



PEACE RIVER REGIONAL DISTRICT

AUGUST BOARD MEETING MINUTES

DATE: August 22, 2013

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

PRESENT:

Directors

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

Alternate Directors

Alternate Director Evans
Alternate Director Brownlee

Absent

Director Christensen
Director Nichols
Director Shuman
Director Johansson
Director Fynn

Staff

Fred Banham, Chief Administrative Officer
Jo-Anne Frank, Corporate Officer
Kim Frech, Chief Financial Officer
Bruce Simard, General Manager of Development Services
Fran Haughian, Communications Manager / Commission Liaison
Brenda Deliman, Recording Secretary

D-1 - BC Hydro

Lesley Wood, Senior Stakeholder Relations Specialist
Robert Smith, Project Manager – Peace Region Electricity Supply Project

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

ADOPTION OF AGENDA:

ADOPTION OF AGENDA

RD/13/08/01 (22)

MOVED by Director Ackerman, SECONDED by Director Caisley,
That the Peace River Regional District Board agenda for the August 22, 2013 meeting,
including Director's new business and additional items for the agenda, be adopted as
amended:

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 8, 2013

Adoption of Agenda – RD/13/08/01 (22)
continued

5. Business Arising from the Minutes

6. Delegations

10:30

D-1 BC Hydro

Re: Dawson Creek / Chetwynd Area Transmission Project and Peace Region
Electricity Supply
Lesley Wood, Senior Stakeholder Relations Specialist
Robert Smith, Project Manager – Peace Region Electricity Supply Project

7. Petitions

8. Correspondence

C-1 August 6, 2013 – Union of British Columbia Municipalities – Federal Additions
to Reserve Policy – Feedback Requested

C-2 August 7, 2013 – Selina Robinson, Coquitlam-Maillardville MLA – Official
Opposition Breakfast at the Union of BC Municipalities Convention

C-3 August 13, 2013 – Cathy Ulrich, Northern Health – Invitation to meet with Dr.
Charles Jago, Northern Health Board Chair

C-4 August 12, 2013 – City of Langford – Downloading of Infrastructure Costs from
BC Hydro

C-5 August 14, 2013 – District of Stewart – Ambulance Services Resolution

C-6 August 16, 2013 – Insight Information - 5th Northeast BC Natural Gas Summit

9. Reports

R-1 August 8, 2013 – Director Christensen, Chair, Solid Waste Committee – Recommendations
from August 8, 2013 Solid Waste Committee Meeting

R-2 August 14, 2013 – Trish Morgan, Manager of Community Services – Tourism Grant, Northern
BC Tourism Association Regional Meeting

R-3 August 7, 2013 – Stuart Larson, Fire Chief Charlie Lake – Charlie Lake Fire Department
Update

R-4 August 14, 2013 – Bruce Simard, General Manager of Development Services – Request to
Re-Submit Applications - Official Community Plan Amendment Bylaw No. 2061, 2013 and
Zoning Amendment Bylaw No. 2062, 2013 (Stewart)

R-5 Development Variance Permit Application 139/2013 (Brown)

Handouts:

August 19, 2013 – Ed and Cathy Sargent – Letter of Concern
Beairsto Lehnrs Ketchum Engineering & Survey Ltd – Site Plan

R-6 ALR Non-Farm Use Application 146/2013 (DeVuyst)

R-7 ALR Subdivision Application 150/2012 (Franklin)

R-8 ALR Subdivision Application 144/2013 (Collins)

R-9 ALR Life Lease Application 130/2013 (Moritz)

R-10 ALR Subdivision Application 123/2013 (Ott)

R-11 August 16, 2013 – Karen Goodings, Chair, Electoral Area Directors' Committee –
Recommendations from August 15, 2013 Electoral Area Directors' Meeting

Handout:

Ministry of Community and Rural Development – Municipal Boundary Extension Policies
Guide

10. By-laws

B-1 Zoning Amendment Bylaw No. 2079, 2013 (499701 BC Ltd.)

