



PEACE RIVER REGIONAL DISTRICT

OCTOBER BOARD MEETING MINUTES

DATE: October 10, 2013

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

Directors

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

Alternate Directors

Alternate Director Brownlee

Absent

Director Bumstead
Director Christensen
Director Johansson
Director Kut
Director Nichols

Staff

Fred Banham, Chief Administrative Officer
Shannon Anderson, General Manager of Environmental Services
Jo-Anne Frank, Corporate Officer
Kim Frech, Chief Financial Officer
Elaine Armagost, Invasive Plant Program Manager (for a portion of the meeting)
Ken Kalirai, Assistant Manager of Development Services
Fran Haughian, Communications Manager / Commission Liaison
Brenda Deliman, Recording Secretary

Others

Len Fallis
Florence McMillan
Dale, Alison, Wellington, Amelia, and Levi Benke, Chetwynd
Anne Clayton
Wes Mayer, Dawson Creek
Bonnie Cote, Fort St. John
Lorraine Isenbecker, Fort St. John
Shauna Goertzen, Fort St. John
Elaine Anselmi, Dawson Creek Daily News
Jill Earl, Northeast News
Andrea Dion, CJDC

D-1 TransCanada

Ian McLeod, Community Relations Team
Joe Zhou, Project Manager

Call to Order

The Chair called the meeting to order at 10:15 a.m.

ADOPTION OF AGENDA:

ADOPTION OF AGENDA

RD/13/10/01

MOVED by Director Schembri, SECONDED by Director Caisley,
That the Peace River Regional District Board agenda for the October 10, 2013 meeting,
including 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 September 26, 2013
5. **Business Arising from the Minutes**
6. **Delegations**

10:30

- D-1 TransCanada
Re: Coastal GasLink Pipeline Project
Ian McLeod, Community Relations Team
Joe Zhou, Project Manager

7. **Petitions**
8. **Correspondence**
C-1 August 16, 2013 – Recycling Council of BC – National Waste Reduction Week Proclamation Request
C-2 September 25, 2013 – North Central Local Government Association – Hosting Future North Central Local Government Association Annual General Meeting Convention
9. **Reports**
R-1 September 19, 2013 – Wayne Hiebert, Chair – Agriculture Advisory Committee – Recommendations from the September 17, 2013 Agriculture Advisory Committee
R-2 ALR Subdivision Application 177/2013 (Piper)
R-3 ALR Subdivision Application 179/2013 (Barrett)
R-4 ALR Subdivision Application 005/2013 (Isenbecker)
R-5 ALR Subdivision Application 184/2013 (Witherspoon)
R-6 ALR Exclusion Application 155/2013 (Dyck)
R-7 Development Variance Permit Application 158/2013 (Sapp)

Handout: October 9, 2013 – Greg Taylor – Letter of Opposition

10. By-laws

- B-1 Official Community Plan Amendment Bylaw No. 2074, 2013; Official Community Amendment Bylaw No. 2076, 2013; Zoning Amendment Bylaw No. 2077, 2013; and Zoning Amendment Bylaw No. 2075, 2013 (Spectra Energy Midstream Corporation)

Consideration of Adoption

- a) October 1, 2013 report from Ken Kalirai, Assistant Manager of Development Services; and
- b) "Official Community Plan Amendment Bylaw No. 2074, 2013"; and
- c) "Zoning Amendment Bylaw No. 2075, 2013"; and
- d) "Official Community Plan Amendment Bylaw No. 2076, 2013"; and
- e) "Zoning Amendment Bylaw No. 2077, 2013"

- B-2 Zoning Amendment Bylaw No. 2093, 2013 (Mayer)

Consideration of First and Second Readings

- a) September 30, 2013 report from Ken Kalirai, Assistant Manager of Development Services; and
- b) "Zoning Amendment Bylaw No. 2093, 2013"

Adoption of Agenda
(continued)

RD/13/10/01

10. By-Laws (continued)

B-3 Official Community Plan Amendment Bylaw No. 2085, 2013 and Zoning Amendment Bylaw No. 2086, 2013 (Benke)

