



# PEACE RIVER REGIONAL DISTRICT

## MAY BOARD MEETING MINUTES

DATE: May 9, 2013

TIME: 10 a.m.

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

**Directors**

Chair Goodings  
Director Caisley  
Director Christensen  
Director Hiebert  
Director Johansson  
Director Nichols  
Director Jarvis  
Director Fynn

**Alternate Directors**

Alternate Director Houley  
Alternate Director Shuman

**Absent**

Director Schembri  
Director Ackerman  
Director Hadland  
Director Bernier

**Staff**

Fred Banham, Chief Administrative Officer  
Shannon Anderson, General Manager of Environmental Services  
Jo-Anne Frank, Corporate Officer  
Kim Frech, Chief Financial Officer  
Bruce Simard, General Manager of Development Services  
Fran Haughian, Communications Manager / Commission Liaison  
Trish Morgan, Manager of Community Services  
Brenda Deliman, Secretary, Legislative Services

**Others**

Jim Chramosta  
Dan Webster, Fort St. John  
L. Wade, Charlie Lake  
Andrea Dion, CJDC  
Jill Earl, NE News  
Will Stodalka, Dawson Creek Daily News

**Auditor**

Loretta Lieverse, Auditor, MNP

Call to Order

The Chair called the meeting to order at 10:11 a.m.

## **ADOPTION OF AGENDA:**

### **ADOPTION OF AGENDA**

RD/13/5/01

MOVED by Director Christensen, SECONDED by Alternate Director Shuman, that the Peace River Regional District agenda for the May 9, 2013 meeting, including additional items for the agenda, be adopted:

**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 April 25, 2013

M-2 Committee of the Whole Meeting Minutes of April 25, 2013

**5. Business Arising from the Minutes**

**6. Delegations**

10:15 a.m.

D-1 MNP

Re: Regional District DRAFT Financial Statements. See R-16.

Loretta Lieveise

**7. Petitions**

**8. Correspondence**

C-1 April 30, 2013 – South Peace Landowners Association – Farmers' Advocacy Office

C-2 April 26, 2013 – Union of BC Municipalities – 2013 Provincial Election Platform

**9. Reports**

R-1 April 30, 2013 – Director Goodings, Electoral Area 'B' – Interprovincial / Intermunicipal Meeting

R-2 April 30, 2013 – Director Goodings, Electoral Area 'B' – 'Interest Based Approach to Water Stewardship' Conference

R-3 April 30, 2013 – Director Goodings, Electoral Area 'B' – Fort St. John Public Advisory Group Meeting

R-4 ALR Subdivision Application 031/2013 (Lass)

R-5 ALR Subdivision Application 059/2013 (Rempel)

R-6 ALR Non-Farm Use / Inclusion Application 045/2013 (Robinson)

R-7 May 2, 2013 – Fraser Basin Council – 'Water Issues in BC's Peace Region' Workshop on May 30, 2013, in Fort St. John, BC

R-8 May 2, 2013 – Fran Haughian, Communication Manager / Commission Liaison – North Peace Airport Society, Proposed Grant Application to Northern Development Initiative Trust

*Handout:*

R-8 May 2, 2013 – Fran Haughian, Communication Manager / Commission Liaison – North Peace Airport Society, Proposed Grant Application to Northern Development Initiative Trust

R-9 ALR Subdivision Application 027/2013 (Moritz)

R-10 April 30, 2013 – Jo-Anne Frank, Corporate Officer – Proposed Filing of Notice on Title – Construction without Valid Building Permits – Olga and Waldemar Schaefer

R-11 May 3, 2013 – Jo-Anne Frank, Corporate Officer – Beer Garden Application – Fort St. John Sunrise Rotary Club

R-12 May 2, 2013 – Jo-Anne Frank, Corporate Officer – Sweetwater 905 Event, Application for Special Occasion License Policy Exemption

R-13 ALR Non-Farm Use Application 014/2013 (Bellamy)

R-14 ALR Subdivision Application 053/2013 (Green)

R-15 ALR Exclusion Application 003/2013 (Petrie)

R-16 May 3, 2013 – Kim Frech, Chief Financial Officer – 2012 "Draft" Financial Statements. See D-1.

