



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
SPECIAL BOARD MEETING
SUPPLEMENTARY AGENDA
Thursday, May 3, 2018**

<u>PAGE NO.</u>	<u>REPORT</u>	<u>ACTION</u>
2-7	Jason Llewellyn, Director of Planning - Scrap and Salvage use at 5200 Aspen Road – Electoral Area “A”	Recommendation (Page 7)
<u>CORRESPONDENCE</u>		
8-18	Business View Magazine – “Moving BC Forward” – Developing Infrastructure and Communities	Direction
19-21	Union of BC Municipalities – Non-Binding Provincial Survey on Cannabis Retail Licence Readiness	Direction/Receive
<u>NEW BUSINESS</u>		
<u>ADJOURNMENT</u>		



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MEMORANDUM

To: Regional District Board
From: Jason Llewellyn, Director of Planning
Date: April 29th, 2018
Re: Scrap and Salvage use at 5200 Aspen Road, Electoral Area A

INTRODUCTION:

The purpose of this report is to obtain direction from the Regional District Board regarding the continued long term illegal scrap and salvage operations undertaken by Mr. Kelvin Kenneth Schultz. Staff are recommending that the Board direct staff to obtain a Supreme Court Injunction prohibiting future illegal scrap and salvage operations by Mr. Schultz.

The following is a brief history of the Regional District's enforcement activities involving illegal scrap and salvage operations established by Mr. Schultz.

DISCUSSION:

Nouch Frontage Road: 2007-2008

In 2007 staff received public complaints regarding the operation of a scrap and salvage operation at 8830 – 8878 Nouch Frontage Road, Electoral Area A, contrary to "Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993" (the Zoning Bylaw). Staff confirmed that the scrap and salvage operation was being undertaken by Wes Schultz Trucking and Salvage.

Following the threat of enforcement action by the RDBN the property owner took steps to have the use removed from their property in 2008.

Pictures of the Nouch Frontage Road Scrap and Salvage Operation





Donaldson Road: 2011 - 2013

In 2011 staff became aware that Mr. Schultz has established his scrap and salvage operation on a property on Donaldson Road. The property owner and Mr. Schultz were made aware that the use was not permitted in the Agricultural (Ag 1) Zone pursuant to the Zoning Bylaw, and that the use was also not allowed in the Agricultural Land Reserve. The RDBN requested that the scrap and salvage use be removed from the property.

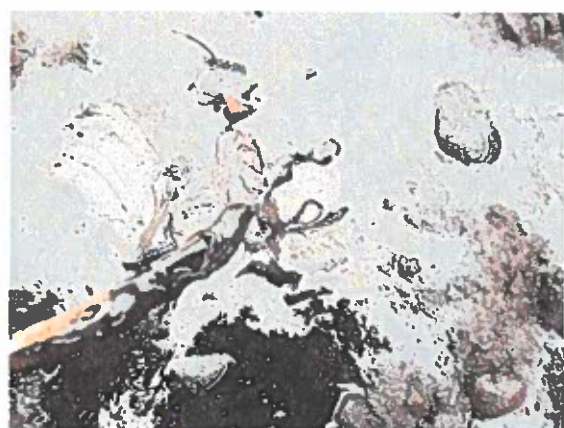
Mr. Schultz continued operation until the property owner took steps to have the use removed in 2013.

Pictures of the Donaldson Road Scrap and Salvage Operation





Pictures of Ground Contamination Evident After Scrap Removed from Donaldson Road Site



Aspen / Whalen Road: 2013

In late October 2013 staff began receiving reports from residents along Whalen Road that Mr. Schultz intended to relocate his scrap and salvage business to his property at the corner of Aspen and Whalen Roads. A site inspection showed that the scrap and salvage related materials had been brought to the property and there was evidence that scrap and salvage operations were being undertaken on site. Mr. Schultz was on the property during the inspection and he informed Regional District staff that he was only planning to store his personal belongings on the property.

