



PEACE RIVER REGIONAL DISTRICT

AUGUST BOARD MEETING MINUTES

DATE: August 21, 2014

PLACE: North Peace Cultural Centre Carpet Room, Fort St. John, BC

PRESENT:

Directors

Chair Goodings, Electoral Area 'B'
Director Ackerman, City of Fort St. John
Director Bumstead, City of Dawson Creek
Director Caisley, District of Tumbler Ridge
Director Hadland, Electoral Area 'C'
Director Hiebert, Electoral Area 'D'
Director Jarvis, District of Taylor
Director Johansson, District of Hudson's Hope
Director Plowright, Village of Pouce Coupe
Director Schembri, Electoral Area 'E'
Director Stewart, City of Fort St. John

Alternate Directors

Alternate Director Alec Brownlee, District of Chetwynd

Absent

Director Nichols, District of Chetwynd

Staff

Chris Cvik, Chief Administrative Officer
Shannon Anderson, Deputy Chief Administrative Officer
Kim Frech, Chief Financial Officer
Jeff Rahn, General Manager of Environmental Services
Trish Morgan, Manager of Community Services
Jodi MacLean, Assistant Manager of Development Services
Brenda Deliman, Recording Secretary

Others

Terry O'Dwyer, Dawson Creek
Laurel Hadland
Henry Bergen, Prespatou
Jolin Austin, Fort St. John

Call to Order The Chair called the meeting to order at 10:02 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

Chair Goodings Meeting with BC Hydro

ADOPTION OF AGENDA:

ADOPTION OF AGENDA

RD/14/08/01 (21)
MOVED by Director Hiebert, SECONDED by Director Johansson,
That the Peace River Regional District Board agenda for the August 21, 2014 meeting,
including Director's new business and additional items for the agenda, be adopted as
amended:

RD/14/08/01 (21)
(continued)

Adoption of Agenda: (continued)

1. **Call to Order**
2. **Directors' Notice of New Business**
3. **Adoption of Agenda**
4. **Adoption of Minutes**
M -1 Regional District Meeting Minutes of August 7, 2014
5. **Business Arising from the Minutes**
6. **Delegations**
7. **Petitions**
8. **Correspondence**
C-1 July 31, 2014 – North Peace Airport Society – Potential Grant-In-Lieu Allocation
C-2 August 13, 2014 – Northern Rockies Regional Municipality - 2014 BC Oil & Gas Conference
C-3 August 15, 2014 – Council of Forest Industries – 2014 Prince George Area Community Dinner
C-4 August 9, 2014 – Green Communities Committee – Climate Action Recognition Program
C-5 July 24, 2014 – County of Grande Prairie – Removal of Stop Chronic Wasting Sign
Handout:
C-6 August 18, 2014 – Geoscience BC – Northern Development Initiative Trust Funding Application
9. **Reports**
R-1 ALR Exclusion Application 161/2014 (292625 AB Ltd.)
R-2 Development Variance Permit Application 138/2014 (Rempel / Ward)
Handout: August 18, 2014 – R.G. Gardner – Consideration of Requirements
R-3 Development Variance Permit Application 112/2014 (Francoeur)
R-4 ALR Subdivision Application 159/2014 (Nicholls)
R-5 ALR Subdivision Application 168/2014 (O'Dwyer)
Handout: August 20, 2014 – Terry O'Dwyer – Request Letter
R-6 ALR Subdivision Application 155/2014 (Kisser)
R-7 ALR Subdivision Application 185/2014 (Peterson)
R-8 ALR Non-Farm Use Application 143/2014 (Smiley)
Handout: August 20, 2014 – Industry Canada – Radiocommunication and Broadcasting Antenna Systems
R-9 August 13, 2014 – Chris Cvik, Chief Administrative Officer – Work Camp 'Bed Tax'
R-10 August 14, 2014 – Director Schembri, Electoral Area 'E' – Pacific NorthWest Economic Region Conference
R-11 August 13, 2014 – Paulo Eichelberger, Manager of Solid Waste Services – North Peace Regional Landfill
R-12 August 12, 2014 – Bruce Simard, General Manager of Development Services – Supplemental Zoning Amendment Report (Samuel Ranch Ltd.)
Handout:
R-13 August 12, 2014 – Jeff Rahn, General Manager of Environmental Services – Weed Control Officer Appointments
10. **By-laws**
B-1 Zoning Amendment Bylaw No. 2143, 2014 (0934298 BC Ltd)
Consideration of First and Second Readings
a) July 24, 2014 report from Kole A. Casey, South Peace Land Use Planner; and
b) "Zoning Amendment Bylaw No. 2143, 2014"
B-2 Zoning Amendment Bylaw No. 2125, 2014 (Wieler)
Consideration of Third Reading
a) August 8, 2014 report from Bruce Simard, General Manager of Development Services; and
b) "Zoning Amendment Bylaw No. 2125, 2014"
B-3 Zoning Amendment Bylaw No. 2126, 2014 (Krapp)
Consideration of Third Reading and Adoption
a) August 11, 2014 report from Kole A. Casey, South Peace Land Use Planner; and
b) "Zoning Amendment Bylaw No. 2126, 2014"

