



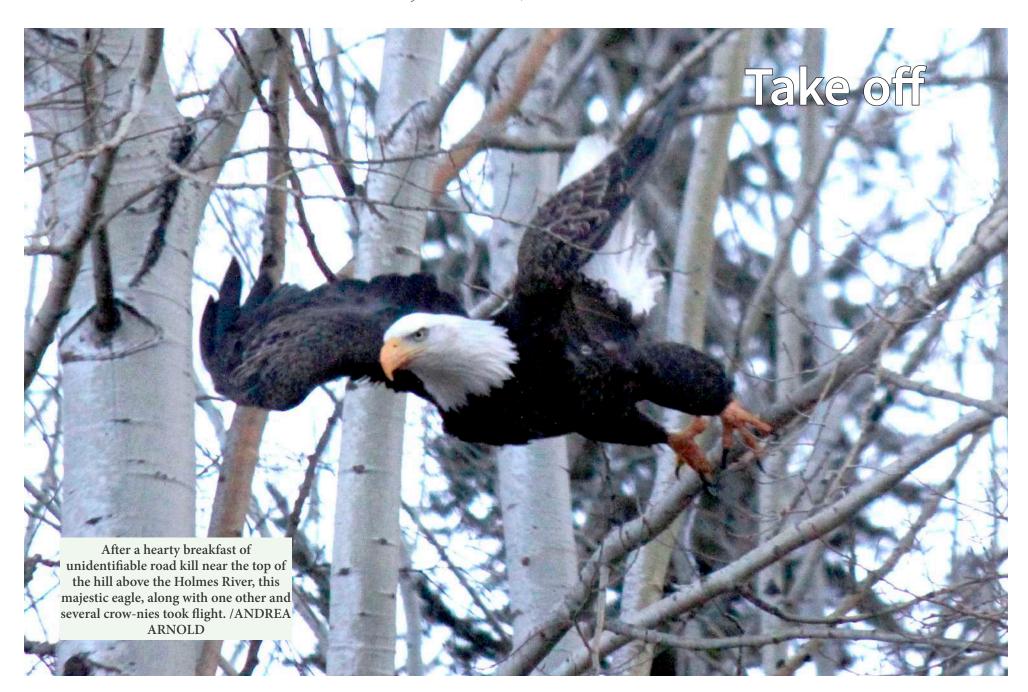


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Thursday April 4, 2024 Volume 15 Issue 12 PM42164515

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RDFFG gets nearly \$3M for Dore River erosion protection

By Abigail Popple, Local Journalism Initiative Reporter, RMG

The Regional District of Fraser-Fort George has received almost three million dollars from the Province's Community Emergency Preparedness Fund for erosion protection project on the banks of the Doré River. The District has opened an invitation to tender on BCBid, meaning that businesses can submit proposals outlining their services and projected costs of the project.

About four kilometres northwest of the Village of

McBride, the Doré River has seen intense flooding within the past several years. In June 2020, a 100-year flood event contributed to significant erosion of the river, according to a hydrologic and geomorphic assessment of the river commissioned by the District.

Following this flooding, McBride resident Robert O'Lennick installed riprap – a layer of large stones meant to prevent soil erosion in high-flow areas – along a 110-metre section of the riverbank downstream from the Highway 16 bridge over the river. Although O'Lennick paid for some of the cost out-of-pocket, the

riprap was partly funded by a Regional District Grant in Aid obtained by the Doré River Climate Control Action

While the hydraulic capacity of the river has grown since the 2020 flood – meaning that higher volumes of water can flow through the river channel, lowering flood and erosion risk – there is still a chance of more bank erosion in the future, the assessment says. In an email to The Goat, representative of the Regional District Hilary Erasmus said that 22 properties

would benefit from armouring CONT'D ON P2

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Dore River Cont'd from A1

the riverbanks to prevent future flooding.

As such, the District applied for the Disaster Risk Reduction-Climate Adaptation stream of the Community Emergency Preparedness fund, which is intended to support projects which reduce the risk of future natural disasters. The money will go towards the installation of riprap and adding plants to the riverbank, Erasmus said.

According to the hydrologic assessment, riprap will have to be installed along 1,200 metres of the riverbank. Revegetating the riverbank will also aid in erosion protection, the assessment says.

The proposed area for riprap installation, which can be viewed on the BCBid webpage, covers outer bends of the river between the Highway 16 bridge and the Museum Road bridge further downstream. The area where O'Lennick previously installed riprap appears to be included in the project, but it is not clear in the proposal how much attention will be given to the already riprapped surface. The new owners of the property confirmed that the rock used in the original riprap installation in 2021 consists of rock that is much smaller in size than what is needed to provide effective protection against erosion. They expect some additional rock will be placed along their waterfront, but not the whole area re-surfaced.

In an email to The Goat, Erasmus said that about \$228,529 of erosion protection costs on the river have been paid for through various Board-approved funding avenues. This includes Covid Restart Grant Funds, Growing Community Funds, and reserves from the Emergency Management Service, they said.

"The approach to use internal funding for this project to date has been deliberate to mitigate the chance of being in a position where [external] grant funds are expected to pay for project costs and then upon tendering, that costs exceed the grant funding parameters," said Erasmus. "It will not be until the competitive bid process for construction services has been completed that there will be confidence that the project can be completely funded by the secured external grants."

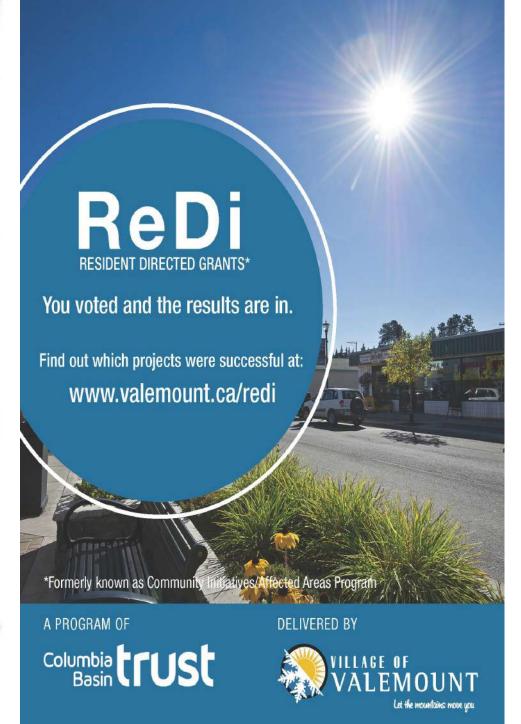
The closing date and time for the competitive bid process is April 8th at 9:00 a.m. Because the bid process is still ongoing, the District was unable to comment on the number of submissions that have been received so far.

If the District receives a qualified submission that falls within its budget through the bid process, it will aim to install riprap this summer, the representative told The Goat. Afterwards, continuous monitoring and further erosion protection – such as adding plants to revegetate the riverbank – will be necessary, said the District.



Nearly three million dollars is being invested to help protect the homes of residents living along the Dore River near McBride. The money will provide 1200 metres of large rocks- riprap along stretches of river bank that are particularly vulnerable to erosion during high water. /ANDREA ARNOLD





Valemount Council: wind energy, strategic plan, accessibility committee

By Abigail Popple, Local Journalism Initiative Reporter, RMG

Mayor Owen Torgerson called the meeting to order at 7:00 p.m.

After adopting the meeting agenda and minutes from the March 12th meeting, Council heard a delegation.

Delegation

Owner of Code Project Enterprise Ltd. David Balkanyi was the meeting's only delegation. He gave a presentation on the WindRing, which he said is a more affordable and attractive wind-harnessing technology than wind turbines. The WindRing has not yet been used in North America, and Balkanyi would like Valemount to be the first to install one. He previously pitched the WindRing to Council in February 2023.

Balkanyi did not provide specific numbers on the cost of the WindRing in his report. According to his delegation application, three additional WindRings would have to be purchased by the Village should the first one prove successful.

Councillor Pete Pearson said that the Village is not averse to trying new technologies, but he would be concerned about whether there would be enough grant money to cover the installation of three other WindRings. Torgerson also wondered about the long-term cost of maintenance. Balkanyi said that maintenance would be scheduled once every five years, or as needed. He added that he is looking into grants, such as the B.C. Air Access Program, to determine whether they could cover installation costs.

As the delegation was just for information, no decision regarding the WindRing was made. Torgerson said that Balkanyi will continue to work with the Public Works department to see what a potential budget would look

Village of Valemount Notice of Development Variance Permit Application

Please Take Notice that Development Permit Applications DP-24-01 with a Variance will be considered for approval:

When: Tuesday, April 9, 2024 at 7:00pm
Where: Council Chambers, Village of Valemount Office,
753 Cranberry Lake Road, Valemount, BC

The Village of Valemount Council will be considering applications for Development Variance Permits for the following premises:

Development Permit 24-01 with a Variance.

Proposes to vary Village of Valemount Zoning Bylaw No. 847, 2021 section 3.8.1 to permit the parking lot to be surfaced with gravel instead of pavement.

LEGAL DESCRIPTION: Lot A District Lot 9778 Cariboo District Plan 11451 (1020 Main Street)



A copy of the Development Permit will be available for viewing on the Village website at www.valemount.ca and during regular office hours (Mon. – Fri. 8:30 a.m. – 12:30 pm & 1:30 pm - 4:30 p.m.), from this date through April 9, 2024 at the Village Office, 735 Cranberry Lake Road.

Anyone who deems their interest in land to be affected by the proposed Development Variance Permits are invited to submit comments. Written submissions can be submitted by email to planner@valemount.ca, or via letter to the Village of Valemount. Written submissions will be accepted until 12:00 pm on April 9,

All correspondence submitted to the Village of Valemount in response to this Notice will form part of a public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The Village considers the author's address relevant to Council's consideration of this matter and will discuss this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

like. Council moved to receive the delegation.

Reading File

Councillors Pete Pearson and Hugo Mulyk said they would be interested in attending the annual general meeting of the North Central Local Government Association. Torgerson said he would attend if his schedule permits, and CAO Anne Yanciw said she is also on the fence about attending. Council moved to send Pearson and Mulyk to the meeting, and to send Torgerson and Yanciw if their schedules permit.