Adoption of Agenda – RD/13/5/01 continued:  
continued

**10. By-laws**

B-1 Zoning Amendment Bylaw No. 2064, 2013

**Consideration of Three Readings and Adoption**

- a) April 29, 2013 report from Ken Kalirai, Assistant Manager of Development Services; and
- b) "Zoning Amendment Bylaw No. 2064, 2013"

B-2 Zoning Amendment Bylaw No. 2066, 2013 (Gellings Farms Ltd.)

**Consideration of First and Second Reading**

- a) April 11, 2013 report from Kole A. Casey, Land Use Planner; and
- b) "Zoning Amendment Bylaw No. 2066, 2013"

B-3 Dawson Creek Rural Fire Protection Services Agreement Bylaw No. 2018, 2012

**Consideration of Three Readings and Adoption**

- a) May 2, 2013 report from Jo-Anne Frank, Corporate Officer; and
- b) "Dawson Creek Rural Fire Protection Services Agreement Bylaw No. 2018, 2012"

**11. Diary**

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

**12. New Business**

**13. Appointments**

**14. Consent Calendar** (for consideration and receipt)

CA-1 April 19, 2013 – Ministry of Environment – Peace Valley Lookout

CA-2 April 25, 2013 – Halfway Graham Community Club – Northwestel Modernization Plan to Upgrade Rural Service

CA-3 April 23, 2013 – Director Goodings, Electoral Area 'B' – Little-Levin Lake

**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 REGIONAL DISTRICT MEETING MINUTES OF APRIL 25, 2013

RD/13/5/02

MOVED by Director Hiebert, SECONDED by Director Johansson,  
that the Regional District Meeting Minutes of April 25, 2013 be adopted.

**CARRIED.**

**REPORT:**

R-16 REGIONAL DISTRICT 2012 "DRAFT" FINANCIAL STATEMENTS

May 3, 2013 – Kim  
Frech, Chief Financial  
Officer – See D-1

RD/13/5/03

MOVED by Director Johansson, SECONDED by Director Nichols,  
that the Regional Board accept the "Draft" Peace River Regional District 2012 Financial  
Statements.

**CARRIED.**

**AUDITOR:**

D-1  
See R-16.

**MNP RE: REGIONAL DISTRICT 2012 "DRAFT" FINANCIAL STATEMENTS**

Loretta Lieverse,  
Auditor

The Regional District's auditor presented a summary of the Peace River Regional District 2012 "Draft" Financial Statements.

Director Jarvis entered the meeting at 10:26 a.m.

**VARY AGENDA**

RD/13/5/04

MOVED by Director Christensen, SECONDED by Director Hiebert, that the agenda be varied to deal with item R-16 at this time.

**CARRIED.**

**REPORT:**

R-16  
May 3, 2013 – Kim  
Frech, Chief Financial  
Officer – See D-1.

**REGIONAL DISTRICT 2012 "DRAFT FINANCIAL STATEMENTS**

RD/13/5/05

MOVED by Director Christensen, SECONDED by Director Fynn, that the Regional Board authorize the Chair or Vice-Chair and Chief Financial Officer to sign the Final Peace River Regional District 2012 Financial Statements.

**CARRIED.**

**ADOPTION OF MINUTES:**

M-2

**COMMITTEE OF THE WHOLE MEETING MINUTES OF APRIL 25, 2013**

RD/13/5/06

MOVED by Director Hiebert, SECONDED by Alternate Director Shuman, that the Committee of the Whole Meeting Minutes of April 25, 2013 be adopted.

**CARRIED.**

**REPORTS:**

R-1  
April 30, 2013 –  
Director Goodings,  
Electoral Area 'B'

**INTERPROVINCIAL / INTERMUNICIPAL MEETING**

RD/13/5/07

MOVED by Director Christensen, SECONDED by Director Caisley, that arrangements for the Regional District to host the 2014 Interprovincial / Intermunicipal meeting be referred to staff, including inviting the B.C. and Alberta Ministers of Transportation to attend.

**CARRIED.**

**REPORTS:** (continued)

R-1 (continued)  
April 30, 2013 –  
Director Goodings,  
Electoral Area 'B'

RD/13/5/08  
MOVED by Director Johansson, SECONDED by Alternate Director Houley,  
that the forwarding of a letter to the Province of BC regarding Alberta oil and gas  
companies residency requirements be diarized.

