



PEACE RIVER REGIONAL DISTRICT

SEPTEMBER BOARD MEETING MINUTES

DATE: September 10, 2009

TIME: 10 a.m.

PLACE: Regional District Office Board Room, Dawson Creek, BC

PRESENT: Directors
Director Goodings, Chair (11 a.m.)
Director Caton, Vice Chair
Director Hadland
Director Lantz
Director Clark
Director Jarvis
Director White
Director Ackerman
Director Hiebert

Alternate Directors
Alternate Director Powell
Alternate Director Johnson

Absent
Director Bernier
Director Saugstad
Director Anderson

Staff

Fred Banham, Chief Administrative Officer
Shannon Anderson, General Manager of Environmental Services
Faye Salisbury, Corporate Officer
Kim Frech, Chief Financial Officer
Ron Storie, Manager of Community Services
Bruce Simard, General Manager of Development Services
Sheila DeCosta, Secretary - Legislative Services, Recorder

Others

Matthew Bains, Northeast News
Dave Hofer
Suzanne Allen
Darren Clark
Brian Lieverse, Community Relations, Peace Country / Cutbank, EnCana
Darryl Klemmer
Bob Fedderly
Bruce White

D-1 Skyway Heights Enterprises

Brian Kirschner

D-2 EnCana Corporation

Noel Millions, Group Lead - Surface Land
Jade Olsen, Group Lead - Facilities
Derek McCoubrey, Group Lead - Development

Prior to calling the meeting to order, Vice Chair Caton presented the Peace River Regional District's Service Award to Deanne Steinke, and thanked her for serving the Regional District as Finance Clerk for the past seven years.

- 1) Call to Order The Vice Chair called the meeting to order at 10:05 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

Director Lantz Kids Help Phone Program
 Site C Access Permit

ADOPTION OF AGENDA:

- RD/09/09/01
- 2) Adoption of Agenda MOVED by Director Lantz, SECONDED by Director Hadland,
that the Peace River Regional District agenda for the September 10, 2009 meeting,
including Director's new business and additional item handouts, be adopted as
amended:
1. Call to Order
 2. Directors' Notice of New Business
 NB-1 Kids Help Phone - Handout
 NB-2 Site C Access Permit
 3. Adoption of Agenda
 4. Minutes
 M-1 Regional District Meeting Minutes of August 27, 2009.
 5. Business Arising from the Minutes
 BA-1 July 14, 2009 - Ron Storie re: Charlie Lake Caves Feasibility (re: page 7, item 22).
 Handout: BA-2 CN Rail Motion (re: page 8, item 27) Notice of Motion)
 6. Delegations
 10:30 a.m.
 D-1 Skyway Heights Enterprises
 Brian Kirschner
 Re: Plans for development adjacent to the North Peace Airport access road.
 11:00 a.m.
 D-2 EnCana Corporation
 Noel Millions - Group Lead - Surface Land
 Re: New Flaring Process in the Tomslake area.
 7. Petitions
 8. Correspondence
 C-1 2009 Northeast BC Energy Conference Registration Information.
 C-2 Announcement of Canadian Forest Communities Conference, November 4-7 in Nanaimo,
 BC
 C-3 September 1, 2009 UBCM *In the House* publication of 2009 Provincial Budget Highlights.
 Handout C-4 September 8, 2009 invitation to Peace Canyon Generator Refurbishment Project Event.
 9. Reports
 R-1 August 28, 2009 - Timothy Donegan re: By-Law Enforcement Report 67/2009 (Davidson).
 R-2 August 24, 2009 - Owen Bloor re: ALR Subdivision Report 118/2009 (Sorg).
 R-3 August 31, 2009 - Owen Bloor re: ALR Subdivision Report 123/2009 (Nefele).
 R-4 August 21, 2009 - Faye Salisbury re: Electoral Area Directors' Committee Meeting
 Recommendations.
 10. By-laws
 B-1 Zoning Amendment By-law No. 1832, 2008 (Wawreniuk)
 - a) August 31, 2009 report from Bruce Simard, General Manager of Development Services; and
 - b) "Peace River Regional District Zoning Amendment By-Law No. 1832, 2008".
 CONSIDERATION OF THIRD READINGB-2 Zoning Amendment By-laws No 1833, 2008 (Klemmer)
 - a) August 31, 2009 report from Bruce Simard, General Manager of Development Services; and
 - b) "Peace River Regional District Zoning Amendment By-law No. 1833, 2008".
 CONSIDERATION OF FIRST AND SECOND READINGS AND AUTHORIZATION
 FOR PUBLIC NOTIFICATION

Adoption of Agenda
- continued

RD/09/09/01 - continued

10. By-laws - continued

B-3 Zoning Amendment By-law No. 1862, 2009 (Jadowski, Clark & Allan)

