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December 7, 2021

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

Re: Application for Zoning Bylaw Amendment
West-End Ventures Inc. File A-07-21

Subject Property: Lot 3, Sec 2, TWSHP 1A, RG5, CDPLAN 4733 – 3844 Henry Road (the property)

To the Directors of the Regional District of Bulkley-Nechako:

Please accept this letter to be included in the public information package for the public hearing for the above zoning bylaw amendment on December 7, 2021. I feel there is a lot of misinformation in the public information package. I appreciate to public hearing process as it is an opportunity to provide clarity and information to the directors. I hope the information that I am providing may aid the directors of the Regional District of Bulkley-Nechako (RDBN) in making an informed decision regarding the zoning.

I have to reiterate and elaborate on some of the information in the application:

- The property is designated Commercial (C) in the OCP
- The property is the only property in the RDBN to be subject to the Development Permit Area (DPA requirements. I have included the sections of the OCP that relate to the DPA.
- In 2016 the property zoning changed to Light industrial – contracting (M1A) from General Commercial (C1)
- In 2020 the property zoning changed to M1B from M1A.
- Crematorium is a permitted use in M1, M2, M3 and P1A zones within the RDBN.
- A DPA is NOT currently required in M1, M2, M3 and P1A zones
- An adjacent property, is zoned M3 which allows for a crematorium.
- A nearby property, is zoned M1 which allows for a crematorium.
- There is a limited number of appropriately zoned properties in the Area A Smithers Telkwa Rural.
- Of the appropriately zoned properties in Area A most are unavailable as they have existing businesses on them.
- The property is the only property in the RDBN that West-End Ventures owns.
- Neither the Town of Smithers or Village of Telkwa allow crematorium as a permitted use.

Site plan:

- Is subject to review through DPA to ensure appropriate parking, lighting, landscaping, screening and signage
- There will not be a mortuary or related cold storage building operated on the property
- The site plan submitted in the application indicates that the “cold storage units” are not planned at this time.
- The storage units on the submitted site plan would be mini storage units, a permitted use in M1B
- The certified waste water system on the property is located where indicated in the site plan.
- The details of the waste water system and its certification were included in the application.

Building:

- Is subject to review through DPA to ensure appropriate parking, lighting, landscaping, screening and signage
- Only one building is proposed for cremation services of approximately 1,200 to 1,500 sqft in size.
- The stack will originate from within the building, extending through the roof, minimising its visibility.
- Stack height will be engineered based on proposed building dimensions
- Stack height is expected be 30 ft above the ground, 8 ft above the roof.

Waste water system:

- Certified by Northern Health on November 30, 2017
- It is an engineered raised mound waste water system
- The size of the mound for the waste water system is approximately 6 meters wide by 35 meters long
- The waste water system was designed and certified to accommodate full development of the property
- The Daily Design Flow (DDF) is 900 L/day
- Average Daily Flow (AAF) for any 30 day period is 450L/day
- Aquamation effluent is sterile and harmless and includes amino acids, peptides, sugars and salts.
- Aquamation effluent is normally disposed of through waste water systems.
- Only pets would be processed by Aquamation.

Petition:

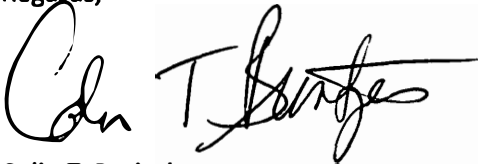
- Delivery method to all signors is not as indicated in the signed affidavit
- Misinformation in the petition includes:
 - o Note 1 - The application does not include construction of other buildings
 - o Note 17 - There would be no movement of bodies between buildings

To summarize, I represent West-End Ventures Inc., the property owner. West-End Ventures Inc. was approached by Laurel Menzel to provide a building that would allow a crematorium. I filed the zoning amendment application. My focus is to provide clarification regarding the land and building. I hope the above comments regarding the site plan, the building plan, the waste water system and the petition have provided clarification. Ms. Menzel will provide clarification of the operations of a crematorium.

I trust all directors will thoroughly consider all of the relevant, valid and factual information available.

If you have any questions please feel free to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Colin T. Brintjes', written in a cursive style.

Colin T. Brintjes,
West-End Ventures Inc.