RD/14/08/01 (21)
(continued)

Adoption of Agenda: (continued)

10. By-laws (continued)

B-4 Zoning Amendment Bylaw No. 2141, 2014 (Lawton)

Consideration of Third Reading and Adoption

- a) August 13, 2014 report from Jodi MacLean, Assistant Manager of Development Services; and
- b) "Zoning Amendment Bylaw No. 2141, 2014"

B-5 Zoning Amendment Bylaw No. 2149, 2014 (Campbell)

Consideration of First and Second Readings

- a) August 13, 2014 report from Kole A. Casey, South Peace Land Use Planner; and
- b) "Zoning Amendment Bylaw No. 2149, 2014"

11. Diary

- a) Regional Diary
- b) Strategic Plan
- c) Agenda Preparations Schedule
- d) Schedule of Events

12. New Business

13. Appointments

- a) 2014 List of Board Appointments

14. Consent Calendar (for consideration and receipt)

CA-1 July 25, 2014 – Gas Tax Program Services – Gas Tax Agreement Community Works Fund Payment

CA-2 July 23, 2014 – Regional District of Fraser-Fort George – Provincial Recycling Regulation

CA-3 August 5, 2014 – Peace Valley OSB – Emission Concerns

CA-4 August 14, 2014 – Ministry of Natural Gas Development – Farmers' Advocate Office

CA-5 July 30, 2014 – Regional District of Bulkley Nechako – Transportation of Dangerous Goods

CA-6 August 6, 2014 – Spectra Energy – North Montney NGL Expansion Project

CA-7 July 28, 2014 – BC Assessment – Retired Farmer's Dwelling Exemption

CA-8 August 12, 2014 – BC Green Party – Meetings at UBCM

CA-9 August 12, 2014 – Ministry of Community, Sport and Cultural Development – RD Bylaw Referral Best Practices

CA-10 August 13, 2014 – The Compass – August 13, 2014 Edition

RA-1 Building Permit Report for July 2014

15. Notice of Motion (for the next meeting):

16. Media Questions (on agenda items and business discussed at the meeting)

17. Adjournment

CARRIED.

ADOPTION OF MINUTES:

M-1

ADOPTION OF MINUTES

RD/14/08/02 (21)

MOVED by Alternate Director Brownlee, SECONDED by Director Caisley,
That the Board Meeting Minutes of August 7, 2014 be adopted.

CARRIED.

Director Plowright entered the meeting at 10:16 a.m.

CORRESPONDENCE:

- C-1
July 31, 2014 – North
Peace Airport Society
- GRANT-IN-LIEU
RD/14/08/03 (21)
MOVED by Director Ackerman, SECONDED by Director Hadland,
That staff prepare a report outlining the history and structure of the BC Hydro grant-in-lieu policy, and provide options on the allocation of funds.
- CARRIED.**
- C-2
August 13, 2014 –
Northern Rockies
Regional Municipality
- 2014 BC OIL & GAS CONFERENCE
RD/14/08/04 (21)
MOVED by Director Schembri, SECONDED by Alternate Director Brownlee,
That all Electoral Area Directors be authorized to attend the 2014 BC Oil & Gas Conference on September 30 – October 1, 2014 in Fort Nelson, BC.
- CARRIED.**
- C-5
July 24, 2014 – County
of Grande Prairie
- STOP CHRONIC WASTING SIGN
RD/14/08/05 (21)
MOVED by Director Johansson, SECONDED by Director Hiebert,
- a) That a letter be forwarded to Grande Prairie County in response to their July 24, 2014 correspondence in regard to the ‘Chronic Wasting Disease’ sign, to thank them for their concern and advise that the BC and AB Ministry of Environment will be invited to attend the 2015 Interprovincial / Intermunicipal meeting to discuss the same.
 - b) That the BC Ministry of Environment be requested to provide a firm commitment to attend the 2015 Interprovincial / Intermunicipal meeting to discuss the ‘Stop Chronic Wasting Disease’ sign, and that Saddle Hills County, host community, be requested to obtain the same from the Alberta Ministry of Environment.
- OPPOSED: Director Ackerman
- CARRIED.**
- C-6 Handout
August 18, 2014 –
Geoscience BC
- GEOSCIENCE BC – NDIT FUNDING APPLICATION
RD/14/08/06 (21)
MOVED by Director Johansson, SECONDED by Director Hadland,
That the Regional Board support the application of GeoScience BC to Northern Development Initiative Trust for the funding of a groundwater protection project.
- CARRIED.**

REPORTS:

R-1
August 12, 2014

ALR EXCLUSION APPLICATION 161/2014 (292625 AB LTD.)

