

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

Thursday, April 30, 2015

<u>PAGE NO.</u>	<u>ADMINISTRATION REPORT</u>	<u>ACTION</u>
2-3	Gail Chapman, CAO, Provincial Consideration Of Requiring Regional Districts to Inspect/Enforce <i>Fire Service Act</i> Regulations in Rural Areas	Receive
<u>ELECTORAL AREA PLANNING</u>		
<u>Correspondence</u>		
4-5	Colin Bruintjes Correspondence Rezoning File No. A-06-14 West-End Ventures Inc. Electoral Area "A" <i>(Please see pages 240-248 in April 30<sup>th</sup> agenda)</i>	Receive
6-10	Fred Wilson, Northwest Truck Rentals Correspondence Rezoning File No. A-06-14 West-End Ventures Inc. Electoral Area "A" <i>(Please see pages 240-248 in April 30<sup>th</sup> agenda)</i>	Receive
<u>INVITATION</u>		
11	Northern Gateway – Reception During NCLGA Convention – Thursday, May 7, 2015 - Prince George, B.C.	Receive
<u>NEW BUSINESS</u>		
<u>ADJOURNMENT</u>		

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**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**Supplementary**  
**Memorandum**

**TO:** Chair Miller and Regional Board Members

**FROM:** Gail Chapman, CAO

**SUBJECT:** Provincial Government Consideration of  
Requiring Regional Districts to Inspect/Enforce  
*Fire Service Act* Regulations in Rural Areas

**DATE:** April 29, 2015

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During the Regional District CEO/CAO Forum in March, 2015, a conversation took place regarding discussions that were taking place between the Province, UBCM, Office of the Fire Commissioner, Health Authorities and the BC Safety Authority regarding mandating Regional Districts to conduct regular inspections of hotels, resorts, community halls, specifically, anywhere the public may gather, in order to enforce provincial safety regulations. This responsibility may include development of an inventory, inspections, enforcement and reporting.

To date, there has been no information release regarding this matter, only Regional District discussion through the Forum and CAOs for each Regional District in the Province.

A "draft" resolution has been developed with the assistance of all RDs, which is attached hereto. The intent is to bring it forward to Area Associations for ratification and submission to UBCM.

At this time, consideration is being requested by Regional Board members to forward a letter of opposition to the Province and various stakeholders.

**RECOMMENDATION:** (All/Directors/Majority)

Receive

WHEREAS the provincial government has enacted various building and fire code regulations for public buildings, including the *Fire Services Act*;

AND WHEREAS the provincial government has, through the BC Safety Authority, and various other provincial agencies such as the Health Authorities, established regulatory regimes designed to inspect various installations and operations, such as gas, electrical, health, food safety, etc. aimed at protecting the public from potential hazards associated with public facilities, while the *Fire Services Act* remains without an effective regulatory regime;

AND WHEREAS the provincial government is considering requiring regional districts to enforce the *Fire Services Act* and its regulations in the unincorporated areas of the province, including the obligation to provide for a regular system of inspection of hotels and public buildings;

AND WHEREAS regional districts do not have the capacity to take on an inspection and enforcement role in the rural areas without significant additional financial and human resources;

NOW THEREFORE BE IT RESOLVED that the provincial government provide the resources necessary to inspect and enforce provincial safety regulations, including the *Fire Services Act* and its regulations, through either the Office of the Fire Commissioner or the BC Safety Authority rather than pursuing options to download the responsibility for inspections and enforcement of provincial regulations on local governments.

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# Colin T. Bruintjes, CGA

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**Houston Office**  
PO Box 1140  
Unit A - 2430 Butler Ave  
Houston, BC, V0J 1Z0  
Phone (250) 845-2895

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April 17, 2015

Regional District of Bulkley Nechako  
37, 3<sup>rd</sup> Ave  
PO Box 820  
Burns Lake, BC V0J 1E0

ATTN: JASON LLEWELLYN

In response to the rezoning referral report dated April 8, 2015, please find the following response.

## **Zoning**

There is a glaring omission of the neighbor to the north, being zoned H1B, small holdings industrial shop, and operating a welding shop.