**CARRIED.**

R-2  
April 30, 2013 –  
Director Goodings,  
Electoral Area 'B'

**'INTEREST BASED APPROACH TO WATER STEWARDSHIP' CONFERENCE**

RD/13/5/09  
MOVED by Alternate Director Shuman, SECONDED by Director Johansson,  
that the Regional Board consider pursuing a partnership with the Province of BC to  
improve mapping of the aquifers and ground water sources in the Peace River Regional  
District; and to better understand the impact of fracking on those water sources.

**CARRIED.**

RD/13/5/10  
MOVED by Director Johansson, SECONDED by Director Nichols,  
that the pursuit of a partnership with the Province to improve mapping of the aquifers  
and ground water sources in the Peace River Regional District; and to better  
understand the impact of fracking on those water sources, be diarized.

**CARRIED.**

R-4  
April 25, 2013

**ALR SUBDIVISION APPLICATION 031/2013 (LASS)**

RD/13/5/11  
MOVED by Director Goodings, SECONDED by Alternate Director Houley,  
that the Regional Board support ALR Subdivision Application 031/2013 of Waldemar  
and Natalie Lass, to subdivide Block E of Section 36, Township 85, Range 21, W6M,  
PRD, except the most southerly and easterly 25 metres in parallel width thereof into two  
lots, one 37.7 acre lot and one 16 acre lot, and authorize the application to proceed to  
the Agricultural Land Commission on the basis that it conforms to the Official  
Community Plan.

**CARRIED.**

R-5  
April 22, 2013

**ALR SUBDIVISION APPLICATION 059/2013 (REMPEL)**

RD/13/5/12  
MOVED by Director Hiebert, SECONDED by Director Christensen,  
that the Regional Board support ALR Subdivision Application 059/2013 of Andreas and  
Irene Rempel, to subdivide a 12.1 hectare (30 acre) portion from Northeast ¼, Section  
22, Township 78, Range 18, W6M, PRD, and authorize the application to proceed to  
the Agricultural Land Commission as the proposal is consistent with the Official  
Community Plan and Zoning bylaw.

**CARRIED.**

**REPORTS: (continued)**

R-6  
April 29, 2013

ALR NON-FARM USE / INCLUSION APPLICATION 045/2013 (ROBINSON)

RD/13/5/13

MOVED by Alternate Director Shuman, SECONDED by Alternate Director Houley, that the Regional Board support ALR Non-Farm Use and Inclusion Application 045/2013 of Richard, Wanda, Scott and Audrey Robinson to:

- a) Establish a convenience store and gas bar, restaurant, future campground and parking for trucks and R.V's on a 10 acre parcel at District Lot 1896 and District Lot 2298; and
- b) Include a 10 acre parcel at District Lot 1896 and District Lot 2298 into the Agricultural Land Reserve,

and authorize the application to proceed to the Agricultural Land Commission.

**CARRIED.**

R-7  
May 2, 2013 – Fraser  
Basin Council

'WATER ISSUES IN BC'S PEACE REGION' WORKSHOP ON MAY 30, 2013, IN FORT ST. JOHN, BC

RD/13/5/14

MOVED by Director Hiebert, SECONDED by Director Christensen, that Director's be authorized to attend the Fraser Basin Council's "Water Issues in BC's Peace Region" workshop on May 30, 2013, in Fort St. John, BC.

**CARRIED.**

R-8  
*Handout:*  
May 8, 2013 – Fran  
Haughian,  
Communication  
Manager / Commission  
Liaison

NORTH PEACE AIRPORT SOCIETY, PROPOSED GRANT APPLICATION TO NORTHERN DEVELOPMENT INITIATIVE TRUST – GROUNDSIDE IMPROVEMENTS

RD/13/5/15

MOVED by Director Hiebert, SECONDED by Director Christensen, that the Peace River Regional District Board support an application for funding to Northern Development Initiative Trust for \$250,000 to assist with funding of Groundside Improvements at the North Peace Regional Airport parking lot.

**CARRIED.**

R-8  
May 2, 2013 – Fran  
Haughian,  
Communication  
Manager / Commission  
Liaison

NORTH PEACE AIRPORT SOCIETY, PROPOSED GRANT APPLICATION TO NORTHERN DEVELOPMENT INITIATIVE TRUST – WATER AND SEWER SYSTEMS

RD/13/5/16

MOVED by Alternate Director Houley, SECONDED by Director Johansson, that the Peace River Regional District Board support an application for funding to Northern Development Initiative Trust for \$250,000 to assist with funding of improvements to the North Peace Regional Airport water and sewer systems.