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Mr. Schultz was advised that the property is zoned Small Holdings Zone (H1) and the H1 zone does not allow the property to be used for the wrecking, salvage, storage or sorting of scrap metals and other materials. Mr. Schultz was advised to remove all scrap metal from the property and was informed that the RDBN would perform follow up site inspections, and initiate formal enforcement action if the illegal use continued.

The scrap metal and other materials were removed from the property over the next months. Some large containers and other equipment remained.

Pictures of Aspen / Whalen Road Scrap and Salvage Operation in 2013



Aspen / Whalen Road: 2017

In April 2017 staff began receiving complaints from residents that scrap and salvage operations had resumed at the property owned by Mr. Schultz at the corner of Whalen and Aspen Roads. Residents provided staff with video clips of the salvaging activities. Staff also visited the site and confirmed the activity.

Staff sent Mr. Schultz and the other owner of the property another letter advising them to stop the scrap and salvage operation on the property. The use appeared to stop by June.

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Pictures of Aspen / Whalen Road Scrap and Salvage Operation in 2017



Aspen / Whalen Road: 2018

On April 15th staff began receiving complaints from residents that scrap and salvage operations had resumed at the property owned by Mr. Schultz at the corner of Whalen and Aspen Roads. Residents provided staff with pictures and video clips of the salvaging activities. Staff also visited the site and confirmed the activity.

Pictures of Aspen / Whalen Road Scrap and Salvage Operation in 2018



RECOMMENDATION

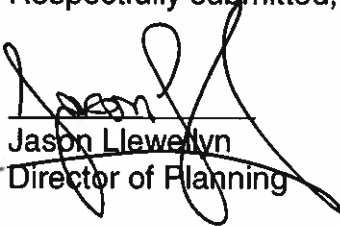
Mr. Schultz has established illegal scrap and salvage operations at three locations across Electoral Area A, including the current operation at 5200 Aspen Road. Therefore, staff recommend that the Board direct staff to work with our solicitor to petition for a B.C. Supreme Court injunction asking for an order that Mr. Schultz not establish a scrap and salvage operation on the subject property, or at any other location contrary to RDBN Zoning. This process may involve the negotiation of a consent order.

Recommendation

That the Regional District Board direct staff to work with our solicitor to undertake the process to petition for a B.C. Supreme Court injunction prohibiting Mr. Schultz from operating a scrap and salvage operation at 5200 Aspen Road, or at any other location in contravention of the Regional District's Zoning Bylaw.

Development Services / All / Majority

Respectfully submitted,


Jason Llewellyn
Director of Planning

Cheryl Anderson

Subject: FW: "Moving BC Forward" - Developing Infrastructure and Communities
Attachments: Supplier List Excel Template.xlsx; BVM - Bulkley-Nechako.docx

From: Melany Deweerdt
Sent: April 25, 2018 9:02 AM
To: Bill Miller (bill.miller@rdbn.bc.ca) <bill.miller@rdbn.bc.ca>
Subject: FW: "Moving BC Forward" - Developing Infrastructure and Communities

Good morning,

Jason and I spoke with Brendan on Monday, and he sent this follow up email. There is a link further down with a sample of the magazine. It turns out there is a 'catch' to this in that we have to permit them to distribute a letter on our letterhead. After considering this, it still appears to be good value to RDBN to proceed, and we will get a promotional spread out of this that we can use in our own activities. If we were to contract this out to a consultant, there would be a significant cost to achieve this type of product.

I'm thinking we may want to supp this to the Board on May 3rd and get direction. We can request a delay to post NCLGA as well if that is better for you.

Please review, and if you are supportive of us continuing, and if you are okay with waiting for Board direction.

Thanks,
 Melany

From: Brendan McElroy <brendan@businessviewmagazine.com>
Sent: April 23, 2018 2:03 PM
To: Melany Deweerdt <Melany.Deweerdt@rdbn.bc.ca>; Jason Llewellyn <Jason.llewellyn@rdbn.bc.ca>
Cc: Alexander Wynne-Jones <alex@businessviewmagazine.com>
Subject: "Moving BC Forward" - Developing Infrastructure and Communities

Hi Melany and Jason,

Thanks for the call today! It was a pleasure speaking with you again. I'm excited to include Bulkley-Nechako in the June 2018 issue of Business View as part of our series on Infrastructure and community development.

