

**REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA**

Thursday, June 23, 2016

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2-3	Regional District of Fraser-Fort George - UBCM Resolution – Community Based Agricultural Extension Program	Direction
<u>ENVIRONMENTAL SERVICES</u>		
4	Janine Dougall – Director of Environmental Services -Vanderhoof Transfer Station Reuse Shed Operations	Recommendation (Page 4)
<u>ELECTORAL AREA PLANNING (All Directors)</u>		
<u>Public Hearing Minutes</u>		
5-12	Public Hearing Minutes Bylaw 1712 (West End Ventures) Electoral Area "A" (Please see Report pages 302-314 in June 23 rd agenda)	Receive
<u>MEMO</u>		
13-18	Jason Llewellyn, Director of Planning Building Inspector Qualification Working Group Participation	Recommendation (Page 14)
<u>NEW BUSINESS</u>		
<u>ADJOURNMENT</u>		

Cheryl Anderson

From: Bill Miller
Sent: June-16-16 8:57 PM
To: Cheryl Anderson; Mark Parker
Subject: Fwd: ***SPAM***UBCM Resolution - Community Based Agricultural Extension Program
Attachments: image003.jpg

Art asked if we would put this on our agenda to ask for board support I would think that this would be a good thing
 Bill

Sent from my iPad

Begin forwarded message:

From: Jim Martin <jmartin@rdffg.bc.ca>
Date: June 16, 2016 at 5:19:49 PM PDT
To: Bill Miller <bill.miller@rdbn.bc.ca>, "Bob Marcellin (bmarcellin@rdks.bc.ca)" <bmarcellin@rdks.bc.ca>, "Kathleen.Soltis@princegeorge.ca" <Kathleen.Soltis@princegeorge.ca>
Cc: Art Kaehn <akaehn@rdffg.bc.ca>, Terry McEachen <tmceachen@rdffg.bc.ca>, "stower@ominecacoalition.ca" <stower@ominecacoalition.ca>, Lyn Hall <councillorlhallpg@gmail.com>
Subject: ***SPAM***UBCM Resolution - Community Based Agricultural Extension Program

Good Afternoon,

I understand that your Board or Council may be considering submission of a resolution to the UBCM 2016 Annual Convention to look for support to expand the *Beyond the Market* initiative to a province wide program. The Board of the Regional District of Fraser-Fort George, at its regular Board meeting earlier today, did resolve to submit such a resolution. The resolution is as follows:

 Community Based Agricultural Extension Program
 Provincial Proposal

WHEREAS the agriculture industry in B.C. is an extremely important economic sector providing strong and independent jobs with good potential for growth with the right forms of support;

AND WHEREAS British Columbia has the oldest farmers on average in Canada (56 years) and the lowest percentage of farmers under 25 years of age, necessitating the need for training a new generation of farmers;

AND WHEREAS there are significant gaps in knowledge and training for existing farmers and those wanting to enter the agriculture sector;

AND WHEREAS there is a lack of agriculture extension services across British Columbia, often cited as a significant barrier to new and young farmers;

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THEREFORE be it resolved that in support of the Province of British Columbia's Jobs Strategy, that UBCM call upon the Province to deliver a province-wide community based agricultural extension program to support knowledge enhancement for new, prospective and existing farmers.

A link to the Board report is

<https://rdffg.civicweb.net/FileStorage/6485B0C9698E4D3CB6318682C7F1DD6E-okjTM%20-Prov%20Agricultural%20Extension%20Services%20Propos.pdf>

If your organization would like to lend it's support to this resolution, we would be pleased to receive the support and forward it along with our resolution. Also, we will be requesting a meeting with the Minister of Agriculture at UBCM to talk further about this initiative and representatives of your organization would be welcome to attend. Please advise if this is of interest to you.

If you have any questions regarding this please feel free to contact myself or Chair Kaehn.

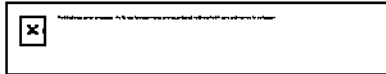
Sincerely,

Jim Martin
Chief Administrative Officer
Regional District of Fraser-Fort George
155 George Street
Prince George, BC

Phone: 250.960.4410

Email: jmartin@rdffg.bc.ca

Web: www.rdffg.bc.ca




REGIONAL DISTRICT OF BULKLEY-NECHAKO
MEMORANDUM
"Supplementary Agenda"


To: Chairperson Miller and Board of Directors (June 23, 2016)

From: Janine Dougall
Director of Environmental Services

Date: June 21, 2016

Subject: Vanderhoof Transfer Station Reuse Shed Operations

In a memorandum to the Committee of the Whole on March 10, 2016, a plan for reopening the reuse sheds utilizing RDBN staff was presented. Since that meeting, the reuse sheds at the Smithers/Telkwa, Burns Lake, Granisle, Southside and Area "D" Transfer Stations have been reopened with new rules and set operational hours.

