



## PEACE RIVER REGIONAL DISTRICT

### MARCH BOARD MEETING MINUTES

DATE: March 24, 2011

TIME: 10:00 a.m.

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

PRESENT: Directors  
Director Goodings  
Director Clark  
Director Hiebert  
Director Anderson  
Director Saugstad  
Director Lantz  
Director Bernier  
Director Ackerman  
Director Hadland  
Director Jarvis (10:18)  
Director Caton via teleconference (1 p.m.)

Alternate Directors  
Alternate Director Schembri

Absent  
Director White

#### Staff

Fred Banham, Chief Administrative Officer  
Faye Salisbury, Corporate Officer  
Kim Frech, Chief Financial Officer  
Bruce Simard, General Manager of Development Services  
Barb Coburn, Secretary – Recorder  
Jodi MacLean, South Peace Land Use Planner (2:35 p.m.)

#### Others

Matthew Bains, Northeast News  
Tim Toews, Fort St. John  
Stewart Burnett, DC Daily News  
Sean Assor, Moose FM  
Federico Cahis, CJDC TV  
Ron Mc Caughan, Charlie Lake, BC (1:20 p.m.)  
Alva Stewart, Charlie Lake, BC (1:20 p.m.)  
Walter Stewart, Charlie Lake, BC (1:20 p.m.)  
Blane Meek, Charlie Lake, BC (1:20 p.m.)

#### D-1 BC Housing Corporation

Malachy Tohill, Regional Director

#### D-2 Capital Power

Steve Owens, Quality Wind Project Manager  
Jason Tusor, Manager Public Consultation

#### D-3 Alaska Highway Community

Bud Powell, Chair  
Darryl Johnson, Member



ADOPTION OF AGENDA (continued):

2) Adoption of Agenda RD/11/03/01 (24) continued:

- continued

9 Reports (continued):

R-6 DVP Application 19, 2011 (BGR Properties Inc.).

R-7 DVP Application 23, 2011 (Watermark Holdings Inc.).

*Handout* – March 24, 2011 - Cam Duncan - request to withdraw the application from the agenda

R-8 DVP Application 21/2011 (Tracker Contracting Ltd.)

R-9 March 4, 2011 - Chair Goodings - March 1, 2011 Wildlife Committee meeting recommendations. See MA-2

R-10 March 16, 2011 - Director Goodings - March 15, 2011 CN meeting.

R-11 March 17, 2011 - Jeff Rahn, Manager of Solid Waste - Dawson Creek Attendant Services Contract Extension.

10. By-laws

B-1 Annual Budget By-law No. 1929, 2011

a) March 17, 2011 report from Kim Frech, Chief Financial Officer;

b) "Annual Financial Plan By-law No. 1929, 2011";

*\*Directors please bring your hard copy from the March 10th meeting.*

c) Budget Working Papers; and

d) 2011 Financial Plan Summary.

CONSIDERATION OF SECOND AND THIRD READINGS AND ADOPTION

*Handout* – March 17, 2011 Amended Report

B-2 Solid Waste Management Loan Authorization By-law No. 1930, 2011

a) March 15, 2011 report from Shannon Anderson, GM of Environmental Services, Deputy CAO; and

b) "Peace River Regional District Solid Waste Management Loan Authorization By-law No. 1930, 2011.

CONSIDERATION OF FIRST THREE READINGS

B-3 Zoning Amendment By-law No. 1931, 2011 (Schaefer)

a) March 9, 2011 report from Timothy Donegan, Land Use Planner; and

b) "Peace River Regional District Zoning Amendment By-law No. 1931, 2011";

CONSIDERATION OF THIRD READING

B-4 Zoning Amendment By-law No. 1932, 2011 (Wilson)

a) March 14, 2011 report from Jodi MacLean, Land Use Planner; and

b) "Peace River Regional District Zoning Amendment By-law No. 1932, 2011";

CONSIDERATION OF ADOPTION

B-5 Rural Official Community Plan By-law No. 1940, 2011

a) March 16, 2011 report from Jodi MacLean, Land Use Planner; and

b) "Rural Official Community Plan No. 1940, 2011" (99 pages in total)

