



# PEACE RIVER REGIONAL DISTRICT

## AUGUST BOARD MEETING MINUTES

DATE: August 8, 2013

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

**Directors**

Chair Goodings  
Director Hadland  
Director Caisley  
Director Christensen  
Director Hiebert  
Director Schembri  
Director Nichols  
Director Jarvis  
Director Ackerman

**Alternate Directors**

Alternate Director Heiberg

**Absent**

Director Johansson  
Director Fynn

**Staff**

Fred Banham, Chief Administrative Officer  
Shannon Anderson, General Manager of Environmental Services  
Ken Kalirai, Assistant Manager of Development Services  
Christina Wards, Assistant Treasurer  
Fran Haughian, Communications Manager / Commission Liaison  
Brenda Deliman, Recording Secretary

**Others**

Rod Kronlachner, Encana  
Carol Moorman, Arras  
Donna Halbert, Farmington  
Andrea Dion, CJDC  
Jill Earl, NE News

**D-1**

Larry and Mary Wade – Wade Group Development Ltd.

Call to Order                      The Chair called the meeting to order at 10:00 a.m.

**ADOPTION OF AGENDA:**

**ADOPTION OF AGENDA**

RD/13/08/01

MOVED by Director Nichols, SECONDED by Director Christensen,  
That the Peace River Regional District Board agenda for the August 8, 2013 meeting be adopted:

Adoption of Agenda – RD/13/08/01  
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 July 25, 2013
5. **Business Arising from the Minutes**
6. **Delegations**  
10:15 a.m.  
D-1 Wade Group Development Ltd.  
Re: Charlie Lake Sewer System Boundary Area (See R-15)  
Larry Wade
7. **Petitions**
8. **Correspondence**  
C-1 July 19, 2013 - Ministry of Community, Sport and Cultural Development - 2013  
Union of BC Municipalities Convention  
C-2 July 19, 2013 – Gas Tax Program Services – Gas Tax Agreement Community  
Works Fund Payment  
C-3 July 30, 2013 – Mayor Gerry Furney, Town of Port McNeill – Lac-Mégantic  
C-4 July 31, 2013 – Powell River Regional District - MMBC Collection Financial  
Incentives
9. **Reports**  
R-1 July 26, 2013 – Kim Frech, Chief Financial Officer – Write Off Uncollectable Outstanding  
Accounts Receivables  
R-2 ALR Subdivision Application 044/2013 (Oswald)  
R-3 ALR Exclusion Application 116/2013 (Lalonde and Hunter)  
R-4 ALR Exclusion Application 183/2012 (Salisbury)  
R-5 ALR Subdivision Application 91/2011 (Hayward)  
R-6 July 31, 2013 – Shannon Anderson, General Manager of Environmental Services – Waste  
Transfer Station Operation and Hauling Contract  
R-7 July 31, 2013 – Fred Banham, Chief Administrative Officer – Opportunity to Comment on Site  
C Impact Benefit Agreement with Blueberry River First Nations  
R-8 Development Variance Permit Application 104/2013 (Lock)  
R-9 ALR Subdivision Application 126/2013 (Moorman)  
R-10 ALR Subdivision Application 119/2013 (O'Donnell)  
R-11 ALR Subdivision Application 006/2013 (Salustro)  
R-12 August 2, 2013 – Jo-Anne Frank, Corporate Officer – North Peace Fall Fair Society –  
Northern Development Initiative Trust Funding Application  
R-13 August 2, 2013 - Jo-Anne Frank, Corporate Officer - Recommendations from July 25, 2013  
Committee of the Whole Meeting Regarding Work Camps  
R-14 August 2, 2013 - Jo-Anne Frank, Corporate Officer - Notice of Closed Meeting Session  
*Handout:*  
R-15 July 31, 2013 – Fred Banham, Chief Administrative Officer, and Shannon Anderson, Deputy  
Chief Administrative Officer – Wade Development Property Request for Inclusion into the  
Charlie Lake Sewer Service Area (See D-1)
10. **By-laws**  
B-1 Peace River Regional District Solid Waste Management Loan Authorization Bylaw No. 2073,  
2013  
**Consideration of Adoption**  
a) July 30, 2013 report from Shannon Anderson, Deputy Chief Administrative Officer; and  
b) "Peace River Regional District Solid Waste Management Loan Authorization Bylaw No.  
2073, 2013"  
B-2 Peace River Regional District Zoning Amendment Bylaw No. 2066, 2013 (Gellings Farms  
Ltd.)  
**Consideration of Adoption**  
a) July 31, 2013 report from Ken Kalirai, Assistant Manager of Development Services; and  
b) "Peace River Regional District Zoning Amendment Bylaw No. 2066, 2013"

