gas, oil or anti-freeze -- could contaminate the water supply and render it unfit for consumption. The prospective cost and inconvenience to these users and the prospect of liability for the proponent and the Province make the current access and parking proposal of uncertain worth.

The Bulkley Land and Resources Management Plan zones the land in question within the Hudson Bay Mountain Landscape Unit, in which a primary management objective is the maintenance of water quality. It seems unlikely, for the reasons set out above, that this management objective can be confidently achieved.

We are pleased to see that the proponent has secured alternative parking below the well, and has thus avoided automotive use of the road for now. Nonetheless, there is now considerable foot traffic along the road and there is no reason to suppose that ATVs or snow machines will not use this now heavily publicized access.

Notwithstanding the LRMP's clear management direction, we suggest that the current situation is untenable. We strongly recommend that the proponent and the water users at their earliest convenience work out a mutually agreeable solution. A new deep well might be such a solution, as might a different location for the road.

Yours truly,

Greg Storie
Chair, Bulkley Valley Community Resources Board