- a) August 31, 2009 report from Timothy Donegan, Land Use Planner; and
- b) "Peace River Regional District Zoning Amendment By-Law No. 1862, 2009".
CONSIDERATION OF FIRST AND SECOND READINGS AND AUTHORIZATION FOR PUBLIC NOTIFICATION

B-4 OCP and Zoning Amendment By-laws No 1864 and 1865, 2009 (Schaefer)

- a) September 1, 2009 report from Timothy Donegan, Land Use Planner;
- b) "Charlie Lake Official Community Plan Amendment By-law No. 1864, 2009"; and
- c) "Peace River Regional District Zoning Amendment By-law No. 1865, 2009".
CONSIDERATION OF FIRST AND SECOND READINGS

11. Diary

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

12. New Business

13. Appointments

14. Consent Calendar

- MA-1 Rural Budgets Administration Committee Meeting Minutes of August 20, 2009.
- CA -1 Electoral Area Directors' Committee Meeting Minutes of August 20, 2009.

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

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

MINUTES:

3) M-1

Regional Board
Meeting Minutes of
August 27, 2009

RD/09/09/02

MOVED by Director Hiebert, SECONDED by Director Clark,
that the Regional Board Meeting Minutes of August 27, 2009 be adopted.

CARRIED.

4) BA-1

re: page 7, item 22)
Charlie Lake Cave

RD/09/09/03

MOVED by Director Lantz, SECONDED by Director Hadland,
that staff be requested to gather information by visiting the cave, working with the landowner and First Nations; and by writing letters to Parks Canada, and United Nations Educational, Scientific and Cultural Organization (UNESCO), to bring their attention to the prehistoric value of the Charlie Lake Cave; and ultimately to determine feasibility and possible funding sources for a potential historic site, with copies to Tourism BC; Aboriginal Tourism BC; and Archer CRM Partnership.

CARRIED.

5) BA-2

re: page 8, item 26
CN Rail Crossings
Handout

RD/09/09/04

MOVED by Director Ackerman, SECONDED by Director Hadland,
that with safety being a key focus, the Peace River Regional District work with other local government jurisdictions in the Peace Region to investigate what has been done with community /local government agreements with CN Rail on the subject of the sounding of the train's whistle in populated areas: and that discussion with CN Rail take place to ensure that the safety and integrity of railway crossings are maintained and quality of life of the residents is ensured.

CARRIED.

DELEGATION:

6) D-1
Skyway Heights
Enterprises
Brian Kirschner

Mr. Brian Kirschner was present in the meeting to provide history related to Skyway Heights Enterprises Ltd's delayed efforts to develop a 36 acre parcel of land adjacent to the North Peace Airport access road. He voiced his frustrations and reiterated questions as listed in his September 3, 2009 letter to the Chief Administrative Officer of the Peace River Regional District.

Discussion ensued with Mr. Kirschner regarding the North Peace Airport Society's Application for re-zoning, and their request to put the application on hold and how these further delays affect his company's planning. Mr. Kirschner spoke of his attendance at the September 9, 2009 meeting of the North Peace Airport Society.

RD/09/09/05

MOVED by Director Hiebert, SECONDED by Director Caton, that staff be requested to provide answers to Mr. Kirschner's questions that are listed on his September 3, 2009 letter to the Chief Administrative Officer of the Peace River Regional District; and that the response be sent within thirty days.

CARRIED.

7) Recess

Vice Chair Caton stepped down from the Chair and the meeting recessed for coffee at 10:50 a.m.

8) Reconvene

Chair Goodings assumed the Chair and reconvened the meeting at 11:02 a.m.

DELEGATION (continued):

9) D-2
EnCana Corporation
Noel Millions, Group
Lead, Surface Land
re: New Flaring
Process in Tomslake
area

Mr. Noel Millions, Group Lead - Surface Land, Canadian Deep Basin introduced Ms. Jade Olsen - Group Lead, Facilities, Canadian Foothills Division; and Derek McCoubrey, Group Lead - Dawson Creek Development; of EnCana Corporation. Through a power point presentation the representatives updated the directors on new flaring procedures being undertaken in the Tomslake area. They spoke of the importance of flaring in relation to maintaining safe operation of the facilities; the next steps at stations A-29-H and D-19-H; and the percentages of improvements in flare reductions and event outcomes. A vapour recovery unit for recovering low pressure gas and reduce routine flare volumes from the two facilities, is on order and will be installed on thirty-one sq. metres inside the existing footprint of the compressor station. Notification will be sent to all residents within the required 3 km radius. These improvements are being undertaken by EnCana Corporation to better align with the BC Energy Plan and to respond to feedback received by the local community.