For the reuse shed at the Vanderhoof Transfer Station, rather than hiring RDBN staff, Directors Thiessen and Petersen want to award a contract for operating the reuse shed to the Vanderhoof Menshed Society. The intent of the Vanderhoof Menshed Society is to utilize volunteers to operate the reuse shed. Hours of operation of the reuse shed would be the same as originally presented (open Thursday, Friday, Saturday and Sunday (10:30am - 5pm) for a total of 26 hours/week). The rules of use and acceptable and prohibited items would be the same as the other reuse sheds. Payment terms would be on a monthly basis with total annual costs equivalent to the proposed RDBN staffing costs (\$28,100).

Staff would recommend that, if a contract is awarded, that the term end on December 31, 2016. This time frame will allow for the RDBN and the Vanderhoof Menshed Society to have a better idea of how things are working. This time frame would also allow for the RDBN to better understand the full costs associated with all recycling programs in the Vanderhoof area and will allow for more meaningful 2017 budget discussions to occur.

To move forward with this initiative, staff require Board authorization to award a contract to the Vanderhoof Menshed Society for operation of the reuse shed at the Vanderhoof Transfer Station, with a monthly payment amount of \$2,341.67 (including applicable taxes) and a term expiring December 31, 2016.

RECOMMENDATION
(All/Directors/Majority)

1. That the Board of Directors provide direction to staff on the authorization to proceed with the awarding of a contract to the Vanderhoof Menshed Society for operation of the reuse shed at the Vanderhoof Transfer Station, with a monthly payment amount of \$2,341.67 (including applicable taxes) and a term expiring December 31, 2016.
2. That the Board of Directors receive the memorandum titled, "Vanderhoof Transfer Station Reuse Shed Operations" and dated June 21, 2016.

Respectfully submitted,

Janine Dougall
Director of Environmental Services

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REGIONAL DISTRICT OF BULKLEY-NECHAKO
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1712
June 20, 2016

Report of the Public Hearing held at 7:00 p.m., Monday, June 20, 2016 in the West Fraser Room at the Smithers Municipal Office, 1027 Aldous Street, Smithers, B.C. regarding Bylaw No. 1712.

Present:

Mark Fisher, Chair
Jason Llewellyn, Recording Secretary
Fred Wilson, Applicant
Colin Bruintjes, Applicant
Muriel Bruintjes
Lexie Wilson
Walter M. VanGroothest
Charlie Northrup
Dr AJG Wilson
Chad Watrich
David Bobb
Phil Brienesse
Ron VanGroothest

CORRESPONDENCE

Three written submissions to the Public Hearing are attached to this Public Hearing Report as Appendix "A."

CALL TO ORDER:

The meeting was called to order at 7:00 p.m.

BUSINESS:

Chairperson Fisher

Welcomed the persons present and read a statement regarding Bylaw No. 1712, noting the location of information packages, and explaining the Public Hearing process.

Chairperson Fisher

Called for comments on Bylaw 1712.

Colin Bruintjes

Handed in a written submission to the public hearing. He noted that the rezoning from C1 to M1B is an improvement and that this means a reduction in commercial uses. The sales component of the contracting use will not have a big impact. They spent much time looking for a location within Town boundaries as noted in Fred's previous letter.

He noted the delays in the process and said that this is costing them time and money.

He asked that the Board also consider who the applicants are. They were born and raised here in Smithers. His family have been involved in business locally for generations. They care about the business community and want what is best for the Town.

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Fred Wilson Said that the three proposed uses are an improvement over the seven allowed in the C1 Zone. Under the existing zone the site can be used entirely for retail. The impact of the proposed rezoning will be positive. It will benefit the whole valley.

Dr Owen Wilson Noticed the objections from the Town and the OCP policy and wondered if the tail was wagging the dog?

Ron VanGroothest Stated that he does not understand why the Town has anything to say in the rural area. It does not make sense.

Phil Briennesse Said that the definition of contracting is changing all M1 zones. The sales allowed as part of the contracting use is more than that allowed in M1 zones in Smithers. It is less costly and easier to develop out of town. This is how you get sprawl. The Town needs to retain commercial development and remain the commercial centre of the region.