*\*Hard copies will be provided at the March 24th meeting*

CONSIDERATION OF FIRST READING AND AUTHORIZATION FOR 3 PUBLIC HEARINGS

*Handout* B-6 Zoning Amendment By-law No. 1921, 2011

a) March 23, 2011 report from Tim Donegan, Land Use Planner;

b) "Peace River Regional District Zoning Amendment By-law No. 1921, 2011" and

c) March 23, 2011 email - Bob Fedderly

CONSIDERATION OF THIRD READING

11. Diary

a) Regional Diary

b) Agenda Preparations Schedule

c) Schedule of Events

12. New Business:

NB-1 Authorize Director Hadland's attendance at BC Grain Producers meeting

NB-2 Change starting time for Board meetings

13. Appointments

continued on next page

ADOPTION OF AGENDA (continued):

- 2) Adoption of Agenda RD/11/03/01 (24) continued:  
- continued
14. Consent Calendar  
MA-1 Electoral Area Directors' Meeting Minutes of December 9, 2010.  
MA-1 Electoral Area Directors' Committee meeting minutes of February 17, 2011.  
MA-2 Wildlife Committee Meeting Minutes of March 1, 2011. See R-8  
CA-1 March 8, 2011 - Minister of Environment - the impact of oil and gas development on public health. —  
RA-1 January 2011 Building Permit Report.  
RA-2 February 2011 Building Permit Report
  15. Notice of Motion (for the next meeting):
  16. Media Questions (on agenda items and business discussed at the meeting)
  17. Adjournment
- CARRIED.

MINUTES:

- 3) M-1 RD/11/03/02 (24)  
Regional Board MOVED by Director Lantz, SECONDED by Director Hiebert,  
Meeting Minutes of that the Regional Board Meeting Minutes of March 10, 2011 be adopted.  
March 10, 2011
- CARRIED.

CORRESPONDENCE:

- 4) C-2 RD/11/03/03 (24)  
March 11, 2011 - MOVED by Director Saugstad, SECONDED by Director Bernier,  
Village of Pouce that the Electoral Area Directors be authorized to attend the April 12, 2011 Peace River  
Coupe - Invitation to Local Government Association meeting in Pouce Coupe.  
April 12, 2011 Peace  
River Local  
Government  
Association meeting
- CARRIED.

- 5) C-3 RD/11/03/04 (24)  
March 14, 2011 - MOVED by Director Bernier, SECONDED by Director Lantz,  
Mayor Lantz, City of that the Electoral Area Directors be authorized to attend the May 25, 2011 Municipal  
Fort St. John - Government Day in Fort St. John.  
Municipal Government  
Day - May 25, 2011.
- CARRIED.

- 6) C-4  
February 3, 2011 - At the February 10, 2011 Regional Board Meeting, Director Bernier submitted the name  
NCLGA - Call for of Cheryl Schumann, Councillor, City of Dawson Creek, for nomination as Regional  
Nominations for 2011 - Representative to the North Central Local Government Association Executive for 2011-  
2012 Executive. 2012.

- RD/11/03/05 (24)  
MOVED by Director Bernier, SECONDED by Director Hiebert,  
that Don Irwin be nominated for Regional Representative.
- CARRIED.

CORRESPONDENCE:

C-4 (continued)  
February 3, 2011 -  
NCLGA - Call for  
Nominations for 2011 -  
2012 Executive.

Ballots were handed out and votes were counted by Faye Salisbury, Corporate Officer and Fred Banham, Chief Administrative Officer. Mr. Banham announced that Cheryl Shuman was chosen to be nominated as the Peace River Regional representative to the North Central Local Government Association Executive.

RD/11/03/06 (24)

MOVED by Director Ackerman, SECONDED by Director Clark,  
that the ballot papers be destroyed.

CARRIED.

DELEGATIONS:

7) D-1  
BC Housing  
Corporation re:  
Operations for the  
North

Handout: March 20,  
2011 letter from  
Jeanne Taylor Clelland

In response to an invitation from the Regional Board, Mr. Malachy Tohill, Regional Director for BC Housing Management Commission provided data on the current managed housing situation in the northern communities from Quesnel north to the Yukon border and from the Alberta border west to Haida Gwaii. Following the PowerPoint presentation, the Directors questioned Mr. Tohill on the admission requirements, particularly as they relate to the shortage of housing for local aging pioneers. He advised that there is a selection process which considers assets and income of the applicant as well as location of the applicant and their family. The asset threshold is based on Canada Mortgage and Housing Corporation (CMHC) standards. The first priority is need, prior to the financial situation or any other criteria being considered.