Cheque Presentation

Following a question and answer period, EnCana Representative, Brian Lieveise, Community Relations, Peace Country / Cutbank presented a cheque in the amount of \$75,000.00, as EnCana's first instalment toward the Tomslake Rural Gasification Project to Area 'D' Director, Wayne Hiebert.

DELEGATION (continued):

9) D-2 (continued) RD/09/09/06
Power Point Presentation
MOVED by Director Hiebert, SECONDED by Director Caton,
that the September 10, 2009 power point presentation, as delivered by representatives
from EnCana Corporation, regarding improvements to flaring procedures at the
compressor station in the Tomslake area be received.

CARRIED.

10) Vary Agenda RD/09/09/07
MOVED by Director Hiebert, SECONDED by Director Caton,
that the agenda be varied to deal with items B-1 and B-2 at this time.

CARRIED.

BY-LAWS:

11) B-1 RD/09/09/08
Zoning Amendment
By-law No. 1832, 2008
(Wawreniuk)
MOVED by Director Ackerman, SECONDED by Director Caton,
that "Peace River Regional District Zoning Amendment By-law No. 1832, 2008" be
given third reading.

NAYS 2: Directors Hadland and Goodings

CARRIED.

RD/09/09/09
MOVED by Director Ackerman, SECONDED by Director Lantz,
that a note be attached to the Peace River Regional District file regarding Zoning
Amendment By-law No. 1832, 2008, that at the end of the compressor station /
wellsite's useful life, the zoning of the land is to be returned to agricultural status.

NAYS 2: Directors Hadland and Goodings

CARRIED.

12) B-2 RD/09/09/10
Zoning Amendment
By-law 1833, 2008
(Klemmer)
MOVED by Director Hiebert, SECONDED by Director Caton,
a) that "Peace River Regional District Zoning Amendment By-law No. 1833, 2008" be
give first and second readings;
b) that the Regional Board waive holding of a public hearing pursuant to Section
890(4) of the *Local Government Act* and authorize public notification pursuant to
Section 893 of the *Local Government Act* for "Peace River Regional District
Zoning Amendment By-law No. 1833, 2008".

NAYS: 2 Director Hadland and Goodings

CARRIED.

13) Vary Agenda RD/09/09/11
MOVED by Director Hiebert, SECONDED by Director Caton,
that the agenda be varied to deal with item R-3 at this time.

CARRIED.

REPORTS:

14) R-3 RD/09/09/12
ALR Subdivision MOVED by Director Hiebert, SECONDED by Director Hadland,
Application 123/2009 that the Regional Board support and authorize ALR Subdivision Application 123/2009
(Nefele) for Hildegard & Franz Nefele to subdivide the south half of each District Lot 2626 and
2627 and consolidate them to create one new lot (lot A) 272.62 ha (673.64 acres) in
size, to be sold for continued agricultural use while leaving two remainders of the
original lots; and authorize the application to proceed to the Agricultural Land
Commission on the basis that the proposal is consistent with the Official Community
Plan.

CARRIED.

15) Vary Agenda RD/09/09/13
MOVED by Director Hiebert, SECONDED by Director Clark,
that the agenda be varied to deal with item R-2 at this time.

CARRIED.

16) R-2 RD/09/09/14
ALR Subdivision MOVED by Director Hiebert, SECONDED by Director Lantz,
Application 118/2009 that the Regional Board support and authorize ALR Subdivision Application 118/2009
(Sorg) for Peter Sorg to subdivide a 1.8 ha (4.6 acres) parcel along the West Arras Road to
provide residence for the land owner's daughter; and authorize the application to
proceed to the Agricultural Land Commission on the basis that it qualifies as a
subdivision for a relative under section 946 of the *Local Government Act*.

CARRIED.

CORRESPONDENCE:

17) C-1 RD/09/09/15
2009 Northeast BC MOVED by Director Ackerman, SECONDED by Director Hadland,
Energy Conference that any electoral area director who wishes to attend the 2009 Northeast BC Energy
Conference in Dawson Creek on September 23 - 25, 2009, be authorized to do so.

CARRIED.

18) C-4 RD/09/09/16
Handout - MOVED by Director Ackerman, SECONDED by Director Hadland,
Invitation to the Peace that any electoral area director who wishes to attend the Peace Canyon Generator
Canyon Generator Refurbishment Project Event on September 25, 2009 at the Peace Canyon Dam, south
Event on of Hudson's Hope, be authorized to do so.
September 25, 2009

CARRIED.