The applicant says that the process is costing them money. However, they are aware that a rezoning is not certain, especially when it is contrary to the OCP. If you choose to go against the OCP you should know it may not get supported.

Ron VanGroothest Stated that if Town doesn't want to work with business then what do you do. Chasing business away is not good. Where does business go?

Chad Watrich Said that he can understand what Phil is saying. However, the proposed development on this property will look good and will help business.

Fred Wilson Noted that Director Bachrach and Alan Stroet, the economic development officer, said they could find a good site in Town. But when they looked there were no affordable sites. Also, leases at the airport can't be financed, and the Town wants a percentage of the tenant's revenue from subleases. There is nothing available in Town.

Chairperson Fisher Chairperson Fisher called for comments three times.

Chairperson Fisher Closed the hearing at 7:29 p.m.

Mark Fisher, Chairperson

Jason Llewellyn, Recording Secretary

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APPENDIX "A"

**WRITTEN SUBMISSIONS
TO THE PUBLIC HEARING FOR BYLAW NO.1712**

June 15, 2016

FILE: 0400-55

Mr. Jason Llewellyn
Planning Department
Regional District of Bulkley-Nechako
Box 820
Burns Lake, B.C. V0E 1J0

Dear Mr. Llewellyn:

RE: Public Hearing for RDBN Bylaw No. 1712 – Rezoning from C1 to M1B

The Town of Smithers would like to state its firm objection to the rezoning of the property located on Highway 16, and the subject of Bylaw 1712, to rezone the property from C1 to M1B.

The proposed definition of “contracting” which would allow up to 25% retail is inconsistent with both the Smithers Telkwa Rural Official Community Plan and the Town of Smithers Official Community Plan. The Smithers Telkwa Rural OCP states, “The Plan strives to limit rural development to the minimum level necessary to support the region’s economic and social needs, and make the best use of areas of existing development” and “To recognize the Village of Telkwa and the Town of Smithers as the commercial centres of the Plan area”. Allowing up to 25% retail makes the M1B Light Industrial more of a commercial nature and clearly that activity belongs within the Town boundaries.

Furthermore, in the Industrial category, the Smithers Telkwa Rural OCP in Section 3.3.2 clearly states, “New industrial uses will be encouraged to establish within the boundaries of the Town of Smithers and the Village of Telkwa”. New industrial uses will be encouraged to establish within the Industrial (I) designation in the Tatlow Road area”.

As well, under Economic Development, the OCP states the following objective, “to concentrate commercial and industrial development in existing centres of activity, and to direct most of that activity within the Town of Smithers and the Village of Telkwa”. This has been done with good reason. Encouraging light industrial activity within the Regional District, close to the Town of Smithers, encourages sprawl and competes with the commercial centre of Rural ‘A’.

The 25% permitted within the bylaw definition is significantly greater than the permitted 10% in the Town of Smithers' Light Industrial zone which only further encourages new and existing businesses to locate to the outskirts of Town on cheaper property with lower development standards. Cost of land should not be the primary decision-making factor in rezoning applications. There are available correctly-zoned pieces of land with the Town boundaries. The fact that the current C1 zoning is not ideal for the location should not be used as an argument to rezone to another non-ideal designation.

Lastly, the Town of Smithers would like to comment on the scope of this change. The fact that the definition of "Contracting" is being added to the main Zoning Bylaw means this change will apply to all M1-zoned properties within the Regional District. All Mayors and Councillors should seriously consider how this will affect their communities. Think of the businesses currently located within your boundaries that could be encouraged to develop just outside Town limits. What would this do to your tax base? What would this do to the density of your community and your ability to provide services for the region?

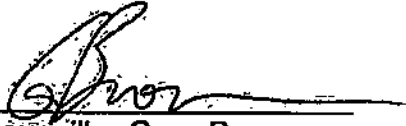
Sprawl is driven by the fact that land development costs and standards are often lower on the outskirts of communities. Cost should not be the only factor in this decision. Planning decisions should be made with the greater good of the entire community as the primary decision factor. The Town of Smithers does not feel this change is in the best interest of the greater community. It is also discouraging to note that, in this particular rezoning application, the Regional District representatives most effected (Rural 'A', Telkwa, and Smithers) did not support a change to 25%, but instead suggested a compromise of 10%.