Adoption of Agenda -  
continued

RD/13/08/01

**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)

MA-1 Committee of the Whole Meeting Minutes of July 25, 2013

CA-1 July 23, 2013 – Municipal Finance Authority of BC – Bankrupt Detroit – No Comparison to BC

**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/13/08/02

MOVED by Director Schembri, SECONDED by Director Hiebert,

That Alternate Director Hiebert's name be corrected to read Alternate Director Heiberg in Resolution No. RD/13/07/02 (25); and that the Board Meeting Minutes of July 25, 2013 be adopted as amended.

**CARRIED.**

Director Ackerman entered the meeting at 10:05 a.m.

**CORRESPONDENCE:**

C-4

July 31, 2013 – Powell  
River Regional District

**MULTI MATERIAL BC 'PACKAGING AND PRINTED PAPER STEWARDSHIP PLAN'**

RD/13/08/03

MOVED by Director Christensen, SECONDED by Director Shuman,

That the Multi Material BC 'Packaging and Printed Paper Stewardship Plan' be referred to the Solid Waste Committee.

**CARRIED.**

RD/13/08/04

MOVED by Director Jarvis, SECONDED by Director Nichols,

That staff be authorized to forward a letter to Multi Material BC to submit an expression of interest in participating in the 'Packaging and Printed Paper Stewardship Plan'.

**CARRIED.**

**DELEGATION:**

D-1  
Wade Group  
Development Ltd. –  
Larry Wade (See R-15)

**CHARLIE LAKE SEWER SYSTEM BOUNDARY AREA**

The delegation requested that the Regional Board include the Wade Development property into the Charlie Lake sewer system area, and forward a letter to Northern Health stating the same. The development project cannot proceed without written notification that the property will be included in the Charlie Lake sewer system area.

A question and answer period ensued.

RD/13/08/05

MOVED by Director Ackerman, SECONDED by Director Hadland,  
That the Regional Board include the property known as Wade Development property into the Charlie Lake Sewer System area.

**DEALT WITH BY THE FOLLOWING**

RD/13/08/06

MOVED by Director Jarvis, SECONDED by Director Nichols,  
That consideration of agenda item D-1 be tabled until later in the meeting.

**CARRIED.**

**REPORTS:**

R-1  
July 26, 2013 – Kim  
Frech, Chief Financial  
Officer

**WRITE OFF UNCOLLECTABLE OUTSTANDING ACCOUNTS RECEIVABLES**

RD/13/08/07

MOVED by Director Christensen, SECONDED by Director Nichols,  
That the Regional Board write off the following Accounts Receivable balances and permanently close the accounts:

1. JD Piling and Anchor	\$1,007.42**	JDPI001
2. Dav-Jor Contracting / John Pajor	\$35,965.00	DAVJ0001
3. Digger Dave's Trucking	\$2, 372.48	DIGGE001
4. JE Development Ltd.	\$876.15	JEDEV001

**CARRIED.**

**VARY AGENDA**

RD/13/08/08

MOVED by Director Hiebert, SECONDED by Director Ackerman,  
That the agenda be varied to deal with item R-9 at this time.