Torgerson noted that the Regional District of Fraser-Fort George moved to bring a resolution about lobbying the Province for improved cellular infrastructure on Highway 16 to the Annual General Meeting of the Trans Canada Yellowhead Highway Association. The District also moved to support a resolution requesting that the Jasper National Park West Gate receive the same upgrades that the East gate received in 2019: an additional bypass lane and the reconstruction of ticketing kiosks.

In September, Valemount Council submitted a similar resolution regarding the West Gate to the Union of B.C. Municipalities. The resolution was considered too regional and instead forwarded to the North Central Local Government Association for consideration during the Spring 2024 convention.

Strategic Plan

Council created a strategic plan for their 2023-2027 terms in January 2023. Last month, Council completed a strategic priorities review to determine how much progress they had made in their goals, and see how Village staff could support the plan going forward.

Yanciw gave a presentation on the Village's goals and progress based on the strategic plan. She said that within the plan, there are 28 priority goals and 46 actions that Council can take to accomplish them over the next several years. She updated Council on the progress of each of these goals by labelling them as "ongoing," "complete," "in progress," or "upcoming."

Ongoing goals are ones that have been accomplished but will require continuous work: for example, Council has appointed a Northern Health liaison, but since that person must stay in their role for a continuous period, the goal is "ongoing" as opposed to "complete." Of Council's 46 actionable goals, 25 are ongoing, according to a list that Yanciw sent to The Goat. Four have been completed: installing audio/video equipment in Council chambers, establishing a student council, collaborating with Trans Mountain on improving village infrastructure, and health supports. Nine priorities are still in progress, and eight are upcoming.

Torgerson thanked Yanciw and the rest of Village staff for their work on the strategic priorities review.

Community Hall Lease Reduction

The Valemount Learning Society currently leases space from the Valemount Affordable Rentals Society, but the two-room space limits their capacity, Society President Korie Marshall wrote in a letter to Council. Given that the basement space within Community Hall is now unoccupied due to the dissolution of the Valemount Children's Activity Society, the Learning Society would like to move its operations there.

However, the rent of \$7/square foot per year – which works out to a little over \$2700 a month – is too steep for the Society, Marshall wrote. In her letter, she asked Council to reduce the rent, though she did not include specific numbers.

Because he is married to Marshall, Torgerson recused himself from discussion of the issue. Councillor Hollie Blanchette led the meeting while he was away.

Pearson remarked that giving the Society a reduced rate may set a precedent for other organizations hoping to negotiate lower rents. He added that the Village and other organizations may have a need for the space. Mulyk agreed that consistency is important to ensure that the Village treats all organizations fairly.

Council moved to send the matter back to staff to discuss internally and with the Society to determine the best use of the Community Hall basement going forward.

Accessibility Committee Appointments

The Village has been working to establish an accessibility committee to identify ways to make Valemount more accessible since November. The committee is to be comprised of one Indigenous

representative, one person representing seniors, and two people who have a disability or support someone with a disability.

Council moved to appoint Shanon Manahan, Derek McClure, Judy Holmin, and Sherry Tinsley to the committee for a two-year term.

The committee also requires a Council appointee. Pearson said he would like to join, but is concerned that given his many prior commitments, he may not have time to sit on the committee. He moved to name himself as an alternate to the committee, to substitute for the Council appointee should they be absent. Council carried his motion.

Councillor Hollie Blanchette asked how often the committee would meet. City Planner Krista Etty said it will meet once a month, or as needed, during working hours. Blanchette and Mulyk both said that the committee is important, but they would struggle to make enough time to commit to it fully.

Torgerson moved to appoint himself as the Council's primary member of the committee. The motion passed with all in favour.

Food Truck Permit

David Grant, owner of food truck The Funky Goat, was approved to operate the truck in the lot at 1170 5th Avenue in 2021. Given that the three-year permit he was issued has now lapsed, he applied to operate for another three years at the same location.

Council moved to give the permit initial approval. Pursuant to the Street Vendor bylaw, a public hearing will be held before Council considers final approval of the requested permit.

Dog Park

Council moved to approve moving forward with the construction of a village dog park. Read more about the park in this week's issue.

Pump Track Ownership

Pump It Up, an ad hoc committee of Valemount and Area Recreation Development Association (VARDA), has been organizing to establish a pump track for bikes, skateboards, and other wheeled sports in the village. VARDA has requested that the Village take on ownership of the pump track, but at their February 27th meeting, Council moved to send the request back to staff to assess budgetary implications.

"Staff are supportive of the development of a pump track and the overall benefit it brings to the community," reads the staff report. "Unfortunately, because of the small tax base within the Village, taking this on as an asset would mean a significant tax increase to the residents compared to larger centers [with a pump track]."

Taking on the pump track as an asset would result in an 8.4 per cent tax increase, as opposed to a 2.7 per cent increase if VARDA were to lease the property. As such, staff recommended that VARDA lease the property, with the Village potentially contributing amenities like benches and garbage cans. Council moved to accept staff's recommendation.

ReDi Grant Decisions

Council voted on the funding recommendations for the nine organizations that applied for funding through the Columbia Basin Trust's Resident-Directed Grants.

The Senior Citizens Housing Society, Robson Valley Spay and Neuter Society, Valemount Entertainment Society, Yellowhead Outdoor Recreation Association, and VARDA received funding for their respective projects.

The Valemount Elementary School Parent Advisory Council, Valemount Curling Club, Valemount Secondary School Parent Advisory Council, and the Valemount Community Sports Day Association were denied their requests for funding.

Read more about the grant decisions in this week's issue.

Five Year Financial Plan Bylaw

To comply with the Local Government Act and Community Charter, local governments must adopt an annual financial plan before adopting tax rate bylaws by May 15th. The financial plan must include the current

year and the next four fiscal years. Council moved to approve the first and second reading

CONT'D ON P6

www.valemount.ca

Village of Valemount Public Notice **Proposed Council Procedure Bylaw Amendment**

Pursuant to Section 94 of the Community Charter, notice is hereby given that the Village of Valemount is proposing to amend its current Procedure Bylaw by adopting Village of Valemount Council Procedure Amendment Bylaw No. 891, 2024.

Council Procedure Bylaw No. 891, 2024 proposes amendments to Council procedures related to:

- the definition of "Public Notice Posting Places"
- the Order of Proceedings and Business

The proposed Council Procedure Amendment Bylaw may be inspected at the Village of Valemount Municipal Office located at 735 Cranberry Lake Road between 8:30am - 12:30pm and 1:30pm - 4:30pm, Monday through Friday (except holidays), or viewed online at www.valemount.ca.

The Village welcomes public feedback regarding the proposed procedure bylaw changes; we ask that questions and comments be submitted by 12:00 noon, Monday, April 8, 2024 to:

ALEMOUNT

Let the mountains move you

Carleena Shepherd, Corporate Officer Village of Valemount P.O. Box 168, 735 Cranberry Lake Road Valemount, BC V0E 2Z0 T: 250-566-4435 Email: corporate@valemount.ca

2024 Columbia Basin Trust ReDi Grants **Adjudication Committee Meeting Schedule**

April 18, 2024 at 6:30pm

Meetings are held at the Village of Valemount Council Chambers (735 Cranberry Lake Road, Valemount)

The Columbia Basin Trust ReDi Grants Adjudication Committee Meeting schedule for 2024 is posted at the entrance of the Municipal Office, and on the Village of Valemount website. Please note that meeting dates and times may change. Approved changes will be posted on the front door of the Village Office and at www.valemount.ca.

Village of Valemount Five Year Financial Budget - Public Document

All interested members of the public are invited to view the Consolidated 5 Year Financial Plan Budget. Hard copies will be available at the Village Office 735 Cranberry Lake Rd, during regular business hours, and on our website under the Finance tab.

The public consultation period is from April 4 to 18, 2024. Comments are to be received by the Director of Finance at dof@valemount.ca prior to April 19 at 12:00pm. All comments received will be provided to the Village Council for consideration in advance of the third bylaw reading, which is expected to be on the agenda at the April 23, 2024 Council meeting.

Village of Valemount Job Opportunities

- Public Works Labourer
- Visitor Information Centre Counsellor
- Museum Assistant

For more information about these positions, please visit: https://valemount.ca/village-office/job-postings/

735 Cranberry Lake Road 250-566-4435 PO Box 168

Do You Require a Building Permit?

The local Building Inspector provides building inspection services within the Regional District of Fraser-Fort George Area H (Dome Creek to Albreda) and the Villages of Valemount and McBride. Building permits ensure that health and safety requirements are met for current and future occupants.

Building permits are required for:

- Any new building or structure over 10m² including portable or temporary structures
- · Alterations, additions or repairs to an existing building or structure
- Interior structural renovations
- Demolition or relocation of a building or structure
- Locating or relocating a manufactured or mobile home
- · Remodeling or constructing a deck
- Installing or altering plumbing within a building or structure
- Installing a new chimney or fireplace or other fuel burning
- Enclosing a carport or changing a garage into living space
- Changing the use/occupancy of an existing building (i.e., from office to retail).

A detached accessory building less than 10m² (107.6 sq. ft.) is exempt from requiring a building permit, but must still meet setback requirements specified in the Zoning Bylaw.

If you are unsure about whether or not a building permit is required, please contact the Building Inspector.

Avoiding building permits can be costly. Property owners can receive fines and can be faced with engineering costs, as well as expensive repair costs, should the structure or work not comply with provincial building regulations. It may also be difficult to sell your property, should the potential buyer request inspection records. Call 250,566,4435 or building@valemount.ca.



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About Letters to the Editor

The Goat welcomes all letters to the editor and values diverse opinions in our newspaper. Letters should address something that appeared in the newspaper or a current event. Recommended letter length is 400 words or less due to space constraints. Longer letters may be rejected or the author asked to reduce the length. The Goat formats letters and grammar according to Canadian Press style. No substantive changes are made without the author's approval. Letters are reviewed for clarity and libel, but are not fact checked and may contain errors or misleading statements. Letters must be submitted with a phone number for verification purposes and the location of the author, but only the name of the author and location will be published. We may publish anonymous letters when they are in the public interest. Write to us! goatnewspaper@gmail.com. We ALWAYS confirm receipt of letters. If you have not received a reply from us, please call us at 250-566-4606 so we can make sure we receive it. Our letters deadline is Sunday 5pm the week of publication. Letters received after our deadline may still be included if space is available, otherwise they will be bumped to the following week



More broken promises

Dear editor:

It drives me more than a little crazy to see the secret mapping produced by the BC Forest Service, uncovered by Ben Parfitt of the Canadian Centre for Policy Alternatives, that changed the status of priority protection old growth stands. It hits especially hard in our region of Inland Rain Forest, with very old forest. I guess it should be no surprise, as government has broken similar promises of improved forest management several times in the past. Anyone who has seen the province's forests from the air or Google Earth must realize that we

have already severely overcut the forest resource.