**CARRIED.**

**REPORTS:** (continued)

R-9  
April 25, 2013

ALR SUBDIVISION APPLICATION 027/2013 (MORITZ)

RD/13/5/17

MOVED by Director Goodings, SECONDED by Director Hiebert, that the Regional Board refuse authorization for ALR Subdivision Application 027/2013, as submitted, of Peter and Barbara Moritz, to subdivide 2 hectares (5 acres) from the 30 hectare (74 acre) parcel at Lot 3, Plan 25280, Section 24, Township 84, Range 21, W6M, PRD, for rural residential for the owners, on the basis that the proposal does not meet the Official Community Plan requirements.

**CARRIED.**

R-10  
April 30, 2013 – Jo-  
Anne Frank, Corporate  
Officer

PROPOSED FILING OF NOTICE ON TITLE – CONSTRUCTION WITHOUT VALID BUILDING PERMITS – OLGA AND WALDEMAR SCHAEFER

The Chair asked if the subject property owners Olga and Waldemar Schaefer were in the gallery and if they would like the opportunity to be heard. The property owners were not in attendance.

RD/13/5/18

MOVED by Alternate Director Houley, SECONDED by Director Christensen, that the Corporate Officer be directed to file Notice in the Land Title Office, in accordance with Section 57 of the *Community Charter*, against Lot 6, Block 1, Plan 12852, Section 19, Township 84, Range 19 W6M PRD; and that upon confirmation from the Building Inspector that all outstanding issues are resolved and the required permits, certifications and inspections approved, Notice may be discharged from the Title.

**CARRIED.**

R-11  
May 3, 2013 – Jo-Anne  
Frank, Corporate  
Officer

BEER GARDEN APPLICATION – FORT ST. JOHN SUNRISE ROTARY CLUB

RD/13/5/19

MOVED by Director Christensen, SECONDED by Director Johansson, that the Regional Board forward a letter of “No Objection” to the holding of a beer garden on June 8 and 9, 2013 at the North Peace Lighthorse Rodeo Grounds, Fort St. John, BC during the Community Mud Bog/fundraising event for the Fort St. John Sunrise Rotary Club.

**CARRIED.**

**REPORTS:** (continued)

R-12  
May 2, 2013 – Jo-Anne  
Frank, Corporate  
Officer

SWEETWATER 905 EVENT, APPLICATION FOR SPECIAL OCCASION LICENSE  
POLICY EXEMPTION

RD/13/5/20

MOVED by Director Hiebert, SECONDED by Alternate Director Shuman,

- a) that the Regional Board has no objection to the Special Occasion License Policy Exemption application for the Sweetwater 905 Event, to be held on the Mattson Farm; and
- b) that the Corporate Officer be authorized to sign:
  - i) the Local Government Approval (*part 4 of the Liquor Control and Licensing Form LCLB 031*) to allow for an extension of event hours for the June 14-16, 2013 Sweetwater 905 public event beyond 10:00 p.m. for outdoor events or 2:00 a.m. for indoor events; and
  - ii) the Special Occasion License application if required.

**CARRIED.**

R-13  
May 2, 2013

ALR NON-FARM USE APPLICATION 014/2013 (BELLAMY)

RD/13/5/21

MOVED by Director Goodings, SECONDED by Director Christensen,

that the Regional Board refer ALR Non-Farm Use Application 014/2013 of William and Laurie Bellamy, to construct a water pit, catchment ditch and truck access and affiliated facilities, with combined disturbance to cover 7.7 hectares (19 acres) in size at District Lot 2899, PRD, to the Agriculture Advisory Committee for its consideration.

**CARRIED.**

**NEW BUSINESS:**

NB-1

ALR NON-FARM USE APPLICATION 245/2012 (DAKOTA CONTRACTING LTD.)

RD/13/5/22

MOVED by Alternate Director Houley, SECONDED by Director Christensen,

that staff review ALR Non-Farm Use Application 245/2012 of Dakota Contracting Ltd. and prepare a report on the initial application, proponent non-compliance, and present condition for the Board, including photographs.