**CARRIED.**

**REPORTS:** (continued)

R-9  
July 31, 2013

ALR SUBDIVISION APPLICATION 126/2013 (MOORMAN)

RD/13/08/09

MOVED by Director Hiebert, SECONDED by Director Schembri,  
That the Regional Board support ALR Subdivision Application 126/2013 of Carol Moorman, to subdivide a 3.2 hectare (8 acre) portion from Part West ½, Section 6, Township 78, Range 16, W6M, PRD to provide a residence for the son, and authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the Official Community Plan.

**CARRIED.**

R-2  
July 31, 2013

ALR SUBDIVISION APPLICATION 044/2013 (OSWALD)

RD/13/08/10

MOVED by Director Hiebert, SECONDED by Director Shuman ,  
That the Regional Board support ALR Subdivision Application 044/2013 of Dieter Oswald, to subdivide a 2.4 hectare (6 acre) portion from Southwest ¼ of Section 21, Township 77, Range 14, W6M, PRD, excluding Plan H662, A754, B7670, and that part lying east of Plan H662 to provide a residence for the son, and authorize the application to proceed to the Agricultural Land Commission on the basis that it is consistent with the South Peace Fringe Area Official Community Plan.

**CARRIED.**

R-3  
July 22, 2013

ALR EXCLUSION APPLICATION 116/2013 (LALONDE AND HUNTER)

RD/13/08/11

MOVED by Director Hadland, SECONDED by Director Christensen,  
That the Regional Board support ALR Exclusion Application 116/2013 of Gerald Lalonde and Dianne Hunter, to exclude Lot 2, Section 13, Township 84, Range 19, W6M, PRD, Plan 19560 from the Agricultural Land Reserve in order to subdivide off a 1.6 hectare (4 acre) residential lot, and authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the Official Community Plan.

**CARRIED.**

R-4  
July 30, 2013

ALR EXCLUSION APPLICATION 183/2012 (SALISBURY)

RD/13/08/12

MOVED by Director Hiebert, SECONDED by Director Schembri,  
That the Regional Board support ALR Exclusion Application 183/2012 of Oscar Salisbury, to exclude Southeast ¼, Section 20, Township 78, Range 17, W6M, PRD from the Agricultural Land Reserve to facilitate its subdivision, and authorize the application to proceed to the Agricultural Land Commission on the basis that the proposal is consistent with the South Peace Fringe Area Official Community Plan.

**CARRIED.**

**REPORTS:** (continued)

R-5  
July 29, 2013

ALR SUBDIVISION APPLICATION 91/2011 (HAYWARD)

RD/13/08/13

MOVED by Director Hiebert, SECONDED by Director Shuman,  
That the Regional Board support ALR Subdivision Application 91/2011 of Ross and Linda Hayward, to subdivide Lot 1, Plan 24630, Section 31, Township 78, Range 15, W6M into three rural residential lots of the following sizes: 1.89 hectare (4.7 acres), 2.58 hectares (6.4 acres) and 4.26 hectares (10.5 acres), and authorize the application to proceed to the Agricultural Land Commission on the basis that the proposal is consistent with the South Peace Fringe Area Official Community Plan.

**CARRIED.**

R-6  
July 31, 2013 –  
Shannon Anderson,  
General Manager of  
Environmental Services

WASTE TRANSFER STATION OPERATION AND HAULING CONTRACT

RD/13/08/14

MOVED by Director Christensen, SECONDED by Director Hadland,  
That the Regional Board award a four year contract, to operate and provide waste hauling services for three Regional transfer stations (Buick, Cecil Lake and Goodlow), to Tervita Corporation commencing October 1, 2013 at an annual cost of \$456,251.96 including applicable taxes.

**CARRIED.**

R-7  
July 31, 2013 – Fred  
Banham, Chief  
Administrative Officer

OPPORTUNITY TO COMMENT ON SITE C IMPACT BENEFIT AGREEMENT WITH BLUEBERRY RIVER FIRST NATIONS

RD/13/08/15

MOVED by Director Hadland, SECONDED by Director Ackerman,

- a) That the Regional Board offer a letter of No Objection at this time to the land offers provided in the Site C Impact Benefit Agreement with Blueberry First Nations, subject to access to lands beyond and to public consultation; and
- b) That the Board provide comment that should these lands ever be transferred from fee simple title or crown ownership to reserve lands, that discussions with regard to land and improvement assessments be held in consideration of lost regional district services taxation.