We have yet to confirm a date for the interview, but have the following dates available:

Mon Apr 30th @ 1-4pm EST
 Tues May 1st @ 1-4pm EST
 Thurs May 3rd @ 1-2pm or 4pm EST
 Fri May 4th @ 1pm or 3-4pm EST

Please see below for a re-cap of our discussion outlining what we will need in terms of pre-production materials. I would like to have these materials by Apr 27th. This will give our production team ample time to prepare for the project and get the invites sent out. Please note that we require materials prior to the interview as my editor will wish to do a full review prior to the meeting. Below is a list of all the required materials in order to begin:

- The invitation letter template is attached; please cut and paste it on to your city letterhead, sign and send back. Please feel free to change the content of the letter as you deem necessary. The invite is essential to help validate the project with the invitee list and directs all calls to our office.

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- An unpopulated supplier recipient list is attached. We would like to keep this opportunity exclusive to your key vendors/suppliers. With that being said, please make sure to only include companies/organizations with spends over \$100K per year.
- 10-12 high resolution images: **(not due until after the interview has been conducted)**
Please use the link and password below to upload a profile picture of yourself and/or a team group shot, projects, city seal/logo and any other choice graphics.

<https://www.businessviewmagazine.com/upload/>
Password: NaBvM@256!!

- Please provide answers to the facts below:
 - total area
 - population
 - The Opportunities available in the north
 - Recently completed and soon to finish Infrastructure (Fibre)
 - Community Development and trends for near future.
 - Positive Interaction of Diverse Populations.
 - job growth %
 - median home price

Thanks again for taking the time to put this together. I'm looking forward to working with you and your team to ensure a successful feature. Once the feature has been completed and your new custom brochure is ready to promote, we will be happy to talk with your IT team to discuss integration of your feature on the major search engines, your city website and through cross promoting our social media pages.

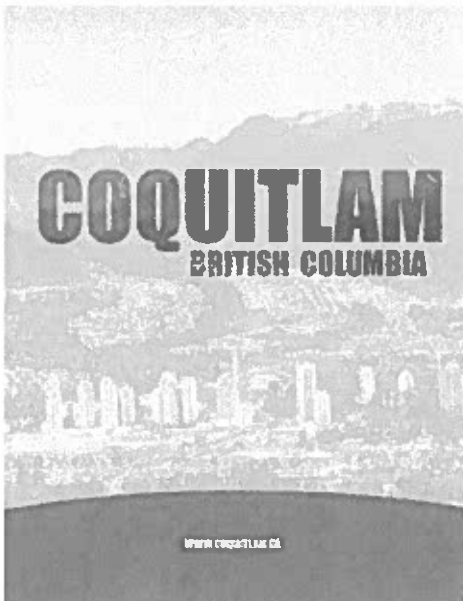
Please don't hesitate to contact me should you have any questions or queries regarding these materials.

Warmest regards,

[CLICK ON THE COVER BELOW TO VIEW A RECENT ISSUE OF BUSINESS VIEW](#)