RD/14/08/07 (21)

MOVED by Director Hadland, SECONDED by Director Plowright,
That the Regional Board support ALR Exclusion Application 161/2014 of 292625 AB Ltd., to exclude the 2 acre portion of the property north of the highway at Northwest ¼ of Section 3, Township 84, Range 19, W6M, PRD, and authorize the application to proceed to the Agricultural Land Commission as it is consistent with the Official Community Plan.

CARRIED.

R-2
July 17, 2014

DEVELOPMENT VARIANCE PERMIT APPLICATION 138/2014 (REMPEL / WARD)

RD/14/08/08 (21)

MOVED by Director Hadland, SECONDED by Alternate Director Brownlee,
That the Regional Board issue Development Variance Permit No. 138/2014 to Christine Rempel and Joyce Ward, to increase the maximum accessory building floor area by 188 m² (2,024 ft²), from the permitted 232 m² (2,496 ft²) to 420 m² (4,520 ft²), in order to build a new 297 m² (3200 ft²) shop with a 56 m² (600 ft²) attached office, at Lot 1, Plan PGP11903, Section 5, Township 84, Range 18, W6M, PRD, except MBH 87498.

DEALT WITH BY THE FOLLOWING

RD/14/08/09 (22)

MOVED by Director Ackerman, SECONDED by Alternate Director Brownlee,
That consideration of Resolution No. RD/14/08/08 (21) be placed in abeyance until completion of the North Peace Fringe Area Official Community Plan.

OPPOSED: Directors Goodings, Hadland and Johansson

CARRIED.

Director Stewart entered the meeting at 10:45 a.m.

R-3
July 16, 2014

DEVELOPMENT VARIANCE PERMIT APPLICATION 112/2014 (FRANCOEUR)

RD/14/08/10 (21)

MOVED by Director Hadland, SECONDED by Director Johansson,
That the Regional Board issue Development Variance Permit No. 112/2014 to Daniel and Tawnya Francoeur, to increase the maximum accessory building floor area by 119 m² (1,272 ft²), from the permitted 187 m² (2,016 ft²) to 306 m² (3,288 ft²), in order to build a new 279 m² (3,000 ft²) shop at Lot 4, Block 1, Plan 18213, Section 9, Township 84, Range 19, W6M, PRD.

OPPOSED: Director Stewart

CARRIED.

REPORTS: (continued)

R-4
August 1, 2014

ALR SUBDIVISION APPLICATION 159/2014 (NICHOLLS)

RD/14/08/11 (21)

MOVED by Director Schembri, SECONDED by Alternate Director Brownlee, That the Regional Board support ALR Subdivision Application 159/2014 of Richard and Tammy Nicholls, to subdivide 1.8 hectare (4.5 acres) that is separated from the remainder by the Sukunka Forest Service Road at Lot A, District Lot 2478 and 2705, PRD, Plan BCP10298, and authorize the application to proceed to the Agricultural Land Commission as it is consistent with the Official Community Plan.

CARRIED.

R-5
August 6, 2014

ALR SUBDIVISION APPLICATION 168/2014 (O'DWYER)

RD/14/08/12 (21)

MOVED by Director Hiebert, SECONDED by Director Schembri, That the Regional Board support ALR Subdivision Application 168/2014 of Terry and Betty O'Dwyer, to subdivide Northeast ¼ of Section 10, Township 80, Range 15, W6M, PRD into two lots, 24.5 hectares (60 acres) for the land owners and 40.5 hectares (100 acres) for their son, and authorize the application to proceed to the Agricultural Land Commission with an alternative subdivision proposal of a 20 acre around the homesite as it is more in keeping with the Official Community Plan to minimize negative impacts on potential agricultural activities.

CARRIED.

Director Jarvis entered the meeting at 10:50 a.m.

R-6
August 6, 2014

ALR SUBDIVISION APPLICATION 155/2014 (KISSER)

RD/14/08/13 (21)

MOVED by Director Hiebert, SECONDED by Director Schembri, That the Regional Board support ALR Subdivision Application 155/2014 of Waldemar and Lilli Kisser, to subdivide 4 hectares (10 acres) from Southeast ¼ of Section 2, Township 79, Range 16, W6M, PRD to provide a residence for their son, and authorize the application to proceed to the Agricultural Land Commission as it is consistent with the Official Community Plan.