We have a major slow burn double emergency facing civilization from climate change, caused by too much CO2 and methane in the atmosphere, and loss of biodiversity. There is no silver bullet to solve these big issues, but it should be obvious that continuing to remove old growth forest moves us in the opposite direction that we need to go. Intact forests absorb large amounts of atmospheric carbon, an opportunity lost by cutting them down. Even more important, logging (especially clear cut logging) releases nearly all the

carbon that was bound up in the trees and soil there in a very short time frame, a large influx of carbon into the atmosphere virtually overnight. It will take centuries to reabsorb as much carbon; time we do not have.

The first law of holes: If you find yourself in a hole, stop

Roy Howard Dunster, B.C.

Valemount committee launches survey on health resources

By Abigail Popple, Local Journalism Initiative Reporter, RMG

A survey about access to health and wellness resources has been circulating the village since March 14th. The six-question survey is targeted for Valemount residents of all demographics, asking respondents for their opinion on the various health services available in the village.

Organized by an ad hoc committee of the Valemount Collaborative Community Table, results will be used to inform future decision-making about the Collaborative's advocacy, says Collaborative member Pete Pearson.

"It's an informational thing to guide future programming," Pearson told The Goat. "If we get 200 people saying, 'I had to go out of town for a certain test,' well, it's probably not in the budget to bring that equipment here, but maybe maybe we can figure out a way to do something."

Pearson said that the survey is designed to be completed in under two minutes. Respondents indicate whether they use services such as home support, physiotherapy, alternative medicine, or if these services are inaccessible to them. They can also indicate if the services are working well or need improvement.

Additionally, the survey asks respondents to name the health services they access outside of Valemount, if applicable. It ends by asking for general comments on the health services available in Valemount.

Pearson said that the survey was designed by a diverse group of people who each brought a valuable perspective to the table.

"Everybody has a bit of a different viewpoint on what needs to be done on the survey. So I think with the group we had, we kind of covered all the bases and got it out there for everybody," he said.

The survey, which debuted at the seniors' luncheon earlier in March, is open until April 14th. Paper copies can be picked up and submitted at the IGA, IDA Pharmacy, Health Centre, Library, Municipal Office, and Robson Valley Community Services. The survey will also be posted on the Valemount Bulletin Board Facebook page.

Valemount dog park under way after \$375K proposal vetoed

By Abigail Popple, Local Journalism Initiative Reporter, RMG

Valemount Council has approved a roughly \$32K proposal for a dog park in the village, equating to a property tax increase of 1.7 per cent. This comes after a sixfigure proposal was turned down at a regular Council meeting in February.

Valemount residents used the ball field at John Osadchuk park as a temporary dog park throughout last winter. However, this solution proved unsuccessful as users did not properly clean up after their dogs, according to previous staff reports about the park. As such, Village staff began exploring the option of using the undeveloped portion of John Osadchuk park to install a dog park.

Village staff contracted Urban Systems to propose a dog park within a \$50,000 budget, later receiving a proposal that totaled over \$375K. During their February 27th meeting, Council moved to send the proposal back to staff to find a more affordable option.

The new proposal, designed by Village staff, includes two fenced areas, clean-up stations, and picnic tables. Unlike the previous proposal, which budgeted just over \$45K for plants and over \$67K for a growing medium, the new proposal will not add vegetation. The Village will spend a little over five thousand dollars each year on regular clean-up and other maintenance, according to the staff report.

Councillor Pete Pearson asked whether it would be possible to alter the proposal to include a two-gate entrance, to reduce the risk of dogs running outside of the park when another person enters. Village planner Krista Etty clarified that the configuration of the fences could be changed to accommodate a double gate. She added that staff has budgeted plenty of money for the fencing so the cost of a second gate could be covered.

Council moved to approve that staff move forward with the proposed dog park

Pump Track and Dog Park **Proposed Design Option**





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V Council Cont'd from p3

of the five-year financial plan.

Building Bylaw

Council moved to give an updated version of the Village's Building Bylaw first and second reading. The current bylaw was last amended in 2007, and the B.C. Building Code has undergone four revisions since then. The updated bylaw aligns with current provincial building practices, and includes updated fees to reflect current construction values.

New Bylaw Dispute Fees

If a person disputes a bylaw violation notice and is unsuccessful in their dispute, they must pay the Village a fee to cover part of the costs of the dispute adjudication system. Council approved a motion to give first and second reading to a new amendment to the Bylaw Notice Enforcement and Dispute Adjudication Bylaw. The amendment adjusts the fees for violating a Building Bylaw for inflation, and adds new contraventions to reflect the updated Building Bylaw.

Fees and Charges

Council moved to give amendments to the Fees and Charges Bylaw first and second reading. The amendments adjust the fees for building permits and inspections to reflect current prices.

Public Comment

Shanon Manahan asked whether Council could reconsider its decision to deny the grant request of the Valemount Secondary School's Parent Advisory Council. Torgerson said he would encourage Manahan to make an appointment with the Village's grant writer to get feedback. He also said that the results of the surveys for the Resident-Directed Grants will be made public.

Isla Jackman also asked whether it would be possible for the Valemount Elementary School Parent Advisory Council to receive feedback. The elementary PAC has had a lot of momentum this year, she said, and because of high turnover in PAC membership it may be difficult to organize another grant application in future years. Torgerson again said that the Village grant writer could identify an efficient way to get funding.

Jackman also asked if Council could overrule the CBT adjudication team's recommendation on whether or not an organization should receive funding.

"We rely heavily on the volunteerism and expertise in that room to give us the best advice and recommendations moving forward," said Torgerson. "We try not to [change their opinion]."

Jackman asked if Torgerson felt that the committee could have more community representation to represent a more diverse array of people. Torgerson said that the committee is always looking for applicants for future years.

In-Camera

At 8:10 p.m., Torgerson adjourned the regular meeting. Council proceeded to an in-camera meeting for consideration of one item per Section 90 (1)(d) of the Community Charter to discuss matters related to the security of the property of the municipality.

Simpcw negotiating claim for Tete Jaune Cache

By Rachel Fraser

Negotiations are ongoing between Simpcw First Nation and the Government of Canada over reserve lands at Tete Jaune Cache, the site of a small settlement of Simpcw relocated by Canada in 1916 to the Chu Chua reserve near Barriere.

"Simpcw is currently working on a specific claim for Tete Jaune Cache, where there were reserve lands promised to be set aside for them, which never happened." said Simpcw First Nation Cultural Liaison and former chief Shelley Loring in an email to the Goat.

Suzanna Su, spokesperson for Crown-Indigenous Relations and Northern Affairs Canada, confirmed that the federal government is working with Simpcw First Nation to resolve the "Loss of Reserve Land at Tete Jaune Cache" specific claim, related to Canada's failure to set aside theses lands as reserves in the early 1900s.

"These negotiations are ongoing, but more work remains to be done before the claim can be resolved." she said.

She says this includes negotiating a settlement agreement, a vote by First Nation members as well as federal

She directed us to Simpcw First Nation for further information, but attempts to reach the First nation by phone and email have not been returned by presstime. Simpcw First Nation originally filed the Specific Claim in 2008, but Canada did not accept the claim for negotiation at that time. In 2016, then-chief Nathan

Matthew told the Goat they were continuing to compile more evidence to support their claim and would either re-apply or go to court. According to the government's Reporting Centre for Specific Claims, Canada returned with an offer to negotiate in 2020.

According to the Government of Canada Specific Claims website, the purpose of the Specific Claims process is to address past wrongs, with regards to historic treaties or agreements, such as a failure to provide the full amount of promised reserve land. A First Nation can bring forward evidence of this failure under the process, and if it meets a minimum standard in laying out its claim and providing supporting documentation, it will be filed with the Minister of Crown-Indigenous Relations and Northern

Affairs. The ministry has three years to review and research the claim and determine whether it will be accepted for negotiation or whether it will be rejected. If it is rejected, or a response not received within the 3 years, the First Nation can take it to the Special Claims Tribunal.

Specific claims are meant to be settled with financial compensation, providing capital that can then be used to purchase lands "fee simple" from a willing seller. However, where reserve land was illegally taken from a First Nation or was not provided as required, the government's special claims policy states "the settlement may include provisions to create reserve land in accordance with

Canada's Additions to Reserve (ATR) and Reserve

CONT'D ON P11

Nourish your body, fuel your life

By Amy Pawliuk, Registered Nutritional Therapist

Spring is in the air! Many associate this time of year with spring cleaning and the refreshing of our homes after winter. Often this feeling can extend past our homes to our bodies needing a bit of spring cleaning too!

When symptoms like weight gain, fatigue, headaches, brain fog, or digestive issues show up often they are a cry for help from your body. Don't ignore them, your body will get louder and louder until you have no choice other than to pay attention.

Toxins and detox are words that get thrown around way too much in the wellness industry.

Our bodies have systems in place to remove 'toxins' and naturally 'detox' all the time. These amazing systems however can become overwhelmed if we do not take care of them, resulting in the above symptoms.

Support your body this spring in its attempt to 'clean house' from all that winter comfort food and lack of movement

Going back to the basics is a great place to start when supporting your body!

Move your body. Whatever this looks like to you, walking, yoga, biking, running, rock climbing or playing with your dogs! Movement helps your body to get goodness to and waste from each of your cells.

Even something as simple as getting up and walking for a few minutes if you notice you have been sitting at your desk or on your couch for a while will make a difference! Supporting proper digestion is essential for supporting detoxification because it helps with nutrient absorption, waste elimination, gut health, liver function, and overall reduction of your body's toxic load.

Eat lots of colorful fruits and vegetables, lean proteins, whole grains and legumes to support your body's detoxification processes. Incorporate antioxidant-rich foods like berries and leafy greens to help neutralize free radicals and promote liver health.