<https://www.businessviewmagazine.com/digital-magazines/jan-2018/HTML/>

Warmest regards,



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Warmest regards,

Brendan McElroy

Research Director

Business View Magazine

businessviewmagazine.com

Toronto, On

Fort Myers, FL

Direct: 12392439794

Mobile: 519-788-2454

Fax: 239-288-2494

USA - CANADA - CARIBBEAN - AUSTRALIA

Suppliers List

References

Professional Services	Facilities Management	Training/Consultation	Materials Management	Packaging
Banks	Site Maintenance	Training Consultants	Warehousing	Boxes
Insurance Companies	Software	Lean Consultants	Forklift Trucks	Printing
Investment Co	Cleaners	HR	Heavy Loaders	Labels
Legal Companies	Plant/Machine Maintenance	Operational Consultants	Storage	Crates
Pension	Work Ware	Education	Warehouse Maintenance	Sleeves
Health Care Provider	Security	Health & Safety		Bottles
Accountants/Auditors	Catering	Recruitment Agencies		
Primary Suppliers	Transportation	Information Technology	Equipment / Plant	Utility Providers
Raw Materials	Road Transport	IT Applications	Machinery	Gas
Components	Suppliers of Vehicles	Internet Service Provider	Robotics	Hydro
Fabrication	Air Freight & Cargo	Servers	Weighing Machines	Recycling Company
Sub Assembly	Freight Agents/Agencies	Computer Hardware Supplier	Machine Tools	Electric
			Conveyors	Telecom

	COMPANY NAME	COMPANY LANDLINE	COMPANY FAX	PRODUCT OR SERVICE	NOTES	FIRST NAME	LAST NAME	TITLE	EMAIL	MOBILE
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(Company Letterhead)

Bulkley-Nechako

ATTN: «First_Name» «Last_Name»

Dear «First_Name»,

As a key strategic supplier to our organization, I wanted to inform you that Bulkley-Nechako is being featured in an upcoming issue of Business View Magazine. Our feature is going to be the lead on a series they are running, focused on “**Moving BC Forward**” – Developing Infrastructure and Communities in Canada. The article is based on an interview between their VP of editorial and myself. I hope to discuss some of the key initiatives that are currently driving our growth along with the importance of the collaborative approach we take with our Partners.

I would like to invite «Company» to promote your business alongside ours with a corporate advertisement to appear within the article and subsequent marketing brochure as a preferred vendor of choice to Bulkley-Nechako.

The feature article is a great way for us to continue to gain exposure while expanding our digital footprint through enhanced search engine results and social media. Upon completion, Business View will also be developing a customized brochure that can be utilized for further marketing initiatives.

The article will run approximately 6-8 pages and will be featured in an upcoming issue of Business View Magazine, a digital Business to Business publication which goes out electronically to over 420,000 executives throughout North America. To view a current issue please visit their website at www.businessviewmagazine.com.

We encourage you to contact Marcus VandenBrink from Business View for more information on pricing and participation: Marcus VandenBrink, Publisher at 239-220-5554 or via email at marcus@businessviewmagazine.com.

I want to personally thank you for participating in this feature promoting Pitt Meadows and BC. we value our relationship with «Company» and look forward to continuing our relationship into the future.

Sincerely,

(Signature Here)

Name

Title

COQUITLAM

BRITISH COLUMBIA

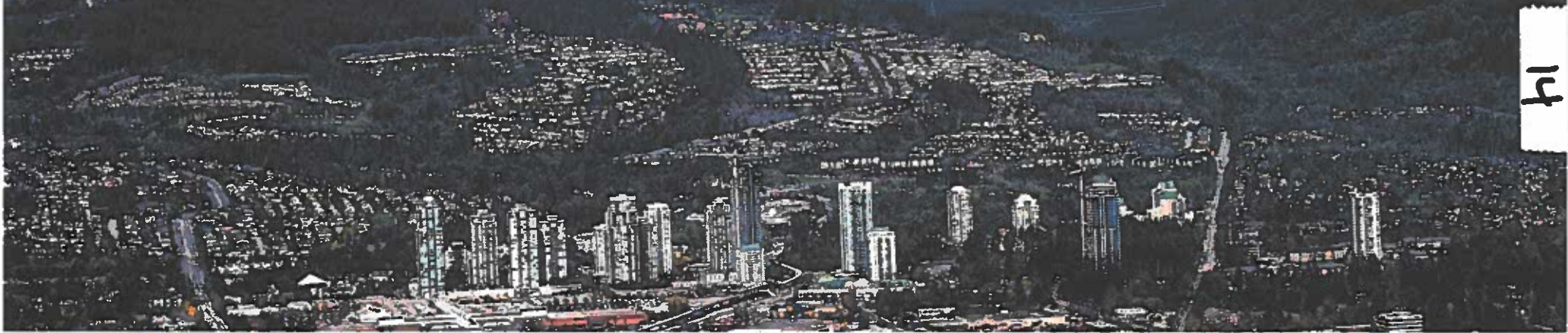
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COQUITLAM, BRITISH COLUMBIA

COQUITLAM

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The most famous phrase from the movie *Field of Dreams* – “Build it and they will come” – could very well be the bywords for Coquitlam, British Columbia, after all is said and done.