Consideration of Third Reading and Adoption

- a) October 1, 2013 report from Ken Kalirai, Assistant Manager of Development Services; and
- b) "Community Plan Amendment Bylaw No. 2085, 2013"; and
- c) "Zoning Amendment Bylaw No. 2086, 2013"

B-4 Zoning Amendment Bylaw No. 2088, 2013 (Nielson)

Consideration of Third Reading and Adoption

- a) September 30, 2013 report from Johannes Bendle, Land Use Planner; and
- b) "Zoning Amendment Bylaw No. 2088, 2013"

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 Agriculture Advisory Committee Meeting Minutes of September 17, 2013

CA-1 September 20, 2013 – Ministry of Education – School Bus Transportation Funding

CA-2 October 2, 2013 – Garry Caldwell – CN / BC Rail Line Safety Concerns

RA-1 Northern Health – Discussion Highlights of September 16, 2013 Prespatou Community Meeting

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/13/10/02

MOVED by Director Ackerman, SECONDED by Director Hiebert,
That the Board Meeting Minutes of September 26, 2013 be adopted.

CARRIED.

BUSINESS ARISING:

BA-1

UBCM RESOLUTION – MANAGEMENT OF NATURAL RESOURCES

RD/13/10/03

MOVED by Director Schembri, SECONDED by Director Hadland,
That a letter be forwarded to the Union of BC Municipalities to request an update on the status of Resolution B134 – Management of Natural Resources which was not considered at the 2013 convention.

CARRIED.

DELEGATION:

D-1
TransCanada

COASTAL GASLINK PIPELINE PROJECT

Ian McLeod -
Community Relations
Team

Joe Zhou – Project
Manager

The delegation provided an overview of the Coastal GasLink Pipeline Project. Topics presented included:

- History of the project
- Safety – maintenance / reclamation / right-of-ways
- Community engagement – landowners / local government / First Nations
- Process in refining the route
- Study Corridor
- Social / economic / environmental studies
- Constructability – locations / terrain / access roads

RD/13/10/04

MOVED by Director Jarvis, SECONDED by Director Ackerman,
That the delegation be authorized to continue its presentation past the allotted time.

CARRIED.

The delegation continued its presentation on the following topics:

- Employment opportunities
- Training and education
- Contributions to local initiatives

A question and answer period ensued. Topics discussed included:

- Production capacity
- Surface use
- Compensation

The Coastal Gaslink Pipeline Project power point presentation is available for viewing on the cover the October 10, 2013 agenda on the Regional District website as item D-1.

<http://www.prrd.bc.ca/board/agendas/2013/2013-24-1506927980/AGENDA.html>

PIPELINE COMPENSATION FOR LANDOWNERS

RD/13/10/05

MOVED by Director Jarvis, SECONDED by Director Hiebert,
That addressing the issue of “pipeline compensation for landowners” be diarized.

CARRIED.

VARY AGENDA

RD/13/10/06

MOVED by Director Hiebert, SECONDED by Director Ackerman,
That the agenda be varied to deal with item B-2 at this time.

CARRIED.

BY-LAWS:

B-2
September 30, 2013

ZONING AMENDMENT BYLAW NO. 2093, 2013 (MAYER)

RD/13/10/07

MOVED by Director Hiebert, SECONDED by Director Schembri,
That "Zoning Amendment Bylaw No. 2093, 2013", which rezones an 8 hectare (19.7 acre) portion of the Southeast ¼, Section 17, Township 78, Range 15, W6M except Plans BCP 18560 and BCP 39424, from "A-2" (Large Agricultural Holdings) to "I-1" (Light Industrial Zone), be read a first time this 10th day of October, 2013

CARRIED.

RD/13/10/08

MOVED by Director Hiebert, SECONDED by Director Schembri,

- a) That "Zoning Amendment Bylaw No. 2093, 2013", which rezones an 8 hectare (19.7 acre) portion of the Southeast ¼, Section 17, Township 78, Range 15, W6M except Plans BCP 18560 and BCP 39424, from "A-2" (Large Agricultural Holdings) to "I-1" (Light Industrial Zone), be read a second time this 10th day of October, 2013; 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 pursuant to Section 893 of the *Local Government Act* be authorized.