Making sure that you get enough water is HUGE! Literally every single thing your body does needs water and will not run as smoothly as it could if it doesn't have

How much is enough water for you? Take your body weight in pounds and divide that in half. That is the number of oz you should drink spread throughout the day. So that means a 130 pound person should drink about 2 litres of water each day.

I have tips and tricks for getting enough water on my social media accounts if you need a little inspiration go check it out!

Every year I run a Spring Reset program that lays out step by step how to go about giving your body some spring cleaning in a safe and reasonable way. We go into detail on how your body naturally detoxifies and how to support and maintain it to feel your best. I include meal plans, shopping lists, daily education and a supportive group to keep you on track. I would love to have you join us! Check out my webpage www. wildwellnessholisticnutrition.com for details or more information.

As always, if there is a topic you would like me to cover please let me know!



Amy Pawliuk is a registered nutritional therapist residing in Valemount. You can find her on Instagram and Facebook @ wildwellnessholisticnutrition. /FILE PHOTO

McBride council: Airport project, highway concerns, & Dunster Schoolhouse upgrade support

By Andrea Arnold

The March 26, 2024 McBride council meeting was called to order by Mayor Gene Runtz at 6:02 p.m.

Airport project presentation

Stieg Hoeg, Accredited Airport Executive and former Prince George Airport General Manager made a presentation regarding the Airport Project. He has done extensive work and presented his thoughts on ways the Charlie Leake Airport in McBride could be improved without sinking a lot of money into improvements. See the full article in this week's edition for more details.

Highway concerns

Council discussed a reminder from the Trans Canada Yellowhead Highway Association that the date to submit highway-related concerns to the association is April 26th. Council discussed the safety of the intersection at Main Street and the highway. They suggested dropping the speed limit to 60 or even 50, and extending it to Mountainview Road on the east side and the Westlund Road area on the west side. Also, they want to ask about the possibility of a turning lane on at the intersection at Koeneman road. Lastly, Council would like to see more webcams including weather stations, along the highway between McBride and Prince George as well as improved cell service.

Dunster Schoolhouse kitchen upgrade

Council directed staff to provide a letter of support to Shara Gustafson for her grant submission to Northern Development Initiative Trust. If the application is successful, the grant money will help create a more functional community kitchen in the Dunster Schoolhouse.

UBCM membership

Council approved the Village of McBride's renewal of the Union of BC Municipalities annual membership.

Meeting Schedule change

Council approved the cancellation of the May 14th 2024 regular council meeting as they will all be out of town attending the 2024 North Central Local Government Association annual General Meeting and Convention in Smithers.

Chamber of Commerce update

Mayor Gene Runtz attended the last Chamber of Commerce meeting at the curling lounge and asked to present a verbal update. The Chamber is now at 13 members,

and they are still looking for more members.

The two big items of discussion at the meeting were the closure of Scotiabank and the possibility of the credit union coming, and the second was the closure of the Renshaw snowmobile trail.

They also discussed the condition of the signs that are located at the pullouts on either end of town as well as the piles of gravel and other debris that is scattered around the pullouts. They want to work with the Tourism Committee to make improvements in this regard. Anything that is pavement is Emil Anderson's responsibility.

Committee of the whole

Council moved to a Committee of the Whole meeting as per Part 7 of Council Procedure Bylaw No. 771, 2017. At 7:03pm the regular council meeting was recessed to allow for this transition.

The motion to receive the Draft 2024- 2028 Five Year Financial Plan for information and discussion was made.

Karen Stahl of cfo2go Consulting services Inc presented to council some of the budget development process. She reviewed best practices for budget development that are used by other local governments as well as guidelines issued by the Ministry of Municipal Affairs. She told council she had updated the budget reporting tools to include additional schedules which will assist with more in-depth analysis of cost and revenues and their contributions to potential surpluses and deficits in order to ensure a balanced budget.

She brought forward the Consolidated Budget Summary, the Water Treatment & Disposal Schedule, and the Water Transmission & Distribution Schedule as examples. These items are not complete in the budget as numbers are expected to change with additional information coming in from external sources.

She walked through the process of creating a budget, where the numbers come from and how they work to balance it each year. Some of the numbers she used in the examples are not actual numbers within the Village of McBride budget. She created them to be able to explain the whole process with visual aids.

The committee of a whole was adjourned and the meeting returned to the regular meeting at 7:29pm.

In-camera

Council voted to proceed to an in-camera council meeting for consideration of matters of the community charter related to section 90 (1) (c) Labour relations or other employee relations and (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stage and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Improvement ideas for Charlie Leake Airport

By Andrea Arnold

Stieg Hoeg attended the McBride Council meeting on March 26 in person to present his findings regarding the Charlie Leake airport.

Stieg Hoeg, Accredited Airport Executive and former Prince George Airport General Manager, has created an 800 page legal legislative review to ensure the Charlie Leake airport in McBride is doing what it should be doing as a part of the Village's ongoing Airport improvement project.. He also conducted an operations review and a site review, and spoke to several community members.

He said that he worked to provide options to keep the airport functioning within its requirements, but at the same time, not adding more work to anyone's schedule and staying within the law.

He wrote up an airports manual that covers the basics, the requirements of certification, and a very high overview of operation.

Hoeg said that an important aspect of the airport is a clear information flow. By providing a clear picture everyone who uses the airport will know what they can expect at the airport. He had a meeting with village administration so that they were clear as to what the expectations are for staff, as well as community members. He then created an up to date operations manual, and went through the document with the Public Works crew.

Hoeg spoke to airport users and told Council he thinks the airport could be left as-is, with a few adjustments.

He believes there is no need to extend the runway for fixed wing medi-vacs. Through discussion with pilots who say that due to the steep incline required to access the airport, they are unable to perform frequent takeoffs with a patient. The air ambulance sector is leaning heavily towards helicopter service.

As far as improvements, he spoke to Public Works Manager Brian Taphorn and the lights are being changed. Regarding the 1987-certified fuel system, Hoeg suggested it likely doesn't meet modern environmental regulations. He told Economic Development Officer Karen Dube that the BC Airport Assistance Program may be able to help with, and in council meetings since, the motion to proceed in this direction was passed at the Dec 12th meeting.

At that meeting, Council moved to support an application to the BC Air Access funding program for the McBride Charlie Leake Fuel System Enhancement Project, estimated to cost \$599,780.40. A part of this direction also included the addition of a second tank for helicopter fuel that would allow for more rotary traffic to use the site.

He complimented the village staff and their willingness to work with him and hear his suggestions. He asked that council consider existing workloads, especially for the public works crew, before adding more airport responsibilities to their days.

He was surprised to hear that Spyder uses the airport to pick up McBride employees to travel to the US for business, that there are users that fly in for sledding or Tiger Moth stunt training, and a guy from PG that wants to build a hanger hotel.

Hoeg said that the flight path/GPS approach has been decommissioned. A GPS approach uses satellites and allows the approach to route around terrain before lining up with the runway.

"If it - flight path/GPS approach - is needed for industry, then industry should be the ones paying for it, not the Village," he said.

He suggested that an airport advisory group be established to use the skills, ideas and interest available through users.

Underwing camping is an idea that he believes would

bring more traffic to the airport. Hoeg says he knows of enthusiasts who fly over the Rocky Mountain Trench who would like to park for the night, and set up camp under the wing of their airplane, use facilities, splash their faces with water and refuel. The airport here could be primed for this set up, if facilities can be provided. This is something that could bring people in during the summer season.

Although several people he talked to said that the runway needs re-paving, he looked at it and thinks it is good to go for another several years, even up to 10.

Hoeg does see a need for wildlife fencing, more to keep unauthorized people out than wildlife. He thinks there is provincial funding available that could help with the costs of re-fencing the area, and the people who have the hay contract for the field around the runway also said they would help with the fence installation.

The ditches could use some maintenance, but he does not recommend redigging them until the runway is redone completely.

He suggested that administrative staff get a tour of the airport once a year as orientation, or as a refresher. He also suggested that staff visit the Valemount airport to see the operation of an airport of similar size.

The discussion with councillors following his presentation one of the councillors brought out the idea of using the runway as a drag race location. CAO Jeanette McDougall said that she had recently received a call from someone asking if that was a possibility. Hoeg said they have done that in previous years in Prince George, but that two things need to be addressed. The first is clear communication regarding the availability of the runway for aircraft, and the other is to clear time slots for possible landings. This may actually bring in more people to watch drag races, and provide a broader source of income.

Clemina acid spill hasn't impacted waterways: Ministry

By Abigail Popple, Local Journalism INITIATIVE REPORTER, RMG

The Ministry of Environment and Climate Change has confirmed that a truck crash last month caused phosphoric acid and formic acid to spill into the surrounding area. However, the spill did not impact nearby waterways, the Ministry said. The March 9th truck crash left residents near Clemina Creek without power for over 40 hours, as previously reported in The Goat.

In the late afternoon of March 9th, a semi-truck crashed off of Highway 5 about 30 kilometres south of Valemount. The incident damaged nearby BC Hydro power lines, cutting off electricity for the subdivision of approximately 20 households from that Saturday evening through the weekend, resident June MacDuff told The Goat at the time.

Provincial Environmental Emergency Response Officers visited the site on March 21st to supervise cleanup operations and recover the vehicle. They determined that about 6,500 litres of phosphoric acid and 1,000 litres of diethanolamine – a chemical commonly used in soaps and detergents, which Health Canada says can be carcinogenic when combined with certain chemicals had been spilled at the site.

These chemicals have been successfully removed from the area, according to the

The truck bore the logo of Reliance Logistics, a transportation and logistics company. While a manager at Reliance confirmed that the trailer was owned by Reliance Logistics, he said that the driver operating the truck was employed by Somal Brothers Ltd., another logistics company. Somal Brothers did not return The Goat's request for comment, and the Ministry of Environment and Climate

Change was unable to confirm whether Somal Brothers was the entity responsible for cleaning up damage from the crash by press time.

According to the Ministry of Environment and Climate Change webpage about the chemical spill, the truck was carrying multiple containers of various chemicals, at least two of which spilled onto the ground. One container had phosphoric acid, and the other had formic acid, the webpage says.