Yours truly,

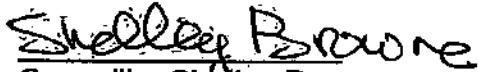

Mayor Taylor Bachrach


Councillor Gladys Atrill

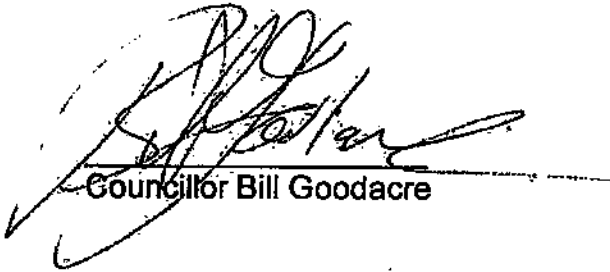

Councillor Phil Briennesse



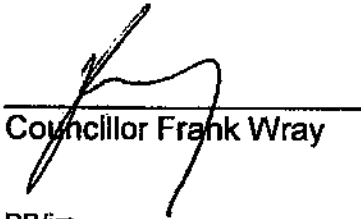
Councillor Greg Brown



Councillor Shelley Browne



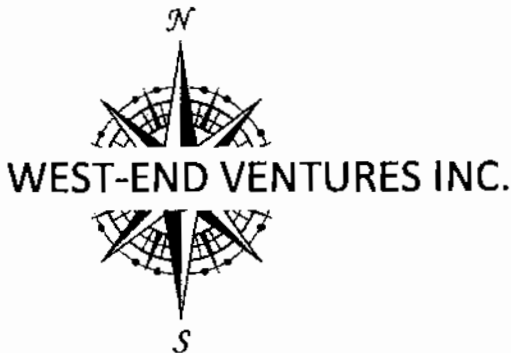
Councillor Bill Goodacre



Councillor Frank Wray

PB/jm

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PO BOX 820 SMITHERS BC V0J2N0
 PHONE: 250-876-8149

Regional District of Bulkley Nechako
 PO Box 820
 Burns Lake BC V0J1E0

To Whom It May Concern:

RE: Application to Rezone Land

Rezoning File A-05-14

We would like to bring some comments and concerns forward to be recorded formally at the Public Hearing dated June 20, 2016 in regards to the above noted rezoning application.

1. The reduction of uses from C1 zoning to M1B, of which only the contracting use has the opportunity to use 25% of the structure for retail space, is a significant improvement for the regional district.
2. We have spent significant amounts of time investigating suitable properties in the town boundaries:
 - a. That there has not been a suitable property available with highway frontage from September 2011 until present.
 - b. That the lease restrictions of the airport land are detrimental to small business.
3. 1st and 2nd readings of this original application was passed by the RDBN on April 28th. There were NO issues raised regarding the retail component of the application at the meetings until May 26th, 2016. We have had to have a 2 hour special meeting June 9th, 2016 and another public hearing on June 20th, 2016 causing significant delays in developing the property which is costing us time and money.

Respectfully,

West-End Ventures Inc.

Jason Hlweellyn

From: Ed Hildebrandt -
Sent: Monday, June 20, 2016 3:41 PM
To: Jason Hlweellyn
Cc: Fred Wilson (info@northwesttruckrentals.com)
Subject: File A-06-14

Hi Jason,
I understand there is a meeting tonight regarding the use/restrictions and perhaps the zoning of the property next to ours.

I live next door to the property at 3885 Lund Ave. I have received the initial application and have no objections to the proposal. These folks have been great neighbours and have been very respectful in how they are handling business. The property has been cleaned up and looks much better than it has in the past 15 years.

We would support the zoning change as the business would generally operate Monday to Friday leaving the weekends and winter months fairly quiet. The present zoning would allow uses such as a gas stations and other uses which would be much noisier with longer hours. In a neighbourhood setting this would be undesirable and residential property values would be impacted.

My only request from the applicant is that a proper height fence is installed and maintained as we are the first property beside a commercial development. The layout of the proposed buildings does take into account that we are residential and the buildings have been well placed.

The initial application requested a 40% retail space which was reduced to 25%. At the third reading there was a request to reduce this to 10%. Having owned a business, it is critical to have secondary options in case your target market changes or other opportunities arise. Reducing the allowable space to 10% would really restrict business opportunities and potentially could cause a business to fail. A failed business would again become an eyesore in our neighbourhood and be a poor representation of what our area is all about. It is difficult to find highway frontage in Town and this property is close to Town making it fairly desirable. The Town of Smithers needs to attract more businesses to the area and keeping the 25% retail space would potentially attract more business and people to the Town.