Coquitlam, a city in the low-

er mainland of British Columbia, and part of the greater Vancouver area, is in the midst of a state of growth that is showcasing what can be accomplished when you get the right people in government and a passionate, hardworking community, all striving for the same thing. By looking at what “could be” as opposed to accepting what it already

has, the city, first incorporated in 1891, has been able to transform itself into an exciting hub for businesses, families, and more.

“We are really one of the few communities that has been able to design our city center from scratch,” explains Mayor Richard Stewart. “Most communities inherit previous generations’ plan-

ning decisions; we were able to earmark an area to become our new vibrant city center.”

“The transit line, which opened in 2016, has been on the books for 20 years,” adds Michael Hind, the CEO for the Tri-Cities Chamber of Commerce. “People started campaigning for it and this past year we made it a reality.”

COQUITLAM, BRITISH COLUMBIA



The made-to-order transit connection is the Evergreen Extension – a massive transit expansion that brought SkyTrain rapid transit into Coquitlam, linking it to Vancouver and other surrounding cities. The benefit of this extensive undertaking is already evident, as it has already exceeded the rider estimate since opening last December. “It’s had a huge impact already,” says Hind. “We expect this to be even bigger moving forward.”

The line was not built simply to assist the existing commuters, but also strategically developed to attract young professionals, entrepreneurs, and small businesses into this new exciting hub. “This gives us a great opportunity to open up our community not only to a labor force,” says David Munro, Manager of Economic Development, “but also to other businesses like tech, finance, and professional services.”

What makes this growth so unique and important for future generations is that the community and government came together with a vision for growth: create an exciting city center, develop a hub for innovation and entrepreneur-



ship, promote a hot housing market, and then connect the dots at lightning speed - all while creating new jobs for residents.

“This is a prime example – whether it’s city, provincial, or federal government (or a combination of all three)” continues Munro, “of public investment leading to private investment, and putting that investment into infrastructure that makes it attractive to businesses. We have a significant amount of home-based businesses, located primarily in lower density areas. By creating co-working spaces and a tech accelerator, we’re giving small businesses the opportunity to easily grow their business to the point where they’ll need office space.”

Businesses are already shouting their success from the rooftops due to the calculated planning and investment and focused economic development programs by City Hall’s team.

AT A GLANCE COQUITLAM, BRITISH COLUMBIA

WHAT: A city of 140,000

WHERE: Southern British Columbia, east of Vancouver

WEBSITE: www.coquitlam.ca



COQUITLAM, BRITISH COLUMBIA



"We chose Coquitlam for our second location because, quite frankly, this is not a bedroom community anymore," says Darryl Bosa, the founder of CMPNY, a firm that offers co-working spaces for the modern entrepreneur. "The City of Coquitlam has taken large strides in building a community that promotes business development and complements the start-up community. From their many initiatives, such as the foresight to invest in QNet, Coquitlam is a desired place to live and work. We are glad we could be a part of it."

One of these initiatives, a state-of-the-art fiber ring, is a testament to the embrace of the tech community, as existing and new businesses now have access to Canada's most competitive broadband services through QNet. "This is lightning fast internet access," states QNet's General Manager, Danny Bandiera. "It doesn't bog down with multiple users, it's competitively priced – this is what users can expect by tapping into QNet."

The bottom line: if the city can give these opportunities to a young entrepreneur as easily as it can to a small business about to double in size, the economy will grow and jobs will follow.