CARRIED.

VARY AGENDA

RD/13/10/09

MOVED by Director Schembri, SECONDED by Alternate Director Brownlee,
That the agenda be varied to deal with item B-3 at this time.

CARRIED.

B-3
October 1, 2013

ZONING AMENDMENT BYLAW NO. 2086, 2013 (BENKE)

RD/13/10/10

MOVED by Director Schembri, SECONDED by Alternate Director Brownlee,
That "Zoning Amendment Bylaw No. 2086, 2013", which rezones a portion of Lot 1, Plan BCP 21212, District Lots 2639 and 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 third time this 10th day of October, 2013.

CARRIED.

RD/13/10/11

MOVED by Director Schembri, SECONDED by Alternate Director Brownlee,
That "Zoning Amendment Bylaw No. 2086, 2013", which rezones a portion of Lot 1, Plan BCP 21212, District Lots 2639 and 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 adopted this 10th day of October, 2013.

CARRIED.

REPORTS: (continued)

R-1
September 19, 2013 –
Wayne Hiebert, Chair,
Agriculture Advisory
Committee –
Recommendations
from the September
17, 2013 Agriculture
Advisory Committee

RECOMMENDATION NO. 1 – INVASIVE PLANT PROGRAM

RD/13/10/16

MOVED by Director Hiebert, SECONDED by Director Hadland,
That additional funding for the invasive plant program be solicited from other sources.

CARRIED.

RECOMMENDATION NO. 2 – FARM ASSESSMENT REVIEW PANEL (BC
ASSESSMENT)

RD/13/10/17

MOVED by Director Hiebert, SECONDED by Director Ackerman,
That a letter be forwarded to the BC Assessment Authority to:

- 1) Express appreciation of the efforts of the Farm Assessment Review Panel (FARP); and
- 2) Identify gaps in the recommended changes which are causing concerns that the BC Assessment Authority is negatively impacting farm management practices with respect to producers not being allowed to carry over stored products, i.e. grain, etc..., from year to year due to lower commodity prices:
 - Some of these deficiencies can be addressed by moving the prescribed income threshold calculation to once every five years from every second year for the Peace Region, as marketing for many commodities is highly managed.

CARRIED.

RD/13/10/18

MOVED by Director Hiebert, SECONDED by Director Schembri,
That the letter to be forwarded to the BC Assessment Authority, as resolved in Resolution RD/13/10/17, include the Board's concerns regarding the requirement to seed land every year when it may not be economically feasible to, i.e. wet years, and suggest that producers be allowed to manage their own seeding production levels.

CARRIED.

RD/13/10/19

MOVED by Director Hiebert, SECONDED by Director Ackerman,
That the letter to be forwarded to the BC Assessment Authority, as resolved in Resolution RD/13/10/17, include the Board's comment that income from honey pollination services should be considered as farm income as pollination is an essential service to agriculture.

CARRIED.

REPORTS: (continued)

R-1 (continued)

RECOMMENDATION NO. 3 – CANADA-BC AGRI-INNOVATION PROGRAM

RD/13/10/20

MOVED by Director Hiebert, SECONDED by Director Ackerman,
That a letter be forwarded to Mr. Peter Donkers, Executive Director of the Investment Program Agriculture Foundation of BC, to suggest that funding for the Canada-BC Agri-Innovation Program 'Growing Forward 2' be divided regionally, with a copy to Irmi Critcher, BC Grain Growers Association.

CARRIED.

REGIONAL DISTRICT AREA HONEY PRODUCTION

RD/13/10/21

MOVED by Director Hiebert, SECONDED by Director Ackerman,
That the Agriculture Advisory Committee prepare a report with recommendations on how honey production in the Regional District area would best be supported, including pollination services and the raising of the bees for pollination services.

CARRIED.

VARY AGENDA

RD/13/10/22

MOVED by Director Hadland, SECONDED by Alternate Director Brownlee,
That the agenda be varied to deal with item R-7 at this time.

CARRIED.