Towns and Districts need to encourage growth or they will slowly die out. The Bulkley Valley and area has great potential. Let's attract business to the area rather than restrict them to the point of not being viable.

Again, I would be in favour of the revised zoning application and to allow for the minimum 25% retail space.

If you have any questions or comments feel free to call me.

Ed Hildebrandt
3885 Lund Ave.



13 MEMORANDUM

To: Chairperson Miller and the Board of Directors
From: Jason Llewellyn, Director of Planning
Date: June 17, 2016
Re: Building Inspector Qualification Working Group Participation

INTRODUCTION:

The *Building Act* was recently amended to introduce qualification requirements for building inspectors working for local governments. Under the Act, building inspectors must be qualified at the appropriate level in order to make decisions on compliance with the BC Building Code or other provincial building regulations.

To be considered qualified building inspectors employed by local governments will have to be members of a prescribed professional association, pass exams according to the level of their responsibilities, and undertake continuing professional development every year.

Local governments, including the RDBN, have identified a range of issues related to the implementation of building inspector qualifications, including:

- Problems with recruitment, shortage of qualified building officials.
- Coverage during vacation, sick leave etc..
- Impact of collective agreements on contracting out etc..
- Who can accept Letters of Assurance.
- Further definition of who must be qualified, and what work requires qualification.
- And, access to training and education.

Of particular concern in the RDBN is the lack of Level 3 Building Inspectors, who may be required to process building permits for all buildings under Part 3 of the Building Code (large commercial and assembly occupancy buildings). Local governments may be required to employ a certified Level 3 inspector, upgrade existing staff, or contract the services of a Level 3 inspector. Depending on the specific details of the legislation the cost implications are notable.

The Province has not yet finalized the details of the above requirements and wish to consult with key stakeholders on implementation issues before regulations are drafted. As part of this process the Building Safety and Standards Branch has invited the RDBN's Director of Planning to sit on a working group to discuss building official qualification implementation issues. The invitation e-mail and draft Terms of Reference for the working group are attached.

The proposed meeting dates are:

- Monday June 27**
- Thursday July 7**
- Thursday August 11**
- Thursday September 1**
- Thursday September 15**
- Monday October 3**

The meetings are to be held in Vancouver and are being scheduled to allow attendees to avoid overnight stays. The costs are anticipated to be approximately \$3,000 - \$4,000, and can be covered in the Building Inspection service budget. It is noted that this cost would be shared between the rural areas and the member municipalities receiving building inspection services from the RDBN.

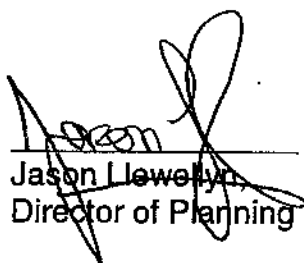
Given the importance of the issue and the potential notable long term costs to the RDBN, and member municipalities, staff recommend that the Province's invitation be accepted. It is important that the Province understands the realities faced by smaller communities in the north, and staff are hopeful that this is an opportunity to influence the regulations in a positive manner.

Recommendation

That the Regional District Board authorize the Director of Planning to accept the offer of the Building and Safety Standards Branch to sit on the working group to discuss building official qualification implementation issues.

Electoral Area Directors / Majority

Respectfully submitted,



Jason Llewellyn
Director of Planning

From: Frost, Andrea OHCS:EX <Andrea.Frost@gov.bc.ca>
Sent: Wednesday, June 15, 2016 3:32 PM
To: Jason Ilewellyn
Cc: Frost, Andrea OHCS:EX
Subject: Building Officials Working Group - Invitation
Attachments: Building Official Qualifications draft TOR 2016.pdf

Good afternoon Jason,

As we discussed briefly today, The Building Safety and Standards Branch is planning a series of meetings with stakeholders to examine building official qualification implementation issues. I am writing to invite you to join this Building Officials' Working Group.

Please find attached the draft Terms of Reference for the working group, for your consideration.

The proposed meeting dates are:

Monday June 27
Thursday July 7
Thursday August 11
Thursday September 1
Thursday September 15
Monday October 3

Please could you let me know your interest and availability for the proposed meeting dates?

I hope you will consider participating in the Building Officials' Working Group.

Andrea Frost | Policy Analyst

Building and Safety Standards Branch, Office of Housing and Construction Standards
Ministry of Natural Gas Development and Minister Responsible for Housing
Cell: 250-812-7175
Email: andrea.frost@gov.bc.ca
Check out our new website: www.gov.bc.ca/buildingcodes



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Building Official Qualifications Working Group

Terms of Reference DRAFT

May 2016

Background

Building officials are employed by local governments to monitor the compliance of building design and construction with the BC Building Code (BCBC) and with requirements in local building bylaws. They review plans, issue building permits and inspect or monitor buildings under construction.