The infrastructure in Coquitlam was not limited to just the Evergreen Extension. Out of a \$4 Billion investment, the city also benefited from the development of the Port Mann Bridge, a massive, ten-lane, cable-stayed bridge that opened in 2012 - currently the 2nd longest cable-stayed bridge in North America.

With the development of the Port Mann Bridge project, the supply chain community is connected with a hub of its own. "We have extensive industrial lands in the middle of Vancouver,

on a confluence of major transit routes," says Mayor Stewart. "When you talk to businesses that have located there, they want that logistics hub; they want to be in the middle of Metro Vancouver, so they can serve the metropolitan region as




effectively as possible." Outside of the incredible growth within the municipality, lies another hidden resource that may be the most exciting of all. "Our largest

export is the English language," explains Stewart. "We have the largest international education program in Canada."


This means that outside of the growth of the internal community, and the attraction for local

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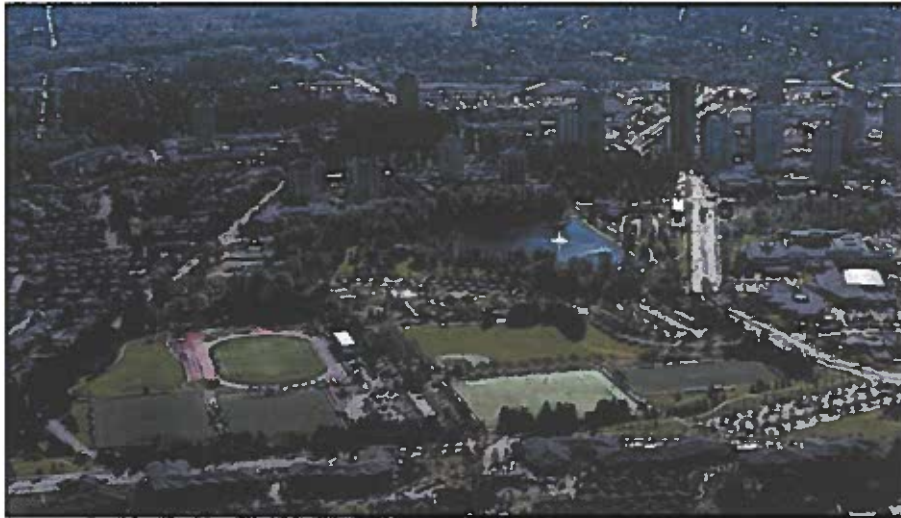


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COQUITLAM BRITISH COLUMBIA

The infrastructure in Coquitlam was not limited to just the Evergreen route. Out of a \$4 Billion investment, the city was also able to fund development of the Port Man Bridge, a massive, ten-lane, cable-stayed bridge that opened in 2012 - currently the 2nd longest cable-stayed bridge in North America.



businesses and entrepreneurs within B.C. and Western Canada, there is a community of students – young and old – who call Coquitlam home. This adoption of international intellect into a burgeoning community creates a worldwide narrative of what Coquitlam's development is all about.

"We look at economic devel-

opment as a cycle," explains Munro. "We often forget our people are our resource, so we have established infrastructure and amenities that motivate a family to come here, buy a home, get an education, get a good job, start a business, and then start the process over again."

Coquitlam is already one of the fastest growing communities in Western Canada and its population is expected to grow by another 80,000 by 2041. And, with the development of rapid transit, an exciting downtown core, and a hub for small businesses, it will continue to be a beacon for innovation, growth, and Canadian prosperity.