R-7
September 30, 2013

DEVELOPMENT VARIANCE PERMIT APPLICATION 158/2013 (SAPP)

RD/13/10/23

MOVED by Director Hadland, SECONDED by Director Ackerman,
That the Regional Board refuse issuance of Development Variance Permit Application 158/2013 of John and Jean Sapp, to increase the maximum accessory building floor area by 33.8 m² (364 ft²), from the permitted 100 m² (1,076 ft²) to 133.8 m² (1,440 ft²), in order to build a new 133.8 m² (1,440 ft²) building to store a recreational vehicle at Lot 12, Block 5, Plan PGP15012, Section 2, Township 84, Range 19, W6M, PRD, on the basis that it is a significant increase in building floor area.

DEALT WITH BY THE FOLLOWING RESOLUTION

RD/13/10/24

MOVED by Director Hadland, SECONDED by Director Ackerman,
That further consideration of Development Variance Permit Application 158/2013 of John and Jean Sapp be referred to a future Board meeting.

DEALT WITH BY THE FOLLOWING RESOLUTION

REPORTS: (continued)

R-7 (continued) RD/13/10/25
MOVED by Director Hadland, SECONDED by Alternate Director Brownlee,
That a public meeting be held prior to further consideration of Development Variance
Permit Application 158/2013 of John and Jean Sapp.
CARRIED.

R-2
September 19, 2013 ALR SUBDIVISION APPLICATION 177/2013 (PIPER)
RD/13/10/26
MOVED by Director Hiebert, SECONDED by Director Ackerman,
That the Regional Board support ALR Subdivision Application 177/2013 of Clinton,
Bonnie, and Ray Piper, to subdivide a 3.08 hectare (7.6 acre) parcel that is an
abandoned home site from Southwest ¼, Section 3, Township 79, Range 15, W6M,
PRD for a relative, 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.

R-3
September 19, 2013 ALR SUBDIVISION APPLICATION 179/2013 (BARRETT)
RD/13/10/27
MOVED by Director Hiebert, SECONDED by Director Schembri,
That the Regional Board support ALR Subdivision Application 179/2013 of Kenneth and
Leslie Barrett, to subdivide a 32 hectare (79 acre) parcel that is separated from the
remainder by the Old Edmonton Highway and a railway line at Southeast ¼, Section 21,
Township 77, Range 14, W6M, PRD, except Plans A754 and 25447, 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.

R-5
September 30, 2013 ALR SUBDIVISION APPLICATION 184/2013 (WITHERSPOON)
RD/13/10/28
MOVED by Director Hiebert, SECONDED by Director Schembri,
That the Regional Board support ALR Subdivision Application 184/2013 of Sandra
Witherspoon, to subdivide the West ½, Section 16, Township 23, PRD in two using a
road as 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
Bylaw.
CARRIED.

REPORTS: (continued)

R-6
October 1, 2013

ALR EXCLUSION APPLICATION 155/2013 (DYCK)

RD/13/10/29

MOVED by Director Hadland, SECONDED by Director Hiebert,
That the Regional Board support ALR Exclusion Application 155/2013 of Stanley Samuel Dyck and Deanna Carol Dyck, to exclude Lot 3, Section 22, Township 84, Range 20, W6M, PRD, Plan BCP43188 from the Agricultural Land Reserve in order to subdivide the property into 10 acreages ranging from 41 acres to 6.6 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
October 1, 2013

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2074, 2013 (SPECTRA ENERGY MIDSTREAM CORPORATION)

RD/13/10/30

MOVED by Director Hiebert, SECONDED by Director Ackerman,
That "Official Community Plan Amendment Bylaw No. 2074, 2013", which re-designates an ~34.118 hectare portion of the South ½, Section 35, Township 78, Range 17, W6M from "Agriculture Rural" to "Heavy Industrial" within "Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011", be adopted this 10th day of October, 2013.

CARRIED.

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2076, 2013 (SPECTRA ENERGY MIDSTREAM CORPORATION)

RD/13/10/31

MOVED by Director Hiebert, SECONDED by Director Hadland,
That "Official Community Plan Amendment Bylaw No. 2076, 2013", which re-designates an ~26.978 hectare portion of the North ½, Section 26, Township 78, Range 17, W6M from "Agriculture Rural Resource" to "Industrial" within "Dawson Creek Rural Area Official Community Plan Bylaw No. 477, 1986", be adopted this 10th day of October, 2013.