REPORTS: - continued

- 19) R-1
August 28, 2009
By-law Enforcement
Report 67/2009
(Davidson)
- RD/09/09/17
MOVED by Director Lantz, SECONDED by Director Hiebert,
a) that the Regional Board declare that SALVAGE YARD use of the Lot 2, Plan PGP47579, Section 25, Township 83, Range 19, W6M, PRD is in contravention of the I-1 Zone of "Peace River Regional District Zoning Amendment By-law No. 1343, 2001";
b) that the Regional Board grant the property owner 60 days to bring the use of the subject property into compliance with "Peace River Regional District Zoning Amendment By-law No. 1343, 2001";
c) that the Regional Board, upon expiry of the 60-day time limit for compliance, instruct its solicitors to commence proceedings in British Columbia Supreme Court to seek the enforcement of "Peace River Regional District Zoning Amendment By-law No. 1343, 2001", with respect to the subject property, if the property is still in contravention of zoning regulations; and
d) that the costs of this action be levied to the registered property owner and should these costs not be paid, they be applied to property taxes accordingly.
- CARRIED.
- 20) R-4
August 21, 2009 report
from Faye Salisbury re:
August 20, 2009 EADC
Committee Meeting
Recommendations
- RD/09/09/18
MOVED by Director Caton, SECONDED by Director Hiebert,
that the Regional Board agree that the Electoral Area Directors would support an application for funding to partner with the Ministry of Transportation and Infrastructure and the Ministry of Tourism, Sport and the Arts for the ministries to construct capital development of walking trails within public rights-of-way.
- Re: Walking Trails
- CARRIED.
- Re: Farm Machinery
Signage
- RD/09/09/19
MOVED by Director Caton, SECONDED by Director Hiebert,
that a letter be forwarded to the Ministry of Transportation and Infrastructure requesting that the Ministry erect signage along highways and roadways where farm equipment is know to travel to alert the travelling public that traffic may be moving slowly.
- CARRIED.
- Re: Charlie Lake /
Grandhaven Fire
Protection Society
- RD/09/09/20
MOVED by Director Caton, SECONDED by Director Hiebert,
that the Regional Board forward a letter to Mr. Doug Allen, President, Charlie Lake / Grandhaven Fire Protection Society, clearly outlining the roles of the Society and Fire Committee.
- CARRIED.
- Re: Navigable Waters
Protection Act
- RD/09/09/21
MOVED by Director Caton, SECONDED by Director Hiebert,
that staff be authorized to research and report back on the actual wording revisions to the *Navigable Waters Protection Act* regarding the prohibition to build works in navigable waters.
- CARRIED.

BY-LAWS: - continued

21) B-3 RD/09/09/22
Zoning Amendment MOVED by Director Hiebert, SECONDED by Director Clark,
By-law No. 1862, 2009 that the September 3, 2009 letter of opposition from Kelly J. Baker, regarding Zoning
(Jadowski, Clark & Amendment By-law No . 1862, 2009 be received.
Allan) CARRIED.

Handout - Letter of RD/09/09/23
Opposition (Baker) MOVED by Director Lantz, SECONDED by Director Hadland,
that Mr. Bob Fedderly, who is in the gallery, be given permission to answer a Board
question on whether his concern relates to this application or to the temporary industrial
use permit.
CARRIED.

Mr. Fedderly replied that it relates to the by-law amendment.

RD/09/09/24
MOVED by Director Hadland, SECONDED by Director Hiebert,
a) that "Peace River Regional District Zoning Amendment By-law No. 1862, 2009" be
given first and second readings;
b) that the holding of a public hearing be scheduled to occur in each of the fringe
areas.

Motion to Amend RD/09/09/25
MOVED by Director Lantz, SECONDED by Director Ackerman,
that motion RD/09/09/22 be amended by adding the following:
c) that notification of the public hearing be sent to all property owners within a 100
meter radius of all I-1 zoned property throughout the Peace River Regional
District.

The Chair called the question on the amending motion:
NAYS 3: Directors Jarvis, Hadland and Alternate Director Powell CARRIED.

The Chair called the question on the motion as amended which reads as follows:

Motion as Amended RD/09/09/24
MOVED by Director Hadland, SECONDED by Director Hiebert,
a) that "Peace River Regional District Zoning Amendment By-law No. 1862,
2009" be given first and second readings;
b) that the holding of a public hearing be scheduled to occur in each of the fringe
areas; and
c) that notification of the public hearing be sent to all property owners within a
100 meter radius of all I-1 zoned property throughout the Peace River
Regional District.

NAYS 3: Directors Jarvis, Hadland and Alternate Director Powell CARRIED.

The meeting adjourned at 1:25 p.m.

Sheila DeCosta, Recording Secretary

Karen Goodings, Chair

CERTIFIED a true and correct copy of the Minutes of the Regional Board of the Peace River Regional District from a meeting held on September 10, 2009 in the Regional District Office Board Room, Dawson Creek, BC.

Fred Banham, Chief Administrative Officer