**CARRIED.**



**REPORTS:**

R-14  
May 2, 2013

ALR SUBDIVISION APPLICATION 053/2013 (GREEN)

RD/13/5/23

MOVED by Director Hiebert, SECONDED by Alternate Director Shuman, that the Regional Board refuse authorization for ALR Subdivision Application 053/2013 of Robert and Frances Green, to subdivide five 4 hectare (10 acre) lots from South ½, Section 30, Township 77, Range 14, W6M, PRD, as it is inconsistent with the Official Community Plan.

**CARRIED.**

R-15  
April 30, 2013

ALR EXCLUSION APPLICATION 003/2013 (PETRIE)

RD/13/5/24

MOVED by Alternate Director Houley, SECONDED by Director Christensen, that the Regional Board support ALR Exclusion Application 003/2013 of Douglas Petrie, to exclude the property at Lot 2, Section 35, Township 84, Range 20, W6M, PRD, Plan BCP 28273 from the Agricultural Land Reserve in order to subdivide 15 acres from the existing 36 acres, and authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the Official Community Plan.

**CARRIED.**

**BY-LAWS:**

B-1  
April 29, 2013

ZONING AMENDMENT BYLAW NO. 2064, 2013 (SEARS)

RD/13/5/25

MOVED by Director Hiebert, SECONDED by Director Christensen, that "Zoning Amendment Bylaw No. 2064, 2013" be given three readings and adopted this 9<sup>th</sup> day of May, 2013.

**CARRIED.**

RD/13/5/26

MOVED by Director Hiebert, SECONDED by Director Christensen, that permission be given to adopt "Zoning Amendment Bylaw No. 2064, 2013".

**CARRIED.**

RD/13/5/27

MOVED by Director Hiebert, SECONDED by Director Christensen, that "Zoning Amendment Bylaw No. 2064, 2013" be adopted this 9<sup>th</sup> day of May, 2013.

**CARRIED.**

**BY-LAWS:** (continued)

B-2  
April 11, 2013

ZONING AMENDMENT BYLAW NO. 2066, 2013 (GELLINGS FARMS LTD.)

RD/13/5/28

MOVED by Director Hiebert, SECONDED by Alternate Director Shuman, that "Zoning Amendment Bylaw No. 2066, 2013" be given First and Second readings this 9<sup>th</sup> day of May, 2013.

**CARRIED.**

B-3  
May 2, 2013

DAWSON CREEK RURAL FIRE PROTECTION SERVICES AGREEMENT BYLAW NO. 2018, 2012

RD/13/5/29

MOVED by Director Hiebert, SECONDED by Alternate Director Shuman, that "Dawson Creek Rural Fire Protection Services Agreement Bylaw No. 2018, 2012" be given three readings this 9th day of May, 2013.

**CARRIED.**

RD/13/5/30

MOVED by Alternate Director Shuman, SECONDED by Director Hiebert, that permission be given to adopt "Dawson Creek Rural Fire Protection Services Agreement Bylaw No. 2018, 2012".

**CARRIED.**

RD/13/5/31

MOVED by Director Hiebert, SECONDED by Alternate Director Shuman, that "Dawson Creek Rural Fire Protection Services Agreement Bylaw No. 2018, 2012" be adopted this 9th day of May, 2013.

**CARRIED.**

RD/13/5/32

MOVED by Director Hiebert, SECONDED by Alternate Director Shuman, that the Regional Board authorize the Chair and Chief Administrative Officer to sign the "Dawson Creek Rural Fire Protection Services Agreement Bylaw No. 2018, 2012" agreement.

**CARRIED.**

**STRATEGIC PRIORITIES CHART:**

STRATEGIC PRIORITIES CHART

RD/13/5/33

MOVED by Director Jarvis, SECONDED by Director Christensen, that the Regional Board adopt revised "Strategic Priorities Chart" as presented at the May 9, 2013 Board meeting.

**CARRIED.**

CONSENT CALENDAR

RD/13/5/34

MOVED by Director Hiebert, SECONDED by Alternate Director Shuman,  
that the May 9, 2013 Consent Calendar be received.

**CARRIED.**

ADJOURNMENT

RD/13/5/35

MOVED by Director Caisley, SECONDED by Director Fynn,  
that the meeting adjourn.

**CARRIED.**

The meeting adjourned at 12:07 p.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 May 9, 2013 in the Regional District Office Board Room, Dawson Creek, BC.

\_\_\_\_\_  
Karen Goodings, Chair

\_\_\_\_\_  
Fred Banham, Chief Administrative Officer