"Environmental sampling has occurred and initial results indicate no impacts to the immediate surface or groundwater," reads the Ministry's webpage on the incident. "Sampling also took place on the closest water body to the incident site, the Albreda River (approx. 200m from the spill location)."

Provincial Environmental Emergency Response Officers have visited the site multiple times, according to the Ministry. In an email to The Goat, the Ministry said that Officers were on site on March 11th, but did not find evidence to believe that waterways were impacted by the chemical spill. An environmental response contractor was on site the following day to further assess environmental impacts of the crash, the Ministry said.

The Ministry was unable to provide a copy of the environmental contractor's assessment to The Goat by presstime.

Additionally, a cultural monitor from the Simpcw First Nation was on-site for remediation operations, the Ministry said. The Goat reached out to the Simpcw First Nation for comment but did not receive a response by presstime.

The environmental consultant will be creating a final report at the end of remediation and recovery operations, says the incident webpage, but no further updates are expected for the webpage.



Soil removal operations at the Clemina crash site were underway the week of March 25th, according to the Ministry of Environment. Environmental consultants have been making regular trips there to assess the impact of the truck crash. / ABIGAIL POPPLE



Branch 266

Regular Events:

Priday Night Dinners w/ Weekly Special 5:30 p.m. to 8:00 p.m. Sunday Pancake Breakfast 8:00a. to 10:30am

Bingo- Second Thursday every month Doors at

Coming Events:

Open Mic April 5th Bingo April 11th

May 25: Happy Trails Bluegrass. Tickets on sale

June 23: Big Train Blues duo Tickets on sale

Branch 266 manages the Local Loan Cabinet, a local source of aids to daily living such as walkers, crutches, wheelchairs and more. Call 250-566-1115

General Meetings: Third Tuesday of each month @ 7 p.m.

Hall Rentals available for events, meetings, seminars. Call 250-566-1115 or email valemountlegion266@gmail.com

Royal Canadian Legion Branch 366, 970 Main Street, Valemount

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Simpow Resources Ltd. invites the public to review and comment on the proposed information package relating to Forest Operations Map (FOM) IDs #1225 and #1308.

The FOM shows proposed cut blocks and associated road development under Simpow Resources Ltd.'s Forest Stewardship Plan #882. The proposed developments are in the general vicinity of Olsen Ck., Switch Ck., and Canoe River.

The proposed information package is available online at: https://fom.nrs.gov.bc.ca/public/projects

Printed documents and maps will be available during regular business hours (9:00a.m. to 3:00p.m.) at the Simpow Resources Group office, located at 6580 Dunn Lake Road, Barriere, BC V0E 1E0 between April 4, 2024 and May 4, 2024. Please contact referrals@simpcwresourcesgroup.com to arrange a meeting time to review the plans.

Please submit comments at https://fom.nrs.gov.bc.ca/public/ projects or to referrals@simpcwresourcesgroup.com or PO Box 1287, 6580 Dunn Lake Road, Barriere, BC, V0E 1E0 (attn: Forestry Department).

Comments received between April 4, 2024 and May 4, 2024 will be considered in forest development plans. This FOM can be relied upon by Simpow Resources Ltd. for the purpose of a cutting permit or road permit application until April 4, 2027.

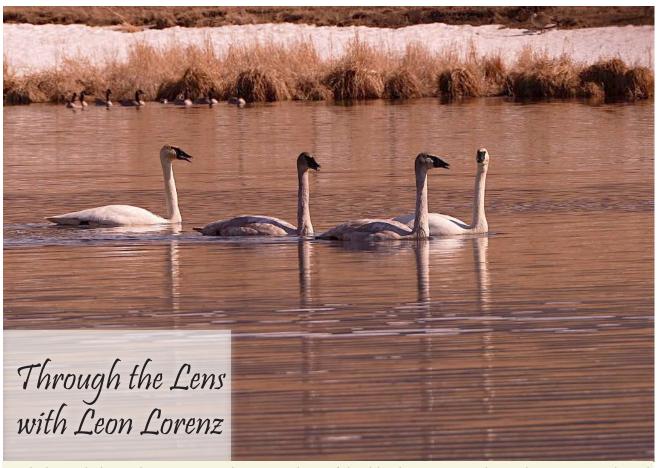


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With the sunlight catching every ripple to cast a beautiful golden hue on Horseshoe Lake near McBride and with these trumpeter swans trumpeting loudly in unison as they paddled away made me longing for more. / LEON LORENZ



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COMMUNITY NOTICE

ANNUAL VEGETATION MANAGEMENT PROGRAM

Each year, CN is required to manage vegetation on its right-ofway. Managing this vegetation contributes to mitigating fire risks and enhances the efficiency of inspection of track infrastructure.

To ensure safe railway operations, CN will conduct its annual vegetation management program on its rail lines in the province of British Columbia. A certified professional (Davey Tree Expert Company Ltd., 1-800-465-6367) will apply herbicides on and around the railway tracks (primarily along the 24-foot graveled area/ballast). The use of pesticides is intended within the area to which the pest management plan applies. All product requirements for setbacks in the vicinity of dwellings, aquatic environments, and municipal water supplies will be met.

CN only uses herbicides that have been approved for use in Canada and in the province within which they are applied.

The program is expected to take place from April to October 2024.

Visit www.cn.ca/vegetation for more information or to make an inquiry, contact the CN Public Inquiry Line at contact@cn.ca or 1-888-888-5909.

CN.CA





rashmi@rvcsbc.org or call / text 250-566-1302

Robson Valley Community Services invites contractors to an

Local business owner worries regulations will make her products less accessible



Michele Dallaire, right, stands with longtime customer Ann McKirdy-Carson, left, in Infinity Office & Health. Both are concerned that federal regulations are preventing consumers from accessing natural health products. / SPENCER HALL

By Abigail Popple, Local Journalism Initiative Reporter, RMG

Michele Dallaire, owner of local health food store Infinity, says that recent and forthcoming federal legislation is contributing to skyrocketing prices for her business and customers.

In an interview with The Goat, Dallaire and longtime Infinity customer Ann McKirdy-Carson laid out their concerns with amendments to the Food and Drugs Act which were passed last June. Under the amended Act, natural health products are subject to the same labelling regulations and federal oversight that applies to pharmaceutical products.

The amendments were folded into the Budget Implementation Act 2023, also known as Bill C-47. Dallaire and McKirdy-Carson believe that this move prevented businesses and consumers from having the opportunity to provide feedback, and was unnecessarily opaque.

"Why would Health Canada impose [a new set of food and drug regulations] and pass it with a budget?" Dallaire asked.

In a statement emailed to The Goat, Health Canada said that all amendments – including those passed within budget implementation acts – are subject to rigorous debate and consultation with stakeholders.

While these amendments were folded into the Budget Implementation Act 2023, there was no money earmarked for changes to the Food and Drugs Act. When asked why this was the case, Health Canada only said that the federal government had decided not to give funding to these amendments.

"The tools enabled through Bill C-47 complement existing compliance and enforcement tools. It is the Government's decision on how funding is allocated to support its mandate, and no additional funds were allocated for [changes to the Food and Drugs Act]," the agency said

The Goat also reached out to the Department of Finance, who sent an email statement but asked not to be directly quoted. However, the Department's statement was nearly identical to that of Health Canada: budget acts are subject to rigorous debate and stakeholder engagement, just like other legislation, they said.

What's in a label?

The new regulations include a requirement to label natural health products according to the Protecting Canadians from Unsafe Drugs Act, also known as Vanessa's Law.

Natural health products are now subject to Plain Language Labelling standards, which requires manufacturers to submit mock-ups of their labels for review by Health Canada before products are put on the market. Labels must also include a product facts table with ingredient information, health warnings, and directions for safe use of a product.

Additionally, manufacturers may be compelled to re-label their products to more clearly reflect health risk information and ensure that their ingredients list is accurate.

According to Health Canada, these changes were prompted by findings of non-compliance among natural health product retailers and manufacturers.

"A pilot inspection program conducted between March 2021 and March 2022 to assess whether [natural health product] manufacturers and importers were following regulatory requirements for good manufacturing practices found that all of the sites had compliance issues, ranging in severity," the agency told The Goat.

Additionally, a 2021 audit by the Commissioner of the Environment and Sustainable Development found gaps in the regulatory oversight of natural health products, including instances of misleading labels in 56 per cent of sampled products. The changes in Bill C-47 allow Health Canada to order recalls, compel label changes or impose higher fines on rule breaking companies, the agency continued.

Dallaire said that these fines and new labelling requirements are putting a logistical and financial burden on natural health product retailers. This is causing prices to rise, she said.

"My main concern is the customer. We're seeing prices go up on a continuous basis, and for those that want to choose alternative healthcare, or supplements or herbs, I feel like this is taking away that choice."

McKirdy-Carson agreed that rising costs are making alternative healthcare inaccessible. She worries that if users of natural health products can no longer access them, they will enter an already-strained health care system en masse.

"Everybody loses in this game, as I perceive it," she said. "We don't take from the health care system, we pay for our own [alternative] health care. And if all of us were to land on the health care system with all of our aches and pains, it would hurt everybody."

Bill C-47 isn't solely responsible for rising costs, said Joel Thuna, general manager of natural health products retailer Pure-Lē Canada. It is, however, part of a patchwork of legislation that he says poses an existential threat to the industry.

Companies may need to purchase new containers for their products to accommodate the larger, more information-dense labels, said Thuna. He is also concerned that the stricter labelling requirements introduced by Bill C-47 will lead to manufacturing delays alongside the cost of designing and creating new labels.

"It's also going to increase because, for example, our

company is certified kosher and certified organic [...] So every time we design a label, we have to get it preapproved by the organic and kosher agencies because there's requirements for both of their regulations. And that just increases time delays and costs," he said.

Threat to the industry

On top of the costs associated with new labels, Thuna said that a new fee proposed by Health Canada last May will decimate the natural health industry if it goes forward as planned. He pointed to an economic impact analysis of the proposed fees commissioned by the Canadian Health Food Association, which found that 83 per cent of health product manufacturers and retailers have a low or very low capacity for absorbing the proposed fees should they go into effect.

"I know companies ten times our size that said the fee structure would wipe them out entirely," Thuna told The Goat. "About 80 per cent of the companies in the industry wouldn't survive the first year, and for every product and company that did survive, the minimum costs would double."