Even though the majority of the lands surrounding the subject property are residential, there appears to be commercial components including coffee processing, taxidermy, gun repair, fire extinguisher repair etc. Of the residential development in the area, significant numbers of the residential lots are vacant.

## **Commercial Strip Development**

Existing highway, with turning lanes at the intersection, provides for efficient access and use of the property. Our hope is to improve the aesthetics and function of the property.

Current Zoning allows for C1 gas stations, restaurants, hotels, and retail uses. The intent of the rezoning is to have uses that are low impact commercial use, including the construction contracting. The construction contracting operations would be low impact because the use of the development would be for administrating, storage and display. Minimal fabricating is done on site.

## **Current use by North West Truck Rentals**

That North West Truck Rentals has recently began using the property to store it's vehicles during the winter months as this is the slow season. This avoids snow clearing issues at Hoskins Ford where the company operates. No operations of this business are performed on Henry road site, only storage of vehicles not currently in business use.

## **Contracting Services**

The retail component of the building is minimal as there is a limited amount of on-site sales. The front area of approximately 40% is for display and demonstration. In order to generate construction contracting income demonstration of plumbing and heating product is required. The shop area is approximately 40% and is typically used for assembly, fabricating and storage. Again, little industrial manufacturing occurs.

**The Site Plan**

Only a portion of the property has been designed because that is all that is foreseeable. Considering the area available on the property demand for low impact commercial development additional buildings may be considered. The number of units would consider parking needs as the lack of these would reduce the efficiency and use of the property. The number of units would be determined by the ability to provide adequate parking and access.

**Landscaping**

Minimal landscaping would need to be done on the property as it is relatively bare and flat. Aesthetics such as grass, trees and shrubs would be included. Other screening would include fencing along Lund Road to the east. Fencing along Powell Street and Highway 16 would be such that it would be delineated from the highway, but would be aesthetically pleasing.

I hope this information helps you in approving a rezoning that will provide a net improvement to land within the regional district. It is our hope and intention to develop the property in a responsible and beneficial manner considering neighbors and all government agencies.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Colin T. Bruintjes, CPA,FCGA

CTB/lp



**NORTHWEST TRUCK RENTALS**

**1-855-GET-NWTRUCK**

www.northwesttruckrentals.com

Telephone: 250 876-8149

Mailing Address:

8908 Horlings Rd.

Smithers BC Canada V0J 2N2

April 15, 2015

Regional District of Bulkley Nechako  
37, 3 rd Ave, PO Box 820  
Burns Lake, BC V0J 1E0

Attn: Maria Sandberg

Re: Application to Rezone Land  
Rezoning File A-06-14

Dear Maria,

I would like to add the following comments and history of how we arrived at this stage to our rezoning request.

Northwest Truck Rentals Ltd (NWTR) was formed in mid 2011 and began operating in early Oct 2011. Seventy percent of our business is in mining and exploration: bringing long term jobs and stability to the region. The remaining thirty percent consists of tourism, construction and general rentals. We operate a fleet of approximately forty units of trucks, suv, moving vans and trailers. As a member of this community since 1968 I have witnessed substantial change in the valley. The change in uses we are proposing at the subject property is an improvement over the current C-1 uses. Our rental season typically runs from April to November with vehicles mostly out in the field. The remaining four months are slow with vehicles parked, being repaired or sold/traded. We basically have a 7-8 month season. Being on Highway 16 between the Airport and the Town is a good location with clear and safe access in both directions.

In planning a home for NWTR it was suggested by some of our clients that we offer commercial space for rent. This is why we are proposing these new uses such as contracting, warehouse, office and vehicle rentals. These four uses work well together. Some of the current uses such as a motel, restaurant, service station would create more traffic and noise. Our proposed uses would create far less sewage effluent as well. Most units would only have one toilet and one vanity sink with business hours being approximately 8 am to 6 pm.

NWTR has been operating at Hoskins Ford (3146 Hwy 16 east) in Smithers since early 2012 on a short term basis. We have been actively looking for a suitable location since late 2011 and have not been successful. See the following timeline that documents our search.