Consideration of First and Second Readings

a) June 18, 2013 report from Ken Kalirai, Assistant Manager of Development Services;
and

b) "Zoning Amendment Bylaw No. 2079, 2013"

Adoption of Agenda – RD/13/08/01 (22)
continued

10. By-laws (continued)

B-2 Official Community Plan Amendment Bylaw No 2085, 2013 and Zoning Amendment Bylaw No. 2086, 2013 (Benke)

Consideration of First and Second Readings

- a) August 12, 2013 report from Ken Kalirai, Assistant Manager of Development Services; and
- b) “Official Community Plan Amendment Bylaw No. 2085, 2013”; and
- c) “Zoning Amendment Bylaw No. 2086, 2013”

B-3 Zoning Amendment Bylaw No. 2082, 2013 (Knox)

Consideration of Third Reading and Adoption

- a) August 13, 2013 report from Ken Kalirai, Assistant Manager of Development Services; and
- b) “Zoning Amendment Bylaw No. 2082, 2013”

B-4 Charlie Lake Local Sewage Service Area Boundary Amendment Bylaw No. 2089, 2013

Consideration of Three Readings

- a) August 14, 2013 report from Fred Banham, Chief Administrative Officer, and Shannon Anderson, Deputy Chief Administrative Officer; and
- b) “Charlie Lake Local Sewage Service Area Boundary Amendment Bylaw No. 2089, 2013”

11. Diary

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

12. New Business

Handout:

NB-1 August 21, 2013 – Chris Hauff – Invitation to meet with Strategic Partnerships Office

13. Appointments

14. Consent Calendar (for consideration and receipt)

CA-1 August 6, 2013 – Tom Wolsey – Impacts of Site C Dam Impacts

CA-2 June 26, 2013 – Sweetwater 905 Arts Festival – Letter of Gratitude

CA-3 August 6, 2013 – Ministry of Aboriginal Relations and Reconciliation – ‘A Path Forward’ Resource Guide

CA-4 August 12, 2013 – BC Hydro – Spill Notifications

CA-5 August 16, 2013 – Union of BC Municipalities – Convention Highlights and Administration Bulletin

RA-1 Peace River Regional District Building Permit Report for July 2013

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

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

17. Adjournment

CARRIED.

The Chair introduced Alternate Director Evans, City of Fort St. John, and Alternate Director Sperling, Electoral Area ‘C’.

ADOPTION OF MINUTES:

M-1

ADOPTION OF MINUTES

RD/13/08/02 (22)

MOVED by Director Hiebert, SECONDED by Director Ackerman,
That the Board Meeting Minutes of August 8, 2013 be adopted.

CARRIED.

CORRESPONDENCE:

C-1
August 6, 2013 –
Union of British
Columbia
Municipalities

FEDERAL ADDITIONS TO RESERVE POLICY

RD/13/08/03 (22)

MOVED by Director Ackerman, SECONDED by Director Hadland,
That the Regional Board forward the following comments to Aboriginal Affairs and
Northern Development Canada (AANDC), with a copy to the Union of BC Municipalities,
in response to its request for feedback on proposed revisions to federal policy on
Additions to Reserves / New Reserves:

- That, prior to implementing new policies, public community consultations be held; and
- That AANDC's timeline for seeking comments from local governments is constrained; and
- That the proposed revisions address access to lands beyond.

CARRIED.

Director Jarvis entered the meeting at 10:15 a.m.

Alternate Director Brownlee entered the meeting at 10:18 a.m.

C-3
August 13, 2013 –
Cathy Ulrich, Northern
Health

INVITATION TO MEET WITH DR. CHARLES JAGO, NORTHERN HEALTH BOARD
CHAIR

RD/13/08/04 (22)

MOVED by Director Ackerman, SECONDED by Director Schembri,
That a letter be forwarded to Cathy Ulrich, Northern Health President and Chief
Executive Officer, noting that the Board met previously with Northern Health on its two
main issues being recruitment of physicians and nurse practitioners, and unless
Northern Health has an update on these issues or requires further information, no
meeting is necessary.