CARRIED.

R-7
August 6, 2014

ALR SUBDIVISION APPLICATION 185/2014 (PETERSON)

RD/14/08/14 (21)

MOVED by Director Hiebert, SECONDED by Director Plowright, That the Regional Board support ALR Subdivision Application 185/2014 of Paul Peterson, to subdivide 10 hectares (27 acres) from Northeast ¼ of Section 31, Township 81, Range 17, W6M, PRD, except Plan A938 for the owner's retirement residence, and authorize the application to proceed to the Agricultural Land Commission as it is consistent with the Official Community Plan.

CARRIED.

REPORTS: (continued)

R-8
August 8, 2014

ALR NON-FARM USE APPLICATION 143/2014 (SMILEY)

RD/14/08/15 (21)

MOVED by Director Hadland, SECONDED by Director Plowright,

- a) That the Regional Board support ALR Non-Farm Use Application 143/2014 of Lynn Smiley, to construct and operate a telecommunications tower and access road at the Fractional Northwest $\frac{1}{4}$ of Section 31, Township 85, Range 20, W6M, PRD, except Plan H827, and authorize the application to proceed to the Agricultural Land Commission as it is consistent with the Official Community Plan and zoning; and
- b) That, upon completion of the Public Consultation Process, Rogers Communications Inc. be requested to forward a copy of the final Industry Canada submission to the Regional Board.

CARRIED.

R-9
August 13, 2014 –
Chris Cvik, Chief
Administrative Officer

WORK CAMP – BED TAX

RD/14/08/16 (21)

MOVED by Director Hadland, SECONDED by Director Ackerman,

That, during scheduled meetings with appropriate Ministers at the Union of BC Municipalities convention on September 22 – 26, 2014, the Regional Board discuss the 2% Municipal and Regional District Tax (MRDT), request that the parameters be expanded to include work camps, and advise that a working group on work camps will be established.

CARRIED.

R-11
August 13, 2014 –
Paulo Eichelberger,
Manager of Solid
Waste Services

NORTH PEACE REGIONAL LANDFILL

RD/14/08/17 (21)

MOVED by Director Hadland, SECONDED by Director Hiebert,

- a) That the Regional Board not award a contract for construction of a perimeter road, stormwater retention pond and associated ditching at the North Peace Regional Landfill.
- b) That the project be re-evaluated and retendered in January 2015 in order to obtain more competitive bids.

CARRIED.

R-12
August 12, 2014 –
Bruce Simard, General
Manager of
Development Services

SUPPLEMENTAL ZONING AMENDMENT REPORT (SAMUEL RANCH LTD.)

RD/14/08/18 (21)

MOVED by Director Hadland, SECONDED by Director Johansson,

That the agent for the proponent be authorized to speak from the gallery.

CARRIED.

REPORTS: (continued)

R-12 (continued) SUPPLEMENTAL ZONING AMENDMENT REPORT (SAMUEL RANCH LTD.)
(continued)

Resolution corrected at
the October 9, 2014
Regional Board
meeting

RD/14/08/19 (21)
MOVED by Director Goodings, SECONDED by Alternate Director Brownlee,
That "~~Zoning Amendment Bylaw No. 1924 (Samuel Ranch Ltd.), 2011~~" be denied.
That Samuel Ranch Ltd's request to change their application to rezone a portion of the
subject property to "communal farm" and seek relief from consolidation requirements
and subdivision restrictions be denied.

CARRIED.

R-13 Handout
August 12, 2014 – Jeff
Rahn, General
Manager of
Environmental
Services

WEED CONTROL OFFICER APPOINTMENTS

RD/14/08/20 (21)
MOVED by Director Hadland, SECONDED by Director Johansson,
That the Regional Board rescind the appointment of Elaine Armagost as Weed Control
Officer.

CARRIED.

RD/14/08/21 (22)
MOVED by Director Caisley, SECONDED by Director Plowright,
That the Regional Board recommend to the Province that Ms. Kari Bondaroff, Mr. Jeff
Rahn and Mr. Mike Pangman, be appointed as Weed Control Officers under the
authority of Section 10 of the *Weed Control Act*.

CARRIED.

BY-LAWS:

B-1 ZONING AMENDMENT BYLAW NO. 2143, 2014 (0934298 BC LTD.)
July 24, 2014

RD/14/08/22 (22)
MOVED by Director Hadland, SECONDED by Director Hiebert,
That the proponent be authorized to speak from the gallery.