Regards,

Fred Wilson

- August 2011 \* NWTR Incorporates
- October 2011 \* NWTR starts renting vehicles in Smithers
- November 2011 \* NWTR makes 2 offers on subject property but cannot secure an accepted offer
- Feb- May 2012 \* NWTR looks at leased land at the Smithers airport  
\* NWTR negotiates a draft 25 year lease with the Town of Smithers  
\* Town wants 7 % of my rental revenue from my proposed tenants  
\* NWTR cannot accept terms of lease (see att 2 pages)
- July - Sept 2012 \* NWTR explores development of vacant lots 4,5,6,7 on C-3 zoned land in Town of Smithers beside KFC (see att site plan)  
\* Turning access from westbound lane ok but tight from eastbound  
\* Limited area for vehicle parking and manoeuvring  
\* Would need additional site for vehicles. Lot price high for size
- May 2013 \* NWTR explores development of vacant land beside A&W restaurant in Smithers  
\* Lot size small and there is 15 Metre right of way to allow install of sidewalk to join up with school  
\* Not a suitable location and price is high
- Nov 2011 to Sept 2014 \* cannot find a suitable location to rent or buy in Town of Smithers
- Sept 2014 \* formed West-End Ventures Inc and purchased subject property

May 1, 2014 – April 30, 2015 - \$3,865.95/year, plus applicable taxes  
May 1, 2015 – April 30, 2016 - \$3,943.27/year, plus applicable taxes  
May 1, 2016 – April 30, 2017 - \$4,022.13/year, plus applicable taxes

Rent Reviews thereafter April 2017, April 2022, April 2027 and April 2032.  
The Tenant will be notified in writing of the new lease rates following each of these reviews.

- b) The Town of Smithers policy on Contracts, Leases and Agreements requires that as a condition of approval, all costs associated with the letting of this lease must be recovered. These costs are:
  - i) In accordance with the Community Charter, before land or improvements may be disposed, including by lease, the public must be notified by way of notice published in the local newspaper for two consecutive weeks. Advertisements will run in the Interior News following approval of this Lease by Council at a cost of \$168.00. This public notice will be applicable following each rent review in 2017, 2022, 2027 and 2032 as the consideration to be received by the municipality must be reported. This will be billed to the Tenant at the current advertising rates.

**2.3 Tenant Covenants**

The Tenant hereby covenants and agrees:

- (a) to pay rent, plus applicable taxes;
- (b) to pay taxes and utilities as required;
- (c) to install a water meter;
- (d) to use the Land only for the purposes permitted hereunder;
- (e) to repair damages incurred by the Tenant or their associates;
- (f) that the Town may enter and view the condition of the Land and that the Tenant will remedy any observed problems;
- (g) to obtain, in writing, approval of the Town for any and all changes to the Land, including but not limited to fencing, landscaping, and construction, prior to undertaking work;
- (h) to maintain the Land including fence repairs, equipment maintenance, outside grounds, and all landscaping in a neat and tidy condition;
- (i) that it will not assign or sublet the Leased Premises without written approval of the Town and should such approval be granted, the Tenant shall remit to the Town annually, 7% of revenue generated for each sublet tenant. It is expressly understood that the terms and conditions of this Lease Agreement will remain the responsibility of the Tenant and cannot be assigned to any sublet tenant;
- (j) that external signage or other public media will be maintained in a neat, orderly, and professional manner;



SERVICE ROAD

FHA-1

FHA-3

60'x80'  
shop

1079 sqm

200 PVC

AIR

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## YOU'RE INVITED

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TO A RECEPTION DURING THE  
ANNUAL NCLGA CONVENTION

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**Thursday May 7, 2015**

**5:00 - 6:30 PM**

Two Rivers Gallery  
725 Canada Games Way  
Prince George, BC

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PLEASE RSVP YOUR ATTENDANCE TO  
INFO@NORTHERNGATEWAY.CA

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### JOIN the CONVERSATION

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[www.gatewayfacts.ca](http://www.gatewayfacts.ca)