**CARRIED.**

**REPORTS:** (continued)

R-8  
July 30, 2013

DEVELOPMENT VARIANCE PERMIT APPLICATION 104/2013 (LOCK)

RD/13/08/16

MOVED by Director Hadland, SECONDED by Director Schembri,  
That the Regional Board refuse the issuance of Development Variance Permit Application 104/2013 of Kurt and Sherri Lock, to increase the maximum accessory building floor area at Lot A, Plan EPP4715, Section 35, Township 83, Range 19, W6M, PRD by 102 m<sup>2</sup> (1,103 ft<sup>2</sup>), from the permitted 232 m<sup>2</sup> (2497 ft<sup>2</sup>) to 334 m<sup>2</sup> (3600 ft<sup>2</sup>), in order to build a new 334 m<sup>2</sup> (3600 ft<sup>2</sup>) shop for recreational / agricultural use / storage, as it is a significant increase over the permitted floor area which would adversely affect the neighbourhood and rural residential character of the area.

**CARRIED.**

R-10  
July 31, 2013

ALR SUBDIVISION APPLICATION 119/2013 (O'DONNELL)

RD/13/08/17

MOVED by Director Hiebert, SECONDED by Director Shuman,  
That the Regional Board support ALR Subdivision Application 119/2013 of Bonnie O'Donnell, executor for the estate of Norma Parsons, to subdivide a 4 hectare (10 acre) portion from Part Northwest ¼, Section 15, Township 77, Range 14, W6M, PRD except Railway Right-Of-Way Plans A754 and A849 and excluding Parcel A (G21907), and authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the South Peace Fringe Area Official Community Plan.

**CARRIED.**

R-11  
August 1, 2013

ALR SUBDIVISION APPLICATION 006/2013 (SALUSTRO)

RD/13/08/18

MOVED by Director Hiebert, SECONDED by Director Shuman,  
That ALR Subdivision Application 006/2013 of Silvio Salustro, to subdivide a 10.4 hectare (25.7 acre) portion from Northwest ¼, Section 4, Township 78, Range 15, W6M, PRD, excluding part dedicated road on Plan BCP18313 to create five 2.08 hectare (4.5 acre) lots, be referred to a future meeting.

**CARRIED.**

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

NORTH PEACE FALL FAIR SOCIETY – NORTHERN DEVELOPMENT INITIATIVE TRUST FUNDING APPLICATION

RD/13/08/19

MOVED by Director Christensen, SECONDED by Director Hiebert,  
That the Regional Board support the North Peace Fall Fair Society's funding application to Northern Development Initiative Trust for \$30,000.00 towards the installation of a new activities building at the North Peace Fall Fair grounds.

**CARRIED.**

**REPORTS:** (continued)

R-13  
August 2, 2013 – Jo-  
Anne Frank, Corporate  
Officer –  
Recommendations from  
the July 25, 2013  
Committee of the Whole  
Meeting Regarding  
Work Camps

**RECOMMENDATION 1: WORK CAMP DATABASE AND APPROVAL PROCESS**

RD/13/08/20

MOVED by Director Christensen, SECONDED by Director Schembri,  
That the Regional Board, in concert with other agencies including the Oil and Gas  
Commission, camp operators, and local governments in the Peace River area,  
convene a meeting to explore opportunities for tracking and sharing information about  
work camps, and major projects, development of a common information database; and  
the financial means required to establish and maintain an effective system; and  
standardize the approval process for work camps.