CARRIED.

C-6
August 16, 2013 –
Insight Information

5TH NORTHEAST BC NATURAL GAS SUMMIT

RD/13/08/05 (22)

MOVED by Director Ackerman, SECONDED by Director Hadland,
That two Directors be authorized to attend the 5th Northeast BC Natural Gas Summit on
September 23-24, 2013 at The Morris J Wosk Centre for Dialogue in Vancouver, BC.

CARRIED.

OPPOSED: Director Ackerman, Director Caisley, Alternate Director Brownlee

DELEGATION:

D-1
BC Hydro

DAWSON CREEK / CHETWYND AREA TRANSMISSION PROJECT AND PEACE
REGION ELECTRICITY SUPPLY

The delegations provided an overview of the Dawson Creek / Chetwynd Area
Transmission Project and the Peace Region Electricity Supply Project.

DELEGATION: (continued)

D-1 (continued)

Lesley Wood, Senior Stakeholder Relations Specialist, and Robert Smith, Project Manager – Peace Region Electricity Supply Project

The Dawson Creek / Chetwynd Area Transmission Project (DCAT) is the first phase in fulfilling the demand for electricity in the Peace Region. Approval for the project was received in April 2013 and the early phases of construction have begun. Preparation for the expansion of the Bear Mountain Terminal has started and construction of the transmission line will most likely begin in October or November of 2013. The frontage of the Bear Mountain Terminal is expected to be 2.5 times larger than what exists there today. The construction of a modest microwave tower will begin in the fall. BC Hydro has contracted True Vision to prepare a human visual study of the area. Posters of those renderings were provided for the Board's review. The scheduled in-service is early 2015.

RD/13/08/06 (22)

MOVED by Director Ackerman, SECONDED by Director Hiebert,

The the delegation be authorized to continue its presentation past the allotted time.

CARRIED.

Peace Region Electricity Supply Project (PRES) is the second phase. As load growth continues it is projected that the capacity of DCAT will be exceeded by 2019. BC Hydro is currently carrying out studies and consultations to determine a preferred alternative, which will form the basis of PRES. The preliminary target in service date is 2019.

A question and answer period ensued.

The BC Hydro power point presentation is available for viewing on the cover of the August 22, 2013 agenda on the Regional District website as item D-1.

<http://www.prrd.bc.ca/board/agendas/2013/2013-21-6355246961/AGENDA.html>

Recess

The meeting recessed at 10:57 a.m.

Reconvene

The meeting reconvened at 11:08 a.m.

NEW BUSINESS:

NB-1

August 21, 2013 –
Chris Hauff, Director,
Network BC

INVITATION TO MEET WITH THE STRATEGIC PARTNERSHIPS OFFICE

RD/13/08/07 (22)

MOVED by Director Hiebert, SECONDED by Director Ackerman,

That Chris Hauff, Network BC – Strategic Partnerships Director, be contacted to request a meeting with representatives from the Strategic Partnerships Office at the 2013 Union of BC Municipalities Convention to discuss broadband and cellular connectivity projects in the Peace River Regional District area.

CARRIED.

REPORTS:

R-1
August 8, 2013 –
Director Christensen,
Chair, Solid Waste
Committee

WASTE TO ENERGY PARTNERSHIP STUDY
RD/13/08/08 (22)
MOVED by Director Hadland, SECONDED by Director Caisley,
That the Regional Board authorize Conestoga-Rovers & Associates to proceed with a
Waste to Energy Partnership study that will investigate and identify potential long term
partners, including industry, for a waste to energy project, for an amount of up to
\$10,000.00.

CARRIED.