Mr. Tohill advised that the Commission provides several forms of assistance for senior citizens, including a subsidy paid to assist with rental payments in the private market for low-income households. Home ownership is supported as an avenue to self-sufficiency. It was mentioned that some of the senior citizens here in the north do not qualify for self-sufficiency support as they live on property within the Agricultural Land Reserve (ALR) which raises the asset value. These citizens would like to subdivide their property to sever the home site from the property and selling the remaining portion; however, due to Agricultural Land Commission regulations, they are unable to do so.

Chair Goodings thanked Mr. Tohill for coming to the meeting to discuss this matter.

8) Recess

The meeting recessed at 11 a.m.

9) Reconvene

The meeting reconvened at 11:10 a.m.

DELEGATIONS (continued):

10) D-2  
Capital Power, re:  
Quality Wind Project  
Update

Steve Owens, Quality Wind Project Manager and Jason Tusor, Manager Public Consultation provided an update on the 142 MW wind project near Tumbler Ridge, BC which is expected to be operational by late 2012. They have completed the Environmental Assessment review process.

DELEGATIONS (continued):

10) D-2  
Capital Power, re:  
Quality Wind Project  
Update (continued)

As oil and gas activity and forestry logging has already been in the area, Capital Power is using as much of this infrastructure as possible in an effort to lessen the footprint on the environment. During a question and answer period, Mr. Tusor advised that Mortenson Construction is planning to hold a Job Fair in May, 2011 to engage local contractors and to offer employment for the local residents.  
Chair Goodings thanked the delegates for the update.

REPORTS:

11) R-1  
ALR Exclusion  
Application 32/2011  
(Toews)

RD/11/03/07 (24)  
MOVED by Director Hadland, SECONDED by Director Ackerman,  
that the Regional Board support ALR Exclusion Application 32/2011 for Timothy and Caroline Toews to exclude the Southeast ¼ of Section 3, Township 84, Range 19, W6M, PRD, except plan 20274 from the ALR in order to subdivide nineteen light industrial lots of approximately 2 ha (5 ac) each; and authorize the application to proceed to the Agricultural Land Commission on the basis that it conforms to the Official Community Plan.

CARRIED.

12) R-2  
ALR Subdivision  
Application 33/2011  
(Wiebe)

RD/11/03/08 (24)  
MOVED by Director Hadland, SECONDED by Director Hiebert,  
that the Regional Board support ALR Subdivision Application 33/2011 for Helena Wiebe to subdivide District Lot 2328, PRD into two quarter-sections; and authorize the application to proceed to the Agricultural Land Commission on the basis that it conforms to the Official Community Plan and Zoning.

CARRIED.

13) R-3  
ALR Subdivision  
Application 39/2011  
(Calahoo Inspection  
and Consulting Ltd.)

RD/11/03/09 (24)  
MOVED by Director Hadland, SECONDED by Director Lantz,  
that the Regional Board refuse ALR Subdivision Application 39/2011 for Calahoo Inspection and Consulting Ltd. (Doug Petrie) to subdivide the Southeast ¼ of Section 3, Township 85, Range 20, W6M, Except Plan 26240 and Alaska Highway as shown on the plan attached to Crown Grant B546, into four lots of 14.1 ha (35 ac) each for rural-residential and/or hobby farm use, on the basis that it does not conform to the Official Community Plan or Zoning.

CARRIED.

14) R-4  
ALR Subdivision  
Application 45/2011  
(Piper)

RD/11/03/10 (24)  
MOVED by Director Hiebert, SECONDED by Director Ackerman,  
that the Regional Board support ALR Subdivision Application 45/2011 for Kane Piper to subdivide the approximate 5 acre home-site from the Southwest ¼ Section 15, Township 79, Range 15, W6M, PRD; and authorize the application to proceed to the Agricultural Land Commission as the proposal meets the requirements for a subdivision under Section 946 of the *Local Government Act*.

Handout: February 9,  
2011 letter from Julie  
Robinson, P.Ag.

CARRIED.

