



PEACE RIVER REGIONAL DISTRICT
ELECTORAL AREA DIRECTORS' COMMITTEE
MEETING MINUTES

MA-4

DRAFT

DATE: January 19, 2010

TIME: 10 a.m.

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT: Director Karen Goodings, Electoral Area 'B' and Meeting Chair
Director Wayne Hiebert, Electoral Area 'D'
Director Arthur Hadland, Electoral Area 'C'
Alternate Director Dan Rose, Electoral Area 'E'

Staff:

Fred Banham, Chief Administrative Officer
Faye Salisbury, Corporate Officer
Ron Storie, Manager Community Services
Trish Morgan, Community Services Coordinator
Bruce Simard, General Manager of Development Services
Barb Coburn, Recording Secretary

ABSENT: Director Tim Caton, Electoral Area 'E'

GUESTS: Mr. Paul Jeakins, Deputy Commissioner, Regulatory Affairs and Stewardship
Division, Oil and Gas Commission.

1) Call to Order Chair Goodings called the meeting to order at 10:20 a.m.

2) Election of Chair The Corporate Officer called for nominations for the office of Chair for the 2010 term.

MOVED by Director Hiebert, SECONDED by Director Hadland,
that Director Goodings be nominated for the office of Chair for the 2010 term.
CARRIED.
Director Goodings accepted the nomination.

The Corporate Officer called a second and third time for nominations for the office of Chair for the 2010 term. Hearing no further nominations, nominations closed and Director Goodings was declared the Chair of the Electoral Area Directors' Committee for the 2010 term.

DIRECTOR'S NOTICE OF NEW BUSINESS

KG Cascadia Conservancy

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ADOPTION OF AGENDA

3) January 19, 2010
Agenda

MOVED by Director Hiebert, SECONDED by Alternate Director Rose, that the Electoral Area Directors' Committee agenda for the January 19, 2010 meeting be adopted, including items of New Business:

Minutes:

M-1 Electoral Area Directors' Committee Meeting Minutes of December 17, 2009

Business Arising:

Delegations:

D-1 Paul Jeakins, Deputy Commissioner, Regulation Affairs and Stewardship Division, Oil and Gas Commission regarding Draft Consultation and Notification Requirements.

Correspondence:

Reports:

- R-1 January 15, 2010 Report from Bruce Simard, General Manager of Development Services regarding Unsightly Premises By-law.
- R-2 January 15, 2010 Report from Bruce Simard, General Manager of Development Services regarding Enforcement File Update.
- R-3 January 11, 2010 Report from Timothy Donegan, North Peace Land Use Planner regarding Proposed Policy for Restrictive Covenants for Development Variance Permits.

New Business:

NB-1 January 5, 2010 email from Arne Zabell, re: Cascadia Conservancy (rural areas and small communities getting recognition through a proposed Rural Local Government Association)

Diary:

Adjournment:

CARRIED.

VARY THE AGENDA:

4) Vary the Agenda

MOVED by Director Hiebert, SECONDED by Director Goodings, that the agenda be varied to deal with D-1 at this time.

CARRIED.

DELEGATIONS:

5) D-1
Paul Jeakins, re:
Consultation Draft for
Consultation and
Notification
Requirements

Director Goodings introduced Mr. Paul Jeakins, Deputy Commissioner, Regulatory Affairs and Stewardship Division, Oil and Gas Commission.

Mr. Jeakins explained that he was at the meeting to update the Directors regarding the Consultation and Notification Regulations of the *Oil and Gas Activities Act*.

The Consultation Draft for Consultation and Notification Requirements (Consultation Draft) represents the policies the Board of the Oil and Gas Commission is currently considering when formulating the regulations. Any Board regulations are subject to the *Regulation Act*, which requires that regulations be prepared by legislative counsel. The Consultation Draft is a policy document only; it is not a regulation and has not been prepared by legislative counsel.

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DELEGATIONS: (CONTINUED)

5) D-1 (continued)
re: Consultation Draft

The purpose of the draft document is to describe the content of the Consultation Draft. The Consultation and Notification Regulation that is ultimately produced forms a key component of the overall consultation and notification framework provided for in the Act. The other components of the framework, such as the right to make submissions directly to the Commission, the dispute resolution processes and the right of landowners to appeal in some circumstance, are all outside of the scope of the Consultation Draft.

He then went through a presentation that touched on the regulation purpose, mutually exclusive process, notification and consultation requirements, reply time line, definitions, populations, notification and consultation distances, major amendments, extensions and the written submission process. At the conclusion of the presentation, Mr. Jeakins asked for comments from the committee members, both directors and staff. He explained that, although they would like to get it right the first time around, it is recognized that as they proceed there will be unforeseen instances that will require amendments. It was also noted that amending regulations is quicker than amendments to an act which requires the legislative process. He further requested that all comments be forwarded in writing to his office in order to be taken into consideration.