R-2
August 14, 2013 –
Trish Morgan, Manager
of Community Services

NORTHERN BC TOURISM ASSOCIATION REGIONAL MEETING – TOURISM
GRANT
RD/13/08/09 (22)
MOVED by Director Hiebert, SECONDED by Alternate Director Brownlee,
That the Regional Board approve a tourism grant of \$5,000.00 for the Northern BC
Tourism Association for the purpose of hosting a regional tourism association meeting
in Fort St. John, BC on October 3, 2013.

CARRIED.

Stuart Larson, Charlie Lake Fire Chief, presented Director Hadland, Electoral Area 'C',
with a plaque to recognize his volunteer efforts.

R-4
August 14, 2013 –
Bruce Simard, General
Manager of
Development Services

REQUEST TO RE-SUBMIT APPLICATIONS - OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 2061, 2013 AND ZONING AMENDMENT BYLAW NO.
2062, 2013 (STEWART)
Director Hadland declared a conflict of interest due the applicant's contribution to his
Provincial election campaign and a long-standing social connection with the applicant
and left the meeting at 11:26 a.m.. Alternate Director Sperling assumed the Electoral
Area 'C' seat.

RD/13/08/10 (22)
MOVED by Director Schembri, SECONDED by Alternate Director Evans,
That the request to re-submit "Official Community Plan Amendment Bylaw No. 2061,
2013" and "Zoning Amendment Bylaw No. 2062, 2013" be referred to the September
12, 2013 Board meeting.

CARRIED.

Director Hadland re-entered the meeting at 11:33 a.m. and re-assumed the Electoral
Area 'C' seat.

REPORTS: (continued)

R-5
August 6, 2013

DEVELOPMENT VARIANCE PERMIT APPLICATION 139/2013 (BROWN)

That at the request of Director Hiebert, Electoral Area 'D', Development Variance Permit Application 139/2013 of Dale Brown, to decrease the interior side parcel line setback from the permitted 3 metres (10 feet) to 2.4 metres (8 feet) to accommodate an existing dwelling at part of the fraction of the Southwest $\frac{1}{4}$, Section 24, Township 26, PR shown on Plan A752, be withdrawn from the agenda.

R-6
August 6, 2013

ALR NON-FARM USE APPLICATION 146/2013 (DEVUYST)

RD/13/08/11 (22)

MOVED by Director Hiebert, SECONDED by Alternate Director Evans,
That the Regional Board support ALR Non-Farm Use Application 146/2013 of Andy and Brenda DeVuyst, to utilize approximately a .78 hectare (1.93 acre) portion of Northeast $\frac{1}{4}$ of Section 5, Township 80, Range 15, W6M, PRD to construct a meteorological tower, and authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the Official Community Plan and Zoning Bylaws.

CARRIED.

R-7
August 14, 2013

ALR SUBDIVISION APPLICATION 150/2012 (FRANKLIN)

RD/13/08/12 (22)

MOVED by Director Schembri, SECONDED by Alternate Director Brownlee,
That the Regional Board support ALR Subdivision Application 150/2012 of Jeff Franklin, to subdivide Lot 1, Plan PGP38982, District Lot 1910 and 1911, PRD, as divided by Wildmare Creek, and authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the Official Community Plan and Zoning Bylaws.

CARRIED.

R-8
August 15, 2013

ALR SUBDIVISION APPLICATION 144/2013 (COLLINS)

RD/13/08/13 (22)

MOVED by Director Hiebert, SECONDED by Director Schembri,
That the Regional Board support ALR Subdivision Application 144/2013 of Patrick and Angela Collins, to subdivide Northeast $\frac{1}{4}$, Section 6, Township 78, Range 15, W6M, PRD in two using a creek as a dividing line, and authorize the application to proceed to the Agricultural Land Commission as the proposal is consistent with the Official Community Plan and Zoning Bylaws.

CARRIED.