According to the Health Canada proposal, the fees would cover the cost that the agency incurs annually for regulating natural health products. The proposal introduces right to sell fees, which would cover the cost of surveilling products already on the market, as well as site licence fees to cover the cost of assessing facilities where products are manufactured. It also introduces pre-market evaluation fees to assess and licence new products entering the market.

In an email to The Goat, Health Canada said that consultation on cost recovery fees and other natural health product regulations has been ongoing since 2016.

"The department published the Proposed fees for natural health products as part of its transparent public consultation process encompassing all stakeholders,







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which ran for 90 days from May 12th to August 10th, 2023 and received close to 5000 comments," the agency wrote to The Goat. "Since that time, Health Canada has completed the review of the comments received and is revising the initial proposal and will be engaging stakeholders later this month in another open and transparent process."

Thuna says that his company has participated in consultation with Health Canada before, but feels that the agency has been unreceptive.

"Their idea of consultation and our idea of consultation are two very different things," he said. "Natural health product regulations were created by industry, consumers, academics and the government working together through a series of consultations [...] Health Canada has moved away from that model, to 'This is our idea. We'll now listen to you complain about it."

Dallaire agreed that Health Canada has not conducted

sufficient consultation with businesses. She has contacted MP Bob Zimmer in the hopes

CONT'D ON P11

Infinity Concerns Cont'd from P10

of raising awareness about the issue, she said, but has not heard back from him.

Swatting a fly with a sledgehammer

Aside from new fees, Thuna said that the regulations included in Vanessa's Law are redundant to alreadyexisting natural health product regulations, which he believes were sufficient on their own. Natural health products were already subject to adverse event reporting, just like drugs and medical devices: if a consumer experienced adverse side effects, or a health professional witnessed adverse side effects in a patient, they could voluntarily send testimony to Health Canada.

Now, health professionals are mandated to report adverse events related to natural health products to Health Canada within 30 days of their occurrence. The agency is then able to issue a product recall or compel a label change on the product in question, Health Canada said in its email to The Goat.

Thuna feels that this change will burden retailers with managing the fallout from adverse events. Retailers will have to justify that their product is safe to use any time Health Canada receives an adverse event report, he said.

"What Vanessa's Law does is basically forces us to do another level of reporting even though the first level worked," he said. "It's akin to if all of a sudden, you were driving a Toyota Corolla and ended up rear-ending someone and every automobile manufacturer in Canada had to justify why their car should stay on the road."

Thuna said that the previous model of voluntary adverse event reporting was sufficient. He added that companies have to routinely conduct mock product recalls in order to remain licensed, and they have to meet stringent manufacturing standards to retain their Good Manufacturing Practices license.

"It seems like you're using a sledgehammer to swat a fly that isn't even there anymore," he said of the Vanessa's law regulations.

Additionally, Thuna is concerned that a dwindling

number of Canadian natural health retailers would lead to foreign companies marketing sub-par, unregulated products to Canadians. While Canadian producers must be licensed by Health Canada, he worries that foreign producers would not be held to the same standards.

However, Health Canada told The Goat that non-Canadian producers would be subject to the same set of regulations as Canadian ones.

"All domestic or international companies that sell natural health products directly to Canadians - whether online or at retail outlets in Canada - must comply with Canadian regulations," the agency said. "As such, they are subject to legislation and regulations, including the proposed fees associated with these regulatory activities."

Canadians travelling abroad may purchase small quantities of natural health products. However, Health Canada encourages Canadians to only consume products that have been authorized by the agency, as foreign-sourced products may not have been developed under the safety and quality standards required in Canada.

For Dallaire's part, she has been distributing information from the Natural Health Products Protection Association in Infinity as well as other businesses in Valemount. She hopes to raise awareness of the campaign against Bill C-47 being led by the Natural Health Products Protection Association. The Association recently launched a Private Member's Bill, C-368, that would repeal the divisions of C-47 related to natural health products if passed.

"It's really about writing letters to our MP's, to our politicians," Dallaire said. "It's about communicating that this issue is really important, and we want our government to take specific steps to protect our access to natural health products."

Simpcw claim Cont'd

from P6

Creation Policy." In 2016, the Goat reported Chief Matthew said land was originally set aside and sketched for a reserve in 1905.

Under this policy, and reiterated by both Su and the government website, Canada does not take land from third parties to settle claims.

Simpcw First Nation also applied for an "Addition to Reserve" for two parcels of land in Tete Jaune Cache, as originally reported by the Goat in 2019. Unrelated to the specific claim, these parcels

were to compensate for the Province assuming control of Dunn Lake Road on the Chu Chua reserve, plus an easement to either side, which the Province is required to offset with Crown lands, ensuring no net loss of land to the First Nation.

Su said this application is still being considered by Indigenous Services Canada under the Addition to Reserve process and the parcels have not yet been added to the reserve.

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NOTICE OF PUBLIC HEARING

Thompson-Nicola Regional District

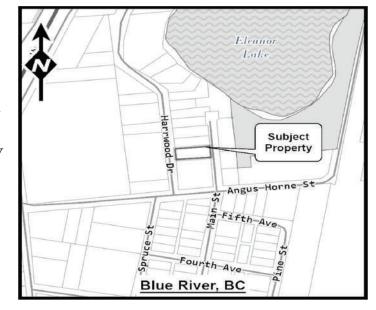
When? - Thursday, April 18, 2024, at 1:30PM

The Board of Directors of the Thompson-Nicola Regional District gives notice that it will hold a Public Hearing in the TNRD Boardroom, 4th Floor - 465 Victoria Street, Kamloops, BC, to consider proposed Bylaw 2839, 2024.

What is Zoning Amendment Application No. BA 261, Bylaw 2839, 2024?

It would rezone 878 Harrwood Drive, in Blue River, BC (PID: 009-489-525) from R-3: Residential Multi-Family zone to R-1: Residential Single and Duplex zone as shown outlined on the adjacent map, to allow a single-family dwelling,

All persons who believe that their interest in property may be affected by the proposed bylaw shall be afforded a reasonable opportunity to provide input at the Public Hearing. Anyone who wishes to present at the Hearing virtually (via Zoom) must contact Legislative Services prior to noon on April 16th, 2024, to arrange virtual access. Anyone may also make written submissions on the matter of Bylaw 2839, 2024 (via the options below), which must be received at our office prior to noon on April 16, 2024. The entire content of all submissions will be made public and form part of the public record for this matter.



How do I get more information?

Copies of the proposed Bylaw and all supporting information can be inspected from 8:30 a.m. to 4:30 p.m., Monday - Friday (except statutory holidays) at our office, from March 25, 2024, until 1:30 p.m. on the day of the Hearing; or please contact us via any of the options below.

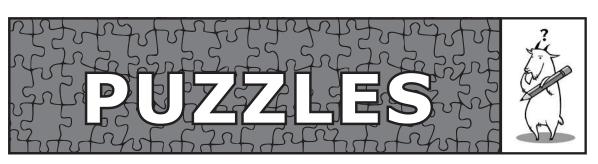
For info & submissions

Mail	Phone	Email	Website
#300-465 Victoria St Kamloops, BC V2C 2A9	(250) 377-8673 1 (877) 377-8673	legservices@tnrd.ca	www.tnrd.ca

No representations will be received by the Board of Directors after the Public Hearing has been concluded. A. Krause, General Manager of Development Services

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ROSSWO

Answers on P15

Across

- 1 Deposit
- 4 Row
- 8 Pack away
- 11 Tree
- 12 IT related
- 13 Candles representation
- 14 Soup vegetable
- 15 Cognizant of
- 16 Ending for poly or penta
- From the East
- "It's no ___!" 19
- **Starting point**
- 24 Duffer's challenge 27 **Predict**
- That too 30
- 31 Wrought

32

- Wall Street worker 34
- Absorbed
- 35 **Petty hoodlum**
- 36 Spoil to an extent Put out 38
- 42 Beta Kappa 44
- Piece of merchandise 47 Continue
- 48 Charged atom
- 49 Test
- 50 Event for a band to play

- thing" Down

perhaps

52 Circus performer,

"I can't believe

I ___ the whole

51 Origin

- 1 Biggest of the **Bears** Manipulates
- Spicy cuisine
- They are precious, sometimes
- **Bull follower**
- 6 Play division
- 7 Ye
- With anticipation
- "A long time __ in a galaxy ..."
- Poker card
- 18 Docket
- 20 Celery pieces
- 22 Bring in the harvest
- 23 Waiter's list
- 25 Clod
- 26 Money to be gained
- Needle holder
- 28 Exploration target Wandering with no
- purpose
- 33 Jaguar or Impala
- 37 BBQ meat cuts
- 39 Long tale
- 40 Building block
- 41 Lip
- 42 Peach or rhubarb
- 43 Monopolize
- 45 Golf meeting place
- 46 When a plane is due in, for short

8 2 3 7 7 5 6 4 7 5 2 6 9 6 3 6 5 8 8 5 7 9 2 9 5 3 6 8

Answers on P15

SUDOKU

HOW TO PLAY

Fill in the grid so that every row, every column and every 3x3 box contains the numbers 1 through 9 only once.

Each 3x3 box is outlined with a darker line. You already have a few numbers to get you started. Remember. You must not repeat the numbers 1 through 9 in the same line, column or 3x3 box.