Section 7 – Development Permit Areas

7.1 Highway Corridor Development Permit Area

The lands highlighted in the maps in Section 7.1.5 are designated as a Highway Corridor Development Permit Area, under the authority of sections 488(1)(a)(d) and (f) of the *Local Government Act*:

- protection of the natural environment, its ecosystems and biological diversity;
- revitalization of an area in which a commercial use is permitted;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

Without limiting section 489 of the *Local Government Act*, a development permit is required for the alteration of land, removal of vegetation, disturbance of soils (including grubbing, scraping, and removal of top soils), and the construction or erection of buildings and structures where the development is associated with the use of the land for commercial or industrial, or related, activities.

7.1.1 Objectives

- (1) To provide for the appropriate form and character of commercial and industrial development given the high visibility of these areas and their exposure to Highway 16.
- (2) To facilitate the compatibility of site design and site function with the rural setting and adjacent land uses.
- (3) To identify and implement the appropriate degree of landscaping and screening with special attention to the impacts on adjacent residential development and Highway 16.
- (4) To accomplish the above in a manner that protects the natural environment, and retains land in its natural state as much as possible, and otherwise enhancing and facilitating natural processes and habitat where possible.

7.1.2 Exemptions

A development permit is not required for the following development.

- (1) Subdivision.
- (2) Temporary buildings and structures such as construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale, and buildings and structures permitted by a Temporary Use Permit.
- (3) Construction of, addition to, or alteration of a building or structure involving only interior renovation, repair or maintenance, façade improvement to an area less than 20% of the existing facade, construction of an accessory building, or an addition of less than 100 m² to a principal building.

- (4) Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is substantially identical to the original in both form and location.
- (5) Development activities that are not related to the commercial or industrial use of the land, including stand-alone residential buildings (for greater certainty, a DP is required for the entirety of mixed-use buildings that contain a commercial or industrial use).

7.1.3 Guidelines

General

- (1) Safety and security of residents should be considered in design and layout. Design should respond positively to Crime Prevention Through Environmental Design principles.
- (2) The form and character of new development should respect the form and character of existing development in the area around the development site.
- (3) Natural environmental features on the site, such as watercourses, shall be protected. Emphasis will be placed on retaining mature trees.

Parking

- (4) Vehicle lanes and parking should be designed to minimize queuing that will interfere with traffic or pedestrian movement.
- (5) Parking should be focused to the rear or side of buildings away from Highway 16.
- (6) The surface of public parking areas and vehicle maneuvering aisles should be paved or otherwise surfaced to ensure dust is not generated.
- (7) Snow must be cleared and stockpiled in a manner that minimizes impact on surrounding residential uses and the natural environment and otherwise promotes the objectives. A snow management plan should be provided for any site larger than 2,500 m².

Lighting

- (8) Lighting should generally be located at pedestrian level (between 3 m and 4 m high to prevent vandalism and provide illumination over a reasonable area.
- (9) Lighting should be positioned in such a manner that undesirable light falling onto abutting properties and highways is minimized.

Landscaping

- (10) A landscape buffer at least 6.0 m wide should screen building and parking areas from Highway 16.
- (11) Landscaped areas should contain trees and shrubs, and other features adequate to create interest and not appear barren or empty, and otherwise enhance the natural environment.

- (12) All areas of a property should be developed with landscaping, parking areas, or building and should not appear to be unfinished. The exception is that treed areas in their natural state may be retained, and areas reserved for future phases of development may be left un-landscaped provided that they are not in an unsightly state.

Screening

- (13) Loading, storage, or product assembly functions should not be located between a building and Highway 16 and these areas should be effectively screened from a highway and adjacent properties.
- (14) Containers for garbage and recyclables should be effectively screened behind an opaque fence on a minimum of two sides.

Signage

- (15) Signs should be integrated with the building facade through colour and graphic style.
- (16) Signs should not be obtrusive, should fit the scale of the development, and not result in light or undesirable glare falling onto abutting properties and highways.

7.1.4 Security and Application Information

- (1) A development permit application shall include plans illustrating cross sections of the proposed development and a site plan, adequate to evaluate compliance to applicable guidelines.
- (2) Without limiting the authority under section 502 of the *Local Government Act*, where the introduction of vegetation and landscaping is required the Regional District may require the applicant to submit a landscaping and security deposit equal to the total estimated costs of all materials and labour as determined by a landscape architect or other qualified person to the satisfaction of the Regional District.

7.1.5 Highway Corridor Development Permit Area Lands

(1)