CARRIED.

BY-LAWS: (continued)

B-1 (continued) ZONING AMENDMENT BYLAW NO. 2077, 2013 (SPECTRA ENERGY MIDSTREAM CORPORATION)

RD/13/10/32

MOVED by Director Hiebert, SECONDED by Director Ackerman,
That "Zoning Amendment Bylaw No. 2077, 2013", which rezones an ~34.118 hectare portion of the South ½, Section 35, Township 78, Range 17, W6M from "A-2" (Large Agricultural Holdings) to "M-2" (General Industrial Zone) within "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986", be adopted this 10th day of October, 2013.

CARRIED.

ZONING AMENDMENT BYLAW NO. 2075, 2013 (SPECTRA ENERGY MIDSTREAM CORPORATION)

RD/13/10/33

MOVED by Director Hiebert, SECONDED by Alternate Director Brownlee,
That "Zoning Amendment Bylaw No. 2075, 2013", which rezones an ~26.978 hectare portion of the North ½, Section 26, Township 78, Range 17, W6M from "A-2" (Large Agricultural Holdings) to "I-4" (Oil & Gas Production Zone) within "Peace River Regional District Zoning Bylaw No. 1343, 2001", be adopted this 10th day of October, 2013.

CARRIED.

B-4
September 30, 2013

ZONING AMENDMENT BYLAW NO. 2088, 2013 (NIELSON)

RD/13/10/34

MOVED by Director Hadland, SECONDED by Director Schembri,
That "Zoning Amendment Bylaw No. 2088, 2013", which reduces the minimum parcel size for the property legally described as Parcel A, Section 17, Township 84, Range 19, W6M, PRD, Plan 34277 to 0.228 hectares (0.563 acres) in "Peace River Regional District Zoning Bylaw No. 1343, 2001", be read a third time this 10th day of October, 2013.

CARRIED.

RD/13/10/35

MOVED by Director Jarvis, SECONDED by Director Ackerman,
That permission be given to adopt "Zoning Amendment Bylaw No. 2088, 2013".

CARRIED.

RD/13/10/36

MOVED by Director Hadland, SECONDED by Director Schembri,
That "Zoning Amendment Bylaw No. 2088, 2013" be adopted this 10th day of October, 2013.

CARRIED.

DIARY

Item 4 – Interest Based
Approach to Water
Stewardship

WATER COMMITTEE

RD/13/10/37

MOVED by Director Ackerman, SECONDED by Director Hadland,
That a Water Committee of the Board be created and that Terms of Reference be
established.

CARRIED.

Item 2 – Provincial
Finance Committee
Meeting

2013 PROVINCIAL FINANCIAL COMMITTEE MEETINGS

It was noted Regional Diary Item 2 ‘Provincial Finance Committee Meeting’ will reflect
completion of the 2013 Provincial Financial Committee Meetings, and that the 2014
Provincial Finance Committee Meeting will be diarized.

APPOINTMENTS

WATER COMMITTEE – APPOINTMENTS

RD/13/10/38

MOVED by Director Hiebert, SECONDED by Director Jarvis,
That Director Ackerman and Director Hadland be appointed to the Water Committee.

CARRIED.

CONSENT CALENDAR

RD/13/10/39

MOVED by Director Hiebert, SECONDED by Director Hadland,
That the October 10, 2013 Consent Calendar be received.

CARRIED.

NOTICE OF MOTION:

SITE C OVERSIGHT - BCUC

RD/13/10/40

MOVED by Director Hadland, SECONDED by Director Hiebert,
That the Notice of Motion from Director Hadland, Electoral Area ‘C’, regarding Strategic
Priorities Chart Advocacy Item: Site C Oversight - BCUC, be referred to the October 24,
2013 Board meeting.

CARRIED.

ADJOURNMENT

RD/13/10/41

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

CARRIED.

The meeting adjourned at 12:25 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 October 10, 2013 in the Regional District Office Board Room, Dawson Creek, BC.

Karen Goodings, Chair

Fred Banham, Chief Administrative Officer