The *Building Act* has introduced qualification requirements for building officials to support the professionalism of those in this occupation and to improve consistency in how the BC Building Code is interpreted, applied and enforced. The *Building Act* marks the first time any qualifications have been required for this group of building professionals.

Under the Act, building officials must be qualified at the appropriate level in order to make decisions on compliance with the BC Building Code or other provincial building regulations. Local governments, as their employers, must determine that a building official is qualified to make decisions on BCBC compliance only within their scope of practice.

To be considered qualified, building and plumbing officials employed by local governments will have to:

- Be a member in good standing of a prescribed professional association;
- Pass exams according to the level of their responsibilities;
- Undertake continuing professional development every year; and
- Be listed in the register of qualified building officials.

The Province has not yet finalized the details of these requirements.

Local governments have identified a range of issues related to the implementation of building official qualifications, including:

- Problems with recruitment; shortage of experienced building officials and lack of new entrants,
- Coverage during vacation, sick leave etc.,
- Impact of collective agreements on contracting out etc.,
- Who can accept Letters of Assurance,
- Further definition of who must be qualified, and
- Access to training and education.

Purpose

To consult with key stakeholders on implementation issues before regulations are drafted.

Role

The Building Official Qualifications Working Group (BOQWG) will:

- Identify issues related to the implementation of building official qualifications,
- Review applicable research and background material related to this topic,
- Review identified issues and develop workable solutions,
- Draft recommendations for the implementation of building official qualifications for the consideration of the Assistant Deputy Minister, Office of Housing and Construction Standards.

Membership and Structure

The following criteria have been considered in establishing BOQWG membership:

- Invite representatives from organizations with a major stake in the outcome of the process
- Invite members with knowledge and experience that will contribute to the BOQWG
- Structure membership to ensure a balance of perspectives and interests
- Invite members who are willing and able to make the time commitment required to see the project through

The stakeholders identified for membership in the BOQWG are:

- Local Government Management Association of British Columbia (LGMA)
- Union of British Columbia Municipalities (UBCM)
- Municipal Insurance Association of British Columbia (MIABC)
- Building Officials' Association of British Columbia (BOABC)
- Plumbing Officials' Association British Columbia (POABC)
- Individual local governments

The BOQWG will be convened, supported and chaired by the Building and Safety Standards Branch (BSSB). The Chair will report periodically on the progress of the BOQWG to the Assistant Deputy Minister of the Office of Housing and Construction Standards.

Observers or substitute members may be permitted to attend BOQWG meetings, at the discretion of the Chair.

Other stakeholders may be called upon to respond to requests for information, attend meetings, or review and comment on the BOQWG's proposed directions and recommendations, as deemed necessary.

Member Responsibilities

Working Group members will:

- Represent the interests of their organizations to the best of their ability
- Attend scheduled meetings, beginning June 15, 2016, and be responsible for their own travel costs
- Before each meeting, review any background information and draft documents provided by the Chair
- Participate in BOQWG discussions
- Respond to requests for information from the BOQWG Chair
- Where possible, obtain input from others in their organizations and communicate the results to the BOQWG
- Advise on any further consultations that may be required

Meeting notes will be distributed after each meeting. Any BOQWG member who is unable to attend a meeting will have the option to contact the Chair for additional information.

Public Statements about the Building Official Qualifications Working Group

The Chair may make public statements about the work of the BOQWG. Members are encouraged to discuss issues with colleagues within their own organizations. However, members are asked not to make public statements without an undertaking of confidentiality issued by BSSB before the BOQWG's recommendations are released.

Expected Result from the Building Official Qualifications Working Group

The expected result from the BOQWG is a set of recommendations for the implementation of qualification requirements that BSSB will present to the Assistant Deputy Minister, Office of Housing and Construction Standards:

If approved, these recommendations will inform the development of both policy and the regulations that will prescribe or specify qualification requirements.

Every effort will be made for the BOQWG to reach consensus on recommendations. Where members strongly disagree with specific recommendations, their objections will be noted.

Timeframe and Location

It is anticipated that the BOQWG will meet four to six times in 2016. Meetings will be approximately three to four hours, and will be a combination of face-to-face and teleconferencing or videoconferencing.