REPORTS: (continued)

R-9
August 13, 2013

ALR LIFE LEASE APPLICATION 130/2013 (MORITZ)

RD/13/08/14 (22)

MOVED by Director Goodings, SECONDED by Director Hadland,
That the Regional Board support ALR Life Lease Application 130/2013 of Peter and Barbara Moritz, to lease a 2 hectare (5 acre) area as a "life lease" from the 30 hectare (74 acre) parcel at Lot 3, Plan 25280, Section 24, Township 84, Range 21, W6M, PRD in order that the owners can sell the property to their son while securing the right to remain living on the property, and authorize the application to proceed to the Agricultural Land Commission as the proposal is not creating a subdivision and therefore conforms to the Official Community Plan.

CARRIED.

R-10
July 30, 2013

ALR SUBDIVISION APPLICATION 123/2013 (OTT)

RD/13/08/15 (22)

MOVED by Director Goodings, SECONDED by Alternate Director Evans,
That the Regional Board support ALR Subdivision Application 123/2013 of Kenneth Ott, to subdivide Lot 3, Section 12, Township 86, Range 15, W6M, PRD, Plan 23435 into a 64.8 hectare Northeast ¼ parcel, 129.5 hectare West ½ parcel, and 64.8 hectare Northwest ¼ parcel, as well as, subdivide Lot 3, Section 11, Township 86, Range 15, W6M, PRD, Plan 23435 into a 64.8 hectare Northeast ¼ parcel and 64.8 hectare North ½ of South ½ parcel, and authorize the application, as submitted, to proceed to the Agricultural Land Commission on the basis that the proposal conforms with the Official Community Plan.

CARRIED.

R-11
August 16, 2013 –
Karen Goodings,
Chair, Electoral Area
Directors' Committee –
Recommendations
from the August 15,
2013 Electoral Area
Directors' Committee
Meeting

RECOMMENDATION NO. 1: FORT ST. JOHN EXTENSION BOUNDARY SURVEY

RD/13/08/16 (22)

MOVED by Director Hadland, SECONDED by Director Schembri,
That Tracy Bloor, Electoral Area 'C' resident, be granted permission to speak from the gallery.

CARRIED.

RD/13/08/17 (22)

MOVED by Director Hadland, SECONDED by Director Hiebert,
That the Electoral Area Directors' Committee recommendation that, "the Regional Board authorize Electoral Area 'C' Director to circulate a survey to the residents of Electoral Area 'C' who are affected by the proposed City of Fort St. John boundary expansion and that the survey be sent from the office of Electoral Area 'C' Director on Peace River Regional District letterhead", be referred to the September 12, 2013 Board meeting.

CARRIED.

REPORTS: (continued)

R-11 (continued)

RECOMMENDATION NO. 2: BC AERIAL APPLICATOR'S LICENCE

RD/13/08/18 (22)

MOVED by Director Hadland, SECONDED by Director Hiebert,

That a letter be forwarded to the Minister of Agriculture in support of the request by Stanley Borowicz to encourage the Minister to issue a Temporary Aerial Applicator permit for this year to John Fehr of Sprayworks Agri. Ltd., La Crete, AB due to poor weather conditions and the small window of opportunity for spraying.

CARRIED.

Recess

The meeting recessed for luncheon at 12:03 p.m.

Reconvene

The meeting reconvened at 1:00 p.m.

BY-LAWS:

B-1

June 18, 2013

ZONING AMENDMENT BYLAW NO. 2079, 2013 (499701 BC LTD.)

RD/13/08/19 (22)

MOVED by Director Hiebert, SECONDED by Director Hadland,

- a) That "Zoning Amendment Bylaw No. 2079, 2013" be read a first and second time this 22nd day of August, 2013; and
- b) That a Public Hearing be held pursuant to the *Local Government Act*; and
- c) That the holding of the Public Hearing be delegated to Director Goodings, Electoral Area 'B'.

CARRIED.