The Toughie

Across

- 1. Foot impression
- 5. Luau food
- 8. "Lets Make a pathic medicine
- 14. Salty liquid particle
- 15. Court grp. 16. 80's-90's singer Baker
- 17. Fast mammal
- 18. City in Normandy
- 19. Safari animal
- 21. Animal to stay away from 8. Mallards, e.g.
- 22. Freight hauler 24. Internet addresses
- 25. Inside
- 29. Sana native
- 31. Masc. opposite
- 34. Hairy feature
- 36. Get ready for a trip
- 37. "... quit!"
 38. Extinct mammal
- 42. Annex
- 43. Mailing org.
- 44. Cook in the oven 45. Born in Paris
- 46. Substance
- 49. Cheers 50. South of Spain
- 51. Sound
- 53. Woolly mammal
- 56. Masked "bandit"
- 61. TV's Griffin
- 62. Tall story 65. Put up
- 66. German "a"
- 67. Has lunch 68. Promises

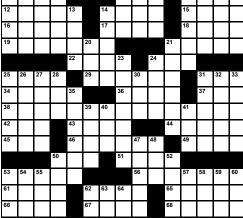
- 69. Wee warbler
- 70. Return envelope, abbr. 71. Future atty.'s exam
- Down 1. Carpet
- 2. Singer Tennille
- 3. Foreign dignitary 4. Anti-fur org.
- 5. Fairy tale veggie
- 6. Crew member
- 7. Outrage
- 9. "Cunning hunter" of Genesis
- 10. Egyptian solar deity 11. Like young Abe Lincoln
- 13. Dunderheads
- 14. English assignment 20. Noted Palin
- impressionist 21. He adds the booze to
- the punch 23. Duties
- 24. Distance
- 25. "Peer Gynt" writer 26. Football Hall-of-
- Famer Greasy 27. Kitchen or dining
- room 28. Dolomite, e.g.
- 30. Bolt down 31. Kind of point
- 32. Forget 33. Hands, slangily
- 35. Concoct a story
- 39. Nicholas, for one

- - 40. Pick, with "for"

 - 47. Makes
 - 48. Biology class abbr. 50. Wonder's "years of bad
 - luck"

 - 55. Sea eagle
 - 58. Election losers
 - 60. Brooding place
 - 62. Rock group

Answers on P15



- 41. Scooby-___ (cartoon dog)
- 52. Canyon sound
- 53. River duck 54. Will beneficiary
- 57. Burning piece in the fire
- 59. Workplace safety org.
- 63. Type of battery
- 64. Road with a no.

HOROSCOPES BY HOLIDAY MATHIS **Week of the Worm Moon** must cultivate an from having them. Whether you we have someone to talk it out with or can simply open up on your own,

awareness of the present is a mystery. It would seem that the natural state of living inside a moment would be to experience it, yet so many moments seem to blur by. In some instances, letting more stimulus in is the answer. In others, letting less stimulus in is the answer. This week of the Worm Moon and lunar eclipse, we can expand our awareness of the moment by playing with sensory limits.

ARIES (March 21-April 19). There's no such thing as a dull conversation if you're involved. You inject vitality into every interaction. Your wit could spark a revolution, so it's a good thing you're as responsible as you are influential. You'll be mindful of how your ideas affect others and what will happen if they act on what you say.

TAURUS (April 20-May 20). You like to know what to expect. It's much more comfortable to deal with those who take the time to explain what they're going to do and how. You want to know the time frames you're dealing with. This is the information that helps you avoid confusion. You'll be around excellent communicators, and all will go smoothly.

GEMINI (May 21-June 21). People say they want one thing but will likely want something else, not because they are being tricky but because people don't always know themselves as well as they think they do. You'll have a talent for sensing how to best help, please and serve others this week, and will get stellar results from applying it.

CANCER (June 22-July 22). In certain social circles or professional environments, unwritten rules are the norm. You've a knack for striking the right balance and intuiting what people need. One rule does not fit all. You'll navigate the boundaries of key relationships with skill, making each individual feel seen.

LEO (July 23-Aug. 22). Because you know that the way a life looks from the outside can be very different from what it's like on the inside, you try not to make assumptions based on what people project. You're open to learning more, listening deeper and connecting on levels that will create bonds of compassion.

VIRGO (Aug. 23-Sept. 22). Though there's a pressure to adhere to certain expectations or a specific trajectory, you'll resist. You have the courage to pursue your passions and carve out your unique journey. individuals Supportive understand your ambitions will make all the difference and will help you feel empowered to chase your dreams.

LIBRA (Sept. 23-Oct. 23). In some places and around certain people, it seems like there's a ban on expressing feelings, and yet that doesn't keep you or anyone else go where you can let things flow. Get emotions out of your body and vitality takes their place.

SCORPIO (Oct. 24-Nov. 21). People constantly send signals to the world about who they are, what they aspire to and how they fit in. It comes through clothing, movement, where you go and how you interact there. You'll make changes in this regard this week. A new vision of who you are is emerging, and your style surfaces to meet it.

SAGITTARIUS (Nov. 22-Dec. 21). Happiness is a personal journey, and what works for one person doesn't necessarily translate across the board to all. You'll be inspired to explore different paths than you have, and maybe even different paths than (SET ITAL) everybody (END ITAL) has. You're a naturalborn trailblazer with augmented courage and plenty reason to seize

CAPRICORN (Dec. 22-Jan. 19). Persistence has brought you so much in life that it's become a defining characteristic. You're even persistent about being persistent. As long as you believe there's something more you can do to achieve a goal, you'll keep after it. Just remember that to do this, you must avoid burnout. Rest and replenish your energy.

AQUARIUS (Jan. 20-Feb. 18). You make cutbacks because you don't have the luxury of time to waste on an endeavor, nor do you have endless funds to throw at it. What emerges from the choice is unexpected loveliness -- a simplicity that brings moments of quiet beauty and allows for the gentle elegance of living in harmony with what's essential.

PISCES (Feb. 19-March 20). It may feel as though you are not so much being yourself as you are wearing yourself like a garment you put on in the morning because it was accessible in your closet. You're a fluid being, always creating yourself. Who you are is not who you were or who you will be. In all senses of it, wear what you want.

THIS WEEK'S BIRTHDAYS: You let go of who the world wants you to be to live and think in the way that fulfills your purpose. You have not yet gotten to know the extent of your various talents, but a few will converge in a complex project you take on. You'll lead it in the way only you can and be compensated for what you bring. Your social life perks up through the summer, and you've a magnetic charisma that turns heads. Your respect for nature and ease with its creatures and elements will be highlighted in an unexpected adventure.

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PUZZLE

ANSWERS

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SUDOKU ANSWERS

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ROBSON VALLEY

Community Events

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VALEMOUNT

THUR APR 4 seniors 60+ are invited to **Get Into your Zen: Painting with Barb** from 11am-3pm at 99 Gorse St, Valemount RVCS. To register for this free workshop, please contact 250-566-9107 or events@rvcsbc.org by April 2nd. Brought to you by the Seniors Outreach Activity Program, made possible with grant funding by Columbia Basin Trust

FRIs **Family Place Drop-In** is moving to FRIDAYS from 9amnoon with Cat. Come for the connection with other families, parenting resources and fun for you and your 0-6 year old children at RVCS (99 Gorse St) unless location otherwise stated. Registration not required. For more information call 1-844-324-2004 or email: events@rvcsbc.org.

Apr 5 – Developmental milestones information and resource

Apr 12 – Flower craft

Apr 19 – Earth Day: Planting seeds at Centennial Park

Apr 26 - Meet at 9:30am to walk along the Marsh boardwalk

FRI APR 5 join us at RVCS 99 Gorse Street from 2-3pm for "CPA Financial Literacy Program for Women." Get the facts and confidence you need to start on your path to financial empowerment and success. Learn how to create a budget to meet your needs. Hosted by the RVCS Stopping the Violence Outreach program, presented by the Chartered Professional Accountants of BC. Registration is required: 1-844-324-2004 / events@rvcsbc.org.

THURS Apr 11th Valemount Sport Days Association Annual General Meeting 6:30p.m. at the Goat newspaper office. Everyone welcome! Help us plan this year's Valemountain Days June 7-9th, 2024!

THUR APR 11 seniors are invited to join us at RVCS 99 Gorse Street from 12:30-3pm for "Building Birdhouses with Vern!" All supplies are included, snacks provided, and there's no cost for registering. Contact 250-566-9107 or events@rvcsbc.org to book your spot. Brought to you by the Seniors Outreach Activity Program, made possible with grant funding by Columbia Basin Trust.

APR 14-20 is **Volunteer Week.** Thank you to all the dedicated volunteers in the Robson Valley. RVCS would like to especially acknowledge those who have supported the RVCS Community Garden in Valemount, the Roots of Life Childcare Centre, Better at Home for seniors and Food Security programs through RVCS. If you're interested in helping out, give us a shout: 250-566-9107 / info@rvcsbc. org.

THURS APR 18 Join RVCS for a creative workshop of **poured painting with Brenda** in Valemount at 99 Gorse Street from 1-3:30pm. The result is an intricate design of colors and shapes that looks like a professional piece of art. This class is open to anyone 60+. Registration is required by April 12th: 250-566-9107 / events@rvcsbc.org

MON APR 22nd it's Earth Day celebrations with RVCS. We are celebrating with an **Indigenous Garden workshop** from 1-3pm at 99 Gorse Street where we learn how to start our gardens with tradition and knowledge. Registration is required: 250-566-9107 / events@rvcsbc.org. Brought to you by the RVCS Indigenous Literacy Program and funding through CALP.

WED APR 24 is DENIM DAY in support of Sexualized Violence Awareness Month. Wear blue to show your support. If you're a victim/survivor of sexualized violence, there's help. RVCS is available any time via a SARP responder 24/7: 1-844-324-2004.

Ongoing Valemount Events

MON through FRIs The Valemount Seed Library is available in our lobby during business hours at RVCS Valemount (99 Gorse St). Office hours: Monday 10am-6pm and Tuesday to Thursday 8am-4pm. Come take free seeds to grow in your garden this summer. By saving seeds, we can maintain genetic diversity, adapt to changing environmental conditions, and save money by not having to purchase new seeds every year. For more information call 1-844-324-2004 or email: events@rvcsbc.org.

MON through FRIs the Free Food Farm Stand and Pantry are available for anyone who would like some free, fresh produce. We accept donations of unprocessed fruits and veggies also. The stand is accessible in the front lobby at RVCS Valemount (99 Gorse St) and is available to everyone- just help yourself! Emergency top-up food is accessible to our clients and anyone who walks through the door. This initiative is supported by one-time grant funding through United Way BC. For more information call 1-844-324-2004 or email: events@rvcsbc.org.

MON through FRI Contact the Valemount RVCS Office to book your Community Garden Plot. Cost \$25/year, volunteer 8hr/year, tools provided. Contact 250-566-9107 or email events@rvcsbc.org for more info or to sign up.

TUES, WED, THURS **StrongStartBC** at Valemount Elementary School 11:30-2:30 starting Oct. 3rd. Free drop-

in program for children 0-5 years accompanied by their caregivers. Enjoy play-based early learning incl. songs, stories, art and more. Stop by the school for more info.

WED **Oldtimers band and music night** at the Golden Years Lodge 7pm. All welcome! Play music, listen or dance.