CARRIED.

RD/14/08/23 (21)
MOVED by Director Goodings, SECONDED by Director Hadland,
a) That "Zoning Amendment Bylaw No. 2143 (0934298 BC Ltd.), 2014" be read a
first and second time this 21st day of August, 2014; and
b) That the holding of a Public Hearing be waived pursuant to Section 890(4) of
the *Local Government Act*, and that performance of public notification be
authorized pursuant to Section 893 of the *Local Government Act*.

CARRIED.

BY-LAWS: (continued)

B-2
August 8, 2014

ZONING AMENDMENT BYLAW NO. 2125, 2014 (WIELER)

RD/14/08/24 (21)

MOVED by Director Hadland, SECONDED by Director Plowright,
That "Zoning Amendment Bylaw No. 2125 (Wieler), 2014" be read a third time this 21st
day of August, 2014.

CARRIED.

RD/14/08/25 (21)

MOVED by Director Hadland, SECONDED by Director Plowright,
That "Zoning Amendment Bylaw No. 2125 (Wieler), 2014" be adopted this 21st day of
August, 2014.

CARRIED.

B-3
August 11, 2014

ZONING AMENDMENT BYLAW NO. 2126, 2014 (KRAPP)

RD/14/08/26 (21)

MOVED by Director Hiebert, SECONDED by Director Schembri,
That "Zoning Amendment Bylaw No. 2126 (Krapp), 2014" be read a third time this 21st
day of August, 2014.

CARRIED.

RD/14/08/27 (21)

MOVED by Director Hiebert, SECONDED by Director Schembri,
That "Zoning Amendment Bylaw No. 2126 (Krapp), 2014" be adopted this 21st day of
August, 2014.

CARRIED.

B-4
August 13, 2014

ZONING AMENDMENT BYLAW NO. 2141, 2014 (LAWTON)

RD/14/08/28 (21)

MOVED by Director Goodings, SECONDED by Director Hiebert,
That "Zoning Amendment Bylaw No. 2141 (Lawton), 2014" be read a third time this 21st
day of August, 2014.

CARRIED.

RD/14/08/29 (21)

MOVED by Director Goodings, SECONDED by Director Hadland,
That "Zoning Amendment Bylaw No. 2141 (Lawton), 2014" be adopted this 21st day of
August, 2014.

CARRIED.

BY-LAWS: (continued)

B-5
August 13, 2014

ZONING AMENDMENT BYLAW NO. 2149, 2014 (CAMPBELL)

RD/14/08/30 (21)

MOVED by Director Hadland, SECONDED by Alternate Director Brownlee,
That "Zoning Amendment Bylaw No. 2149 (Campbell), 2014" be read a first and second
time this 21st day of August 2014.

CARRIED.

RD/14/08/31 (21)

MOVED by Director Hadland, SECONDED by Director Jarvis,
That a Public Hearing in regard to 'Zoning Amendment Bylaw No. 2149 (Campbell),
2014" be held pursuant to the *Local Government Act*, and that the holding of the Public
Hearing be delegated to the Area Director 'C'.

CARRIED.

NEW BUSINESS:

NB-1

MEETING WITH BC HYDRO

RD/14/08/32 (21)

MOVED by Director Goodings, SECONDED by Director Johansson,
That Chair Goodings and interested Directors be authorized to attend a meeting with
BC Hydro on September 9 – 10, 2014 in Vancouver to discuss Site C.

CARRIED.

CONSENT CALENDAR:

CONSENT CALENDAR

RD/14/08/33 (21)

MOVED by Director Schembri, SECONDED by Director Hiebert,
That the August 21, 2014 Consent Calendar be received.

CARRIED.

CA-7
July 28, 2014 – BC
Assessment

RETIRED FARMER'S DWELLING EXEMPTION

RD/14/08/34 (21)

MOVED by Director Schembri, SECONDED by Director Hiebert,
That the July 28, 2014 correspondence from BC Hydro in regard to the Retired
Farmer's Dwelling Exemption be referred to the Agriculture Advisory Committee.

CARRIED.

ADJOURNMENT

RD/14/08/35 (21)

MOVED by Director Schembri, SECONDED by Director Hiebert,
That the meeting adjourn.

CARRIED.

The meeting adjourned at 11:55 a.m.

CERTIFIED a true and correct copy of the Minutes of the Regional Board of the Peace River Regional District from a meeting held on August 21, 2014 in the North Peace Cultural Centre Carpet Room, Fort St. John, BC.

Karen Goodings, Chair

Jo-Anne Frank, Corporate Officer