

**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**SPECIAL MEETING NO. 8**

**Thursday, June 9, 2016**

**PRESENT:** Chair Bill Miller

Directors Taylor Bachrach  
Eileen Benedict  
Mark Fisher  
Tom Greenaway  
Dwayne Lindstrom – left at 12:10 p.m.  
Rob Newell  
Mark Parker – left at left at 12:13 p.m.  
Jerry Petersen  
Darcy Repen  
Luke Strimbold

Directors Absent Shane Brienen, District of Houston  
Thomas Liversidge, Village of Granisle  
Rob MacDougall, District of Fort St. James  
Gerry Thiessen, District of Vanderhoof

Alternate Directors Brenda Gouglas, District of Fort St. James  
Linda McGuire, Village of Granisle  
Dawn Potvin, District of Houston

Staff Cheryl Anderson, Manager of Administrative Services  
Hans Berndorff, Financial Administrator  
Jason Llewellyn, Director of Planning  
Wendy Wainwright, Executive Assistant

Other Colin Bruintjes, Smithers

**CALL TO ORDER** Chair Miller called the meeting to order at 11:22 p.m.

**MOTION TO HOLD SPECIAL BOARD MEETING** Moved by Director McGuire  
Seconded by Director Greenaway

2016-8-1 “In accordance with Section 220 of the *Local Government Act*, the Regional District of Bulkley-Nechako Board of Directors calls a Special Board Meeting.”

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

**AGENDA** Moved by Director Benedict  
Seconded by Alternate Director Potvin

2016-8-2 “That the agenda of the Regional District of Bulkley-Nechako Board meeting of June 9, 2016 be approved.”

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

## **REPORTS**

Rezoning and OCP  
Amendment File No. A-06-14  
Bylaws 1712 & 1768  
West-End Ventures Inc. (Bruintes)  
Electoral Area "A"

Moved by Director Bachrach  
Seconded by Director Greenaway

2016-8-3

1. "That second and third reading for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712, 2016" be rescinded.
2. That the amended version of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712, 2016" attached to the staff report dated May 31, 2016 from the Director of Planning, be given second reading this 9<sup>th</sup> day of June, 2016, and subsequently be taken to public hearing.
3. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712, 2016" be held and delegated to the Director or Alternate Director for Electoral Area A."

(Participants/Directors/Majority)      DEFEATED

Director Fisher noted that Colin Bruintjes, West-End Ventures Inc., was in the gallery and wished to address the Board.

Mr. Bruintjes discussed:

- West-End Ventures Inc.'s decision to purchase the property for the proposed uses;
- The process that lead to the allowance of an area equal to twenty-five percent of the Gross Floor Area of the Structure(s) used for Contracting to be used for the sale of products or materials associated with the Contracting service;
- The land use and zoning around the subject property;
- The unfairness of raising concerns and amending the bylaw after 1<sup>st</sup> and 2<sup>nd</sup> reading and the public hearing;
- The properties throughout the RDBN that the amendment would affect.

The Regional District Board discussed:

- The impact of the bylaw on the rural areas.
- The impact of the bylaw on the Town of Smithers;
- The impacts associated with discouraging this type of development in the region
- The need to hold a 2<sup>nd</sup> public hearing regardless of whether the bylaw remains amended.

**REPORTS (CONT'D)**

Moved by Director Bachrach  
Seconded by Director McGuire

2016-8-4

1. "That first and second reading be given this 9<sup>th</sup> day of June, 2016 for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712, 2016" including the following Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712 read as follows:

**1. Contracting**

"...: assembly of products or materials associated with the Contracting service being provided from the same site provided that this use does not occupy in total an area in excess of twenty-five percent of the Gross Floor Area of the Structure(s) used for Contracting;..."; and subsequently be taken to public hearing.

2. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712, 2016" be held and delegated to the Director or Alternate Director for Electoral Area A"

3. That the applicant be required to provide a Section 219 Covenant restricting retail on their property to ten percent of the Gross Floor Area used for contracting."

Moved by Director Bachrach  
Seconded by Director Repen

2016-8-5

"That the Regional District of Bulkley-Nechako Board of Directors defer the issue to staff to meet the needs of the Regional Board."

(Participants/Directors/Majority) DEFEATED

"That the question be called on Motion 2016-8-4."

(Participants/Directors/Majority) DEFEATED

Discussion took place regarding the drafting of two definitions for "Contracting" in "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712, 2016."

Rezoning and OCP  
Amendment File No. A-06-14  
Bylaws 1712 & 1768  
West-End Ventures Inc. (Bruintes)  
Electoral Area "A"

Moved by Director Fisher  
Seconded by Director Repen

2016-8-6

1. "That third reading for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712, 2016" be rescinded this 9<sup>th</sup> day of June, 2016; and that the bylaw as read at 2<sup>nd</sup> reading be taken to public hearing.

3. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1712, 2016" be held and delegated to the Director or Alternate Director for Electoral Area A."

Opposed: Director Bachrach CARRIED

(Participants/Directors/Majority)

**SPECIAL IN-CAMERA  
MEETING**

2016-8-7

Moved by Director Bachrach  
Seconded by Director Strimbald

In accordance with Section 90 of the *Community Charter*, it is the opinion of the Board of Directors that matters pertaining to Section 90(1)(a) – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality (Chief Financial Officer Replacement) must be closed to the public therefore exercise their option of excluding the public for this meeting.

(All/Directors/Majority)

CARRIED UNANIMOUSLY

**ADJOURNMENT**

2016-8-8

Moved by Director Bachrach  
Seconded by Director Repen

“That the meeting be adjourned at 12:49 p.m.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

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Bill Miller, Chair

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Wendy Wainwright, Executive Assistant