The Directors discussed the following concerns:

- recognize landowners' rights and that landowners be dealt with respectfully;
- ensure negotiations are fair and equitable;
- recognize that the landowner owns more than six inches of soil, they own the soil below the surface but not the mineral rights
- recognize overlapping tenures;
- more authority over roads (as transportation routes to a tenure);
- make reports on notification and consultation more transparent by recording what was done; what the responses were and make those reports available to the public (or at least all affected landowners) similar to the Environmental Assessment processes or local government processes;
- ensure the landowner of the property where the activity is to take place has a copy of what the company reports the notification or consultation comprised of;
- response timelines for referrals needs to be longer (i.e., 20 working days (28 calendar days));
- take school zones into consideration when planning activities (i.e. fracking during the summer break rather than the school term) or not include school zones in the EPZ;
- establish a point when a multi-pad site requires a higher degree of consultation; i.e., after a certain level of surface development is required (450 square metres of structures and buildings);
- the number of pads, size of overall site and timeframe that industry will be on site must be included in the notification or consultation;

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DELEGATIONS: (CONTINUED)

- 5) D-1 (continued)
re: Consultation Draft
- using multi-pads creates a lesser footprint and addressing elements of dust, noise, and traffic is good but causes concern about industrial activity 24/7 for up to twelve months a year;
 - ensure building stakeholders that are not Regional District property are notified or consulted (i.e., community halls, gymkhanas, water facilities, recharge areas, arenas);
 - Official Community Plan (OCP) references must be included with additional wording around infrastructure information;
 - multi-year tenure planning, considering timing of operations and the length of time they will be in an area and disrupting rural resident's lives;
 - consider that not all notification and consultation perimeters are simple circles; great impact may occur along the linear route required to get to the site and should also be considered.

MOVED by Director Hiebert, SECONDED by Director Hadland, that the Electoral Area Directors' Committee recommend to the Regional Board that the comments regarding the Consultation Draft for the Consultation and Notification Requirements be forwarded to Mr. Paul Jeakins, Deputy Commissioner, Regulatory Affairs and Stewardship Division, Oil and Gas Commission.

CARRIED

- 6) Recess
7) Reconvene
- The meeting recessed for lunch at 12:20 a.m.
The meeting reconvened at 12:50 p.m.

MINUTES:

- 8) M-1
re: EADC meeting
minutes of Dec 17/09
- MOVED by Director Hiebert, SECONDED by Director Hadland, that the Electoral Area Directors' Committee Meeting minutes of December 17, 2009 be adopted.

CARRIED.

REPORTS:

- 9) R-1
re: Unsightly
Premises By-law
- MOVED by Director Hadland, SECONDED by Director Hiebert, that the Electoral Area Directors' Committee recommend to the Regional Board that staff be requested to prepare an Unsightly Premises By-law for Electoral Area 'C'.

CARRIED

- 10) R-2
re: Enforcement File
Update
- The Directors discussed the January 15, 2010 report from Bruce Simard, General Manager of Development Services regarding the Enforcement File Update. It was noted that there was an active complaint in the Clairmont area that did not appear to be listed. Mr. Bruce Simard, General Manager of Development Services advised that he would clarify the owner's name and ensure it was added to the list.

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REPORTS (CONTINUED):

10) R-2 (continued) MOVED by Director Hadland, SECONDED by Alternate Director Rose,
re: Enforcement File that Enforcement File - Quarterly Report be added to the Diary as a reminder
Update that these reports are to be done quarterly and put on the Electoral Area
Directors' Committee agenda.

CARRIED

11) R-3 The Directors discussed the January 11, 2010 report from Timothy Donegan,
re: Proposed Policy North Peace Land Use Planner regarding a proposed Policy for Restrictive
for Restrictive Covenants on Development Variance Permits. The pros and cons of creating a
Covenants for DVP's policy for Restrictive Covenants on Development Variance Permits were
considered.

It was noted that there have only been twenty-four Development Variance Permits since 2005 and only four of those had Restrictive Covenants placed on them. Therefore, it was determined that a policy was not required at this time; it would be sufficient to deal with each permit application on an individual basis.

NEW BUSINESS:

12) NB-1 The Directors discussed the January 5, 2010 email from Mr. Arne Zabell,
re: Cascadia regarding the Cascadia Conservancy and what it does. Mr. Zabell wants to see
Conservancy rural areas and small communities getting recognition and sharing of
information through the creation of a Rural Local Government Association.

It was determined that the Directors would like to have more information regarding what the process is and where the group was at. They would also like clarification on what kind of support they are looking for. Chair Goodings advised that she would contact Mr. Zabell and request further information.

13) Adjournment MOVED by Director Hiebert, SECONDED by Alternate Director Rose,
that the meeting adjourn.

CARRIED

The meeting adjourned at 1:40 p.m.

Karen Goodings, Chair

Barb Coburn, Recording Secretary

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