**CARRIED.**

**RECOMMENDATION 2: AMENDMENTS TO ZONING BYLAW RE: WORK CAMPS**

RD/13/08/21

MOVED by Director Ackerman, SECONDED by Director Hiebert,  
That the recommendation that the Regional Board consider amending the Zoning  
Bylaws to include:

- i) Definition of Industrial Camp (legislated definition provided by *BC Health Act*)
- ii) Definition of open or commercial camps
- iii) Establish a setback of 1 kilometre for camps to be located from any residential  
structure on adjoining properties
- iv) Night-sky friendly lighting
- v) Provisions to buffer noise
- vi) Provisions for dust management

be referred to staff to prepare a report with recommendations for implementation  
following the completion of the meeting with other agencies including the Oil and Gas  
Commission, camp operators, and local governments in the Peace River area.

**CARRIED.**

**RECOMMENDATION 3: AMENDMENTS TO BUILDING BYLAW RE: WORK CAMPS**

RD/13/08/22

MOVED by Director Hiebert, SECONDED by Director Shuman,  
That the recommendation that the Regional Board Building Bylaw be amended to  
include:

- i) Provision for engineer certification with respect to long term industrial camps
- ii) Exclusion for short-term camps (less than 5 months)
- iii) Requirement that long term (five months or longer) and open camps be  
permitted and inspected.

be referred to staff for review following completion of the 'Community Conversation'  
meetings.

**CARRIED.**



**REPORTS:** (continued)

R-13 (continued)

**RECOMMENDATION 4: WORK CAMP DEVELOPMENT PERMIT PROCESS**

RD/13/08/23

MOVED by Director Ackerman, SECONDED by Director Hiebert,

That consideration of implementing a development permit process for major projects that requires the proponent to identify community impacts and benefits, and to provide reason why workers should not be located within the nearest community, be a topic of discussion at the meeting with other agencies including the Oil and Gas Commission, camp operators, and local governments in the Peace River area.

**CARRIED.**

**RECOMMENDATION 5: WORK CAMP APPLICATION APPROVAL PROCESS**

RD/13/08/24

MOVED by Director Nichols, SECONDED by Director Christensen,

That the Regional Board refer all applications for long term and open camps to the nearest municipality and other agencies for comment prior to approving permits.

**CARRIED.**

**RECOMMENDATION 6: ECONOMIC AND SOCIAL IMPACT STUDY RE: WORK CAMPS**

RD/13/08/25

MOVED by Director Schembri, SECONDED by Director Shuman,

That the recommendation that the Regional Board lobby the provincial government to undertake a comprehensive study of the economic and social impacts of worker camps and industrial development on communities, people and services in the Peace River area to ensure that provincial agencies have the resources and capacity to effectively achieve their legislative mandates to inspect and ensure compliance with legislation, be tabled until after the meeting with other agencies including the Oil and Gas Commission, camp operators, and local governments in the Peace River area.

**CARRIED.**

**RECOMMENDATION 7: SOCIAL IMPACT ASSESSMENT RE: WORK CAMPS**

RD/13/08/26

MOVED by Director Hadland, SECONDED by Director Hiebert,

That the recommendation to undertake a social impact assessment for the region to gather detailed primary data on the impacts of the transient workforce and work camps be referred to a future meeting.

**CARRIED.**

**REPORTS:** (continued)

R-13 (continued)

**RECOMMENDATION 8: REGION-WIDE SOCIAL PLAN RE: WORK CAMPS**

RD/13/08/27

MOVED by Director Ackerman, SECONDED by Director Hadland,

That the recommendation to build on the social impact assessment by undertaking a region-wide social plan to inform and assist local agencies, the province and industry, of strategic collaborative next steps be referred to the meeting with other agencies including the Oil and Gas Commission, camp operators, and local governments in the Peace River area.

**CARRIED.**

**RECOMMENDATION 9: OFFICIAL COMMUNITY PLAN RE: WORK CAMPS**

RD/13/08/28

MOVED by Director Hadland, SECONDED by Director Caisley,

That the recommendation to integrate the region-wide social plan into Official Community Plans and region-wide planning efforts be referred to the meeting with other agencies including the Oil and Gas Commission, camp operators, and local governments in the Peace River area.