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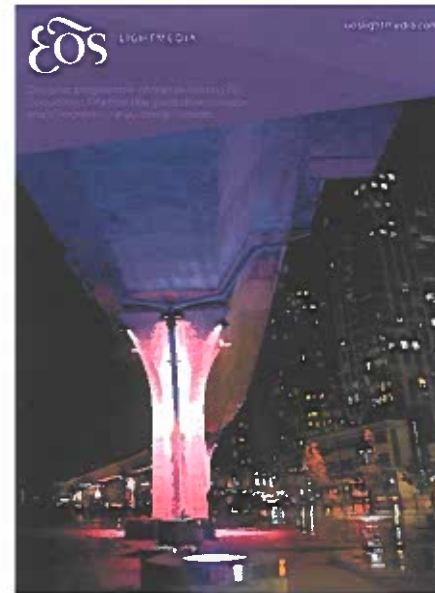
■ Palmieri Bros. Paving Ltd.

www.palmieribrospaving.ca

■ Eos Lightmedia Corporation

www.eoslightmedia.com

The City of Coquitlam established the Pinetree Way Enhancement Project to ensure the completed Evergreen Line ALRT corridor is green, attractive and welcoming. Eos Lightmedia, a Vancouver company specializing in custom lighting and public art projects, developed concepts that reinforce the project's 'Nature in the City' theme. Project elements that incorporate specialty lighting include two Light Columns, the Guideway Lighting, the Stream, the Branches, and the Guideway Mover.






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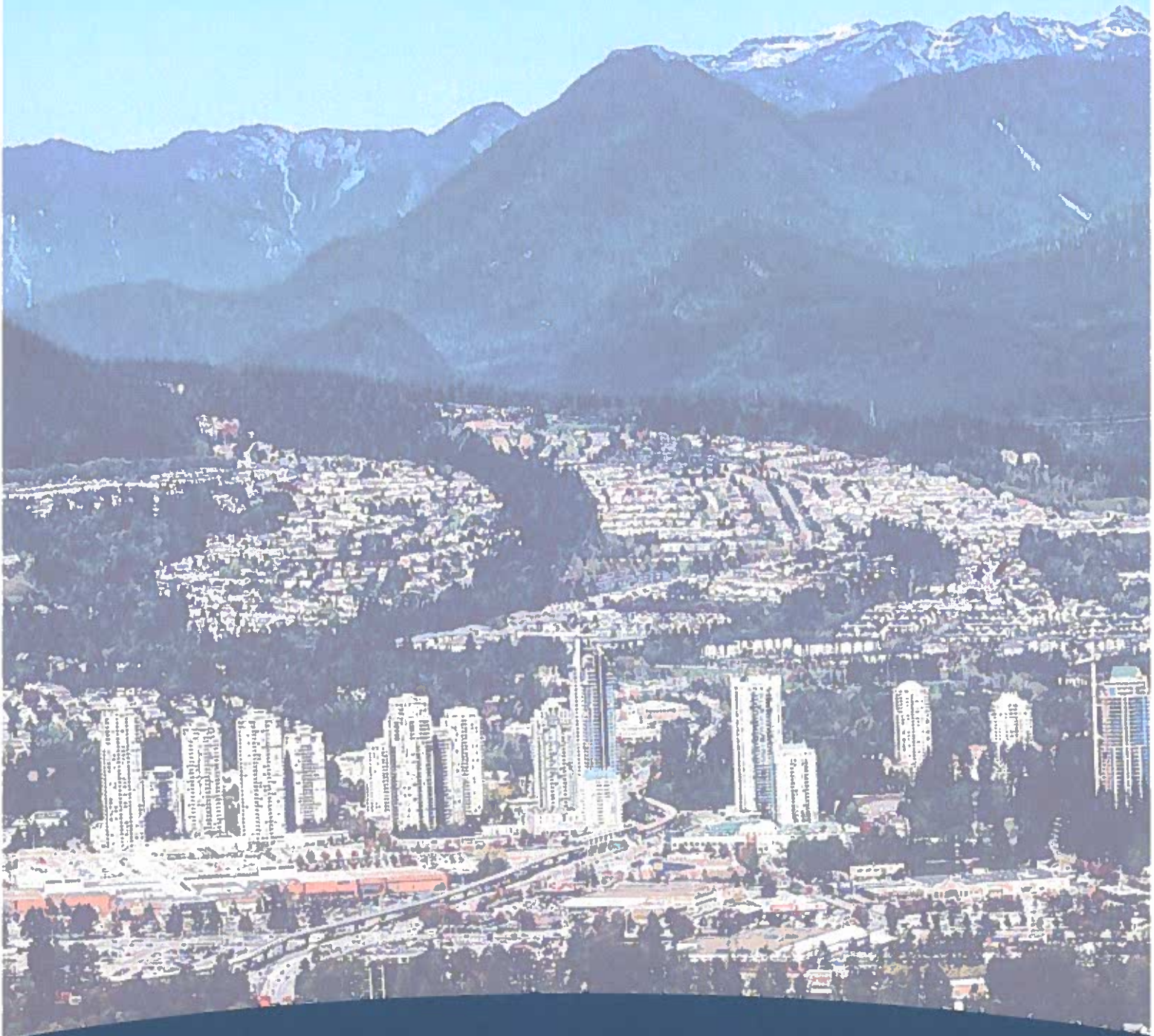
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AS FEATURED IN BUSINESS VIEW MAGAZINE