TUES & FRI Drop-in soccer at Valemount Secondary. Age 12+. \$5 and waiver must be signed.

THURS Free **Drop-In/Coffee House** at the Golden Years Lodge the 1st & 3rd Thursdays of the month from 10 am until 2 pm. It's open to everyone regardless of your age. If you currently have any 'mobility issues' call the CARE-A-VAN 778-915-8550 for a ride in the accessibility bus.

WED & SAT **Yoga classes** for every body. Hatha yoga Wednesdays 6:30-8pm. Yin Yoga Saturdays 9-10:30am. Breathwork, strengthening and relaxation. \$15 drop-in or 10-class pass \$120. Please bring mat, props. Call/text 250-566-1740.

TUES and FRI at 7 PM **Curling and Drop-In Curling** Valemount Curling Club 98 Elm St. Clean shoes required.

SAT 10am-11:15am **Creative writing group**. Join us for writing and friendly conversation at the Rocky Mountain Goat office. Everyone welcome. Contact Laura for more info at lauraishere@gmail.com / 250-566-5135.

SUN 1-3 pm **Crafty Stitchers meet** downstairs at the Valemount Public Library, all welcome! Call 250-566-4367.

SAT 10am-1pm the Valemount United Anglican Church has a **thrift store** at 7th and Cedar!

SUN Pancake breakfast at the Valemount Legion Sundays 8 to 10:30 am. By donation!.

MON through FRI the **Valemount Seed Library** is available in our lobby during business hours at RVCS Valemount (99 Gorse St). Office hours: Monday 10am-6pm and Tuesday to Thursday 8am-4pm.Come take free seeds to grow in your garden this summer. By saving seeds, we can maintain genetic diversity, adapt to changing environmental conditions, and save money by not having to purchase new seeds every year. Made possible with funding from CBT. For more info call 1-844-324-2004 or email: events@rvcsbc.org.

MON through FRI Contact the Valemount RVCS Office to book your **Community Garden Plot**. Cost \$25/year, Volunteer 8hr/year, tools provided. Contact 250-566-9107 or email events@rvcsbc.org for more info or to sign up.

MON through FRI the **Free Food Farm Stand and Pantry** are available for anyone who would like free, fresh produce. We accept donations of unprocessed fruits and veggies. The stand is accessible in the front lobby at RVCS Valemount (99 Gorse St) and is available to everyone- just help yourself! Emergency top-up food is accessible to our clients and anyone who walks through the door. Call 1-844-324-2004 or email: events@rvcsbc.org.

MCBRIDE

MONs **Family Place Drop-In** is on Mondays from 9am-noon at RVCS (942 3rd Ave). Join for connection with other families, parenting resources and fun for you and your 0-6 year old children. No registration required. unless otherwise stated. For more information call 1-844-324-2004 or email: events@rvcsbc.org. Upcoming themes:

Apr 8 – Decorating cookies at RVCS

Apr 15- Play at Steve Kolida Park

Apr 22- Sensory play at RVCS

Apr 29- Play at Steve Kolida Park

TUES APR 9th RVCS McBride is hosting a new information session for **Choose to Move** from 1:30-2:30pm at 942 3rd Avenue, which is an innovative program that motivates seniors to get up, get out, and get active for folks 65+. Registration is not required for this free info session, but to join the free program you must secure a spot: 250-569-2266 / events@rvcsbc.org.

THUR APR 11th RVCS McBride Seniors Program is hosting a **Museum Visit** from 1:30-3pm. Come out and join us at Valley Museum and Archives in McBride and explore their telephone exhibit. It explores the revolution of communication technology, showcasing vintage telephone switchboards and related equipment. We will be meeting at the Museum at 1:30 pm on April 11, 2024 - seniors, come join us! No registration required. 250-569-2266 for more info.

FRI APR 12 Valley Museum and Archives in McBride hosts PG Artist Cat Sivertsen facilitating **Marking Time: an experimental drawing workshop** to renew, refresh and inspire your art making practice. 10:30-12:30 Please call the museum to register or drop by 250-569-3000 \$10/per participant

SAT APR 13 Valley Museum and Archives in McBride hosts PG Artist Cat Sivertsen facilitating **Playing with Time: a mixed media workshop** 9am to 1pm. Please call the museum to register or drop by 250-569-3000 \$10/per participant

APR 14-20 is **Volunteer Week**. Thank you to all the dedicated volunteers in the Robson Valley. RVCS would like to especially acknowledge those who have supported the Better at Home for seniors and Food Security programs through RVCS. If you're interested in helping out, give us a shout: 250-569-2266 / info@rvcsbc.org.

THUR APR 18 from 1-3pm RVCS invites you to our cozy Coffee House at 942 3rd Avenue, McBride RVCS. Are you craving a warm cup of coffee and side of conversation? Look no further! No registration required. For more info call 250-569-2266 or events@rvcsbc.org.

TUES APR 23 from 10:30am-3pm **SERVICE CANADA** is visiting McBride at the RVCS office (942 3rd Avenue) to assist residence with matters pertaining to employment insurance, Canadian Pension Plan, Old Age Security, Guaranteed Income Supplement, Social Insurance Number, and Canada Dental Care Plan.

TUES APR 23rd it's Earth Day celebrations with RVCS. We are celebrating with an **Indigenous Garden workshop** from 1-3pm at 942 3rd Avenue where we learn how to start our gardens with tradition and knowledge. Registration is required: 250-566-9107 / events@rvcsbc.org. Brought to you by the RVCS Indigenous Literacy Program and funding through CALP

WED APR 24 is **DENIM DAY** in support of Sexualized Violence Awareness Month. Wear blue to show your support. If you're a victim/survivor of sexualized violence, there's help. RVCS is available any time via a SARP responder 24/7: 1-844-324-2004.

THURS APR 25 12-2pm join us at RVCS McBride 942 3rd Avenue for some delicious **soup and a bun.** Thank you to Eleanor Johnson for making the soup this month. Soup is by donation- all are welcome! Call 250-569-2266 for more info.

Ongoing McBride Events

MONs **ASL Club** meet weekly at the EFree church McBride. 12:30pm - 1:30pm. Beginners welcome! Contact Lonnie Lorenz if you have questions 250.569.7657 Will resume April 15

MON through THURS, McBride RVCS (942 3rd Ave) now has a **FREE FOOD PANTRY** that's available to all! Emergency top-up food is accessible to our clients, preschool program and anyone who walks through the door. We share and accept donated foods that are safe and fresh for use. Contact RVCS at 250-569-2266 or email foodsecurity@rvcsbc.org. The local Food Bank is also available: 250-569-3186.

TUES **Tuesday Night Jam** is now playing in the CN Station Lobby, 6:15-8:30. It is an open jam; musicians, singers, and onlookers welcome. For more information call David at (250) 569-2569.

TUES **Chess Club** - 5-6pm at the McBride library. All ages and abilities welcome.

WED **Free Drop-in Pickleball** 7:30-9pm @ the McBride Hightschool. Everyone welcome (grade 8 and older) Bring clean gym shoes. Equipment and basic instruction provided. No experience, or high level of fitness required.

THUR & FRI **Weekly Adults' Programs** at the McBride Library: Fibre Artists (Thurs, 10:30am), Writing Group (Fri, 1.30pm). Call 569 2411 for details.

MON & WED it's time to **Dance during Community Fitness** with Jodie at the Elks Hall. Twice weekly from 7:15pm-8pm this drop-in program offers free admission to seniors and youth. Other age groups are invited to pay by donation or pay what you can. Call 250-230-8035 for info.

DUNSTER

Ongoing Dunster Events

WEDSs 11am-2pm **Dunster Coffee House** Come for coffee, tea, muffins and/or a bowl of soup at the Dunster Schoolhouse. All ages welcome! If you are looking for a quieter coffee date, there will be tables set up in the classroom for this.

Visit my website to see all of my featured listings: **www.valemountmcbridelistings.com.** A great resource for your property search in the valley.

Shelly Battensby REALTOR



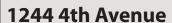
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SHERRI MALONE

REALTOR AT ROYAL LEPAGE ASPIRE REALTY





1431 GRENFELL PLAC



This home has been substantially redone in 2016 and is beaming with ownership pride and love. A dining room & 2 new entrances were added to the existing home,

2 decks, insulated floors & walls and triple pane windows are a few of the reno's completed in 2016. Location could not be any better with this 0.46 acre property tucked privately away at the end of a quiet col-de-sac and backing onto green space. The fenced yard with spectacular mountain views is your secluded oasis for you & your pets. Mature trees, a gorgeous fire pit and the distant sound of the babbling creek below are all yours to enjoy in your daily life. The 26x26 detached garage is what makes this property really the perfect **DL6011 CARR RD** package. Check it out today as there are not any other properties like this one here in town!

7 955 13TH AVE



Here is the most charming, well maintained, beautifully updated and affordable home you've been looking for! Some of the

recent upgrades in the past 2 years: new floors throughout the home, new roof and new appliances. Outside you have great curb appeal with the property being fully fenced, a storage shed, paving stones for your outdoor entertainment area and mountain views for days. The best things are the Sellers are motivated, the home is vacant so moving in time can be weeks

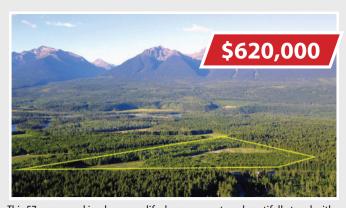
1185 4TH AVE



This is a diamond in the ruff with many

extras! A bit of TLC goes a long way with this charming little home! The propane furnace and metal roof were replaced in 2022 and the hot

water tank is only a few years old. With these necessities already taken care of you can pick away with what you want to update at your leisure. This property is conveniently located only half a block from our downtown core. Backyard has a garage and a nice size storage shed. See for yourself the potential this property has!



This 57-acre parcel is where your life dreams come true; beautifully treed with a newly established 15-acres of pasture land located in the center of this parcel. With its stunning 360-degree views of all the surrounding mountains, its exclusive privacy and its southerly exposure, this property really has the perfect balance for one's dream home/agricultural ambitions. Conveniently located right off Hwy 16 E with hydro established to the property line, it is only a 20 minute drive north from Valemount and it is also ideally situated mere minutes from Mt Robson Provincial Park.