**CARRIED.**

**VARY AGENDA**

RD/13/08/29

MOVED by Director Christensen, SECONDED by Director Nichols,

That the agenda be varied to deal with item B-1 at this time.

**CARRIED.**

**BY-LAWS:**

B-1  
July 30, 2013

**PEACE RIVER REGIONAL DISTRICT SOLID WASTE MANAGEMENT LOAN  
AUTHORIZATION BYLAW NO. 2073, 2013**

RD/13/08/30

MOVED by Director Christensen, SECONDED by Director Shuman,

That "Peace River Regional District Solid Waste Management Loan Authorization Bylaw No. 2073, 2013" be adopted this 8<sup>th</sup> day of August, 2013.

**CARRIED.**

**BY-LAWS** (continued)

B-2 PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2066,  
July 31, 2013 2013 (GELLINGS FARMS LTD.)

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RD/13/08/31

MOVED by Director Hiebert, SECONDED by Director Christensen,  
That "Zoning Amendment Bylaw No. 2066, 2013", which rezones a ~6 hectare (~15  
acre) portion of the Northeast ¼, Section 35, Township 77, Range 15, W6M, PRD from  
A-2 (Large Agricultural Holdings) to I-4 (Oil / Gas Production Zone), be adopted this 8<sup>th</sup>  
day of August, 2013.

**OPPOSED:** Directors Nichols and Hadland

**CARRIED.**

Recess The meeting recessed for luncheon at 11:46 a.m.

Reconvene The meeting reconvened at 1:04 p.m.

**REPORT:**

R-15 *Handout*  
July 31, 2013 – Fred  
Banham, Chief  
Administrative Officer,  
and Shannon  
Anderson, Deputy Chief  
Administrative Officer  
(See D-1)

**CHARLIE LAKE SEWER SYSTEM BOUNDARY AREA**

RD/13/08/32

MOVED by Director Nichols, SECONDED by Director Schembri,  
That agenda item D-1 be lifted from the table.

**CARRIED.**

RD/13/08/33

MOVED by Director Hadland, SECONDED by Director Christensen,  
a) That the Regional Board consider adoption of the Charlie Lake Sewer Service  
Area boundary to include the Wade Development property; and  
b) That the Board will consider adoption of the Charlie Lake Sewer Service Area  
amending bylaw once capacity is available to accommodate the additional  
parcels.

**CARRIED.**

RD/13/08/34

MOVED by Director Ackerman, SECONDED by Director Hadland,  
That the Regional Board forward a letter to Sheila Withrow, Northern Health Manager  
for Public Health Protection, to notify her of the intent to consider adoption of the  
Charlie Lake Sewer Service Area boundary to include the Wade Development  
property; and to consider adoption of the Charlie Lake Sewer Service Area amending  
bylaw once capacity is available to accommodate the additional parcels.

**CARRIED.**

**APPOINTMENT:**

A-1

RD/13/08/35

MOVED by Director Christensen, SECONDED by Director Caisley,  
That Director Nichols be appointed to the Solid Waste Committee.

**CARRIED.**

**CONSENT CALENDAR**

RD/13/08/36

MOVED by Director Caisley, SECONDED by Director Hiebert,  
That the August 8, 2013 Consent Calendar be received.

**CARRIED.**

R-14

August 2, 2013 – Jo-  
Anne Frank, Corporate  
Officer

**NOTICE OF CLOSED MEETING SESSION**

RD/13/08/37

MOVED by Director Hiebert, SECONDED by Director Nichols,  
That pursuant to Section 90(1) of the *Community Charter* which states that a part of a  
Board meeting may be closed to the public if the subject matter being considered  
relates to or is one or more of the following:

“(c) labour relations or other employee relations”,  
permission be granted to resolve to a closed session of the Peace River Regional  
District Board meeting.

**CARRIED.**

**ADJOURNMENT**

The Chair adjourned the meeting to a Closed Session at 1:14 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 August 8, 2013 in the Regional District Office Board Room, Dawson Creek, BC.

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

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