Business View Magazine
www.businessviewmagazine.com

Business View Caribbean
www.businessviewcaribbean.com

A

Board - Direction/
Receivé

Cheryl Anderson

Subject:

FW: Non-Binding Provincial Survey on Cannabis Retail Licence Readiness

UBCM

Attention:

Mayors/Chairs/Chiefs and Chief Administrative Officers

As you are aware, the Government of Canada is expected to pass legislation to legalize and regulate non-medical cannabis in the coming months. This is a complex initiative that requires a comprehensive and coordinated response from all orders of government. With this in mind, the Union of B.C. Municipalities, at the request of the Province of British Columbia, would like to offer local governments an opportunity to complete a short, non-binding survey to assess readiness for retail licensing of non-medical cannabis across local jurisdictions.

Please see this [survey](#) for further information. This survey is only expected to take 2-5 minutes, and your timely response will be beneficial in helping the provincial government assess readiness among BC local governments.

Completed surveys may be forwarded to:

Casey Pescod
Research and Policy Analyst
Cannabis Legalization and Regulation Secretariat
Casey.Pescod@gov.bc.ca

The deadline for feedback is May 11, 2018.

Thank You,
Union of BC Municipalities

Union of BC Municipalities | 525 Government Street, Victoria, British Columbia V8V 0A8 Canada

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Constant Contact

April 30, 2018



Non-Binding Provincial Survey on Cannabis Retail Licence Readiness

Attn: Mayors/Chairs/Chiefs and Chief Administrative Officers

As you are aware, the Government of Canada is expected to pass legislation to legalize and regulate non-medical cannabis in the coming months. This is a complex initiative that requires a comprehensive and coordinated response from all orders of government. With this in mind, the Union of B.C. Municipalities, at the request of the Province of British Columbia, would like to offer local governments an opportunity to complete a short, non-binding survey to assess readiness for retail licensing of non-medical cannabis across local jurisdictions.

Please complete the questions below and send your response to the provincial Cannabis Legalization and Regulation Secretariat. Any questions regarding the survey, as well as completed surveys, should be directed to Casey Pescod, Research and Policy Analyst, Cannabis Legalization and Regulation Secretariat at Casey.Pescod@gov.bc.ca. Completed surveys will be accepted until May 11, 2018.

1. What is your name?

2. What local government do you represent?

3. What is your position (e.g. Mayor, CAO, etc.)?

4. Has there been any indication as to what type of retail cannabis stores would be acceptable in your community?

- a. Private only
- b. Public (government-run) only
- c. A mix of private and public
- d. No cannabis retail stores
- e. Other (please specify)

5. Assuming an early July timeline for provincial referrals to local governments, when do you anticipate your government will be positioned to complete the community consultation and resolution process in support of the provincial retail licensing process? (This would imply that all necessary zoning and bylaw provisions are or will be in place.)
- a. We are ready now so can proceed immediately upon receipt of referral from the Province.
 - b. We expect to be able to undertake this work in advance of the upcoming local government elections (October 20, 2018).
 - c. We will not be undertaking this work prior to the local government elections.