B-2

August 12, 2013

ZONING AMENDMENT BYLAW NO. 2086, 2013 (BENKE)

RD/13/08/20 (22)

MOVED by Director Schembri, SECONDED by Alternate Director Brownlee,

- a) That "Zoning Amendment Bylaw No. 2086, 2013", which rezones a portion of Lot 1, Plan BCP 21212, DL 2639 and DL 4112 from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone" within the "Peace River Regional District Zoning Bylaw No. 1343, 2001", be read a first and second time this 22nd day of August, 2013; and
- b) That a Public Hearing be held pursuant to the *Local Government Act*; and
- c) That the holding of the Public Hearing be delegated to Director Schembri, Electoral Area 'E'.

CARRIED.

BY-LAWS: (continued)

B-2 (continued)

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO 2085, 2013 (BENKE)

RD/13/08/21 (22)

MOVED by Director Schembri, SECONDED by Alternate Director Brownlee,

- a) That "Official Community Plan Amendment Bylaw No. 2085, 2013", which redesignates a portion of Lot 1, Plan BCP 21212, DL 2639 and DL 4112 from "Resource-Agriculture" to "Residential" within the "West Peace Official Community Plan Bylaw No. 1086, 1997", be read a first and second time this 22nd day of August, 2013; and
- b) That a Public Hearing be held pursuant to the *Local Government Act*; and
- c) That the holding of the Public Hearing be delegated to Director Schembri, Electoral Area 'E'.

CARRIED.

B-3
August 13, 2013

ZONING AMENDMENT BYLAW NO. 2082, 2013 (KNOX)

RD/13/08/22 (22)

MOVED by Director Schembri, SECONDED by Alternate Director Evans,

That "Zoning Amendment Bylaw No. 2082, 2013", which rezones a portion of District Lot 766, PRD, except Plan 30087 and PGP 48043 from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone" within the "Peace River Regional District Zoning Bylaw No. 1343, 2001", be read a third time this 22nd day of August, 2013.

CARRIED.

RD/13/08/23 (22)

MOVED by Director Schembri, SECONDED by Alternate Director Brownlee,

That "Zoning Amendment Bylaw No. 2082, 2013" be adopted this 22nd day of August, 2013.

CARRIED.

B-4
August 14, 2013

CHARLIE LAKE LOCAL SEWAGE SERVICE AREA BOUNDARY AMENDMENT
BYLAW NO. 2089, 2013

RD/13/08/24 (22)

MOVED by Director Hadland, SECONDED by Director Caisley,

That "Charlie Lake Local Sewage Service Area Boundary Amendment Bylaw No. 2089, 2013", a bylaw to amend the Charlie Lake Local Sewer Service Area boundary to include the Wade Group Development Ltd. property at Lot 1, Plan PGP 35595, PRD, be read three times this 22nd day of August, 2013.

CARRIED.

RD/13/08/25 (22)
MOVED by Director Hadland, SECONDED by Director Caisley,
That the Regional Board consider adoption of "Charlie Lake Local Sewage Service
Area Boundary Amendment Bylaw No. 2089, 2013" once capacity is available to
accommodate the additional parcels.

CARRIED.

REGIONAL DIARY

Regional Diary

NORTHERN OPPORTUNITIES - TRADES TRAINING

RD/13/08/26 (22)
MOVED by Director Ackerman, SECONDED by Director Jarvis,
That a letter be forwarded to Northern Opportunities to request updates on trades
training in the Peace River Regional District area.

CARRIED.

SCHEDULE OF EVENTS:

It was agreed that the Northwest Corridor Development Corporation AGM on
September 30 and October 1 at the Pomeroy Hotel in Fort St. John, BC will be added to
the Schedule of Events.

CONSENT CALENDAR

RD/13/08/27 (22)
MOVED by Director Hiebert, SECONDED by Director Schembri,
That the August 22, 2013 Consent Calendar be received.

CARRIED.

ADJOURNMENT

RD/13/08/28 (22)
MOVED by Director Hiebert, SECONDED by Alternate Director Brownlee,
That the meeting adjourn.

CARRIED.

The meeting adjourned 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 22, 2013 in the North Peace Cultural Centre Carpet Room, Fort St. John, BC.

Karen Goodings, Chair

Fred Banham, Chief Administrative Officer