REPORTS (continued):

15) R-5 RD/11/03/11 (24)  
ALR Subdivision MOVED by Director Hiebert, SECONDED by Director Hadland,  
Application 50/2011 a) that the Regional Board support ALR Subdivision Application 050/2011 for Dan  
(McLean) and Penny McLean to subdivide Section 32, Township 80, Range 17, W6M except  
Plan A938 and that part lying east of Plan A938 and authorize the three 160-acre  
lots created on Section 32, Township 80, Range 17, W6M except Plan A938 and  
that part lying east of Plan A938 to proceed to the Agricultural Land Commission  
as they conform to both Official Community Plan and Zoning parcel size  
requirements; and  
Handout: February 9, 2011 letter from Julie Robinson, P.Ag. b) that the Regional Board refuse the two 130-acre lots on the North ½ Section 29,  
Township 80, Range 17, W6M except Plan PGP44537 as those do not meet  
Official Community Plan or Zoning parcel size requirements.

CARRIED.

16) R-6 RD/11/03/12 (24)  
DVP Application MOVED by Director Hadland, SECONDED by Director Bernier,  
19/2011 (BGR that the Regional Board authorize issuance of Development Variance Permit No.  
Properties Inc.) 19/2011 for BGR Properties Inc. to vary the Exterior Side Line Setback from 5 m (17 ft)  
to 3.9 m (13 ft), in order to build a 218 m<sup>2</sup> (2,347 ft<sup>2</sup>) addition to an existing 551 m<sup>2</sup>  
(5,929 ft<sup>2</sup>) office/shop.

CARRIED.

17) R-7 In a March 24, 2011 email Mr. Cam Duncan requested that his application for a  
DVP Application 23, Development Variance Permit be put on hold until a couple of issues are addressed.  
2011 (Watermark Holdings Inc.)

18) R-8 RD/11/03/13 (24)  
DVP Application MOVED by Director Lantz, SECONDED by Director Ackerman,  
21/2011 (Tracker that Development Variance Permit Application No. 21/2011 be referred to a future  
Contracting Ltd.) meeting subject to:  
a) provision of information regarding building permits relating to the property;  
b) provision of a chronology of activities on the property relating to Peace River  
Regional District regulatory requirements; and  
c) request the owner to attend a Board meeting to explain the development that has  
occurred on the property.

NAYS: 5

CARRIED.

19) R-9 RD/11/03/14 (24)  
Chair Goodings – MOVED by Director Saugstad, SECONDED by Director Hiebert,  
March 1, 2011 Wildlife that an amount of up to \$1,000 be approved for the distribution of a questionnaire to  
Committee meeting producers who participated in the Stackyard Fence Program to obtain information/  
recommendations statistics on the effectiveness of the program to enable the building of a business case  
to request Stackyard Fence Funding under the ARDCorp Program.

Recommendation #1  
Stackyard Fence  
Questionnaire

CARRIED.

REPORTS (continued):

- 19) R-9 RD/11/03/15 (24)  
Chair Goodings – MOVED by Director Saugstad, SECONDED by Director Clark,  
March 1, 2011 Wildlife that a letter be forwarded to Mr. Tom Ethier, District Manager, Fish and Wildlife Branch,  
Committee meeting Ministry of Natural Resource Operations; and Mr. Dale Morgan, Regional Executive  
recommendations Director, NE Region, Ministry of Natural Resource Operations, requesting assistance in  
undertaking a Structured Decision Making process for White Tail deer/Mule deer; and  
Moose/Elk.  
Recommendation #2  
Structured Decision CARRIED.  
Making Process
- 20) R-11 RD/11/03/16 (24)  
March 17, 2011 – Jeff MOVED by Director Saugstad, SECONDED by Director Hiebert,  
Rahn, Manager of that the Dawson Creek Transfer Station Site Attendant Contract No. 05-2008, issued to  
Solid Waste Services – Complete Environmental Inc., be extended to January 1, 2012, to include all existing  
Dawson Creek terms and conditions.  
Attendant Services CARRIED.  
Contract Extension
- 21) Recess The meeting recessed for luncheon at 12:05 p.m.
- 22) Reconvene The meeting reconvened at 1 p.m. Director Caton joined the meeting by teleconference.

DELEGATIONS:

- 23) D-3 Bud Powell, Chair and Darryl Johnson, Committee Member, of the Alaska Highway  
Alaska Highway Community attended the meeting as a delegation; however, Mr. Powell indicated that he  
Community re: would prefer to answer questions regarding the proposal and budget they presented at  
National Historic the February 24, 2011 Board meeting that would see the Regional District providing fifty  
Designation percent of the requested funding over four years from the Economic Development  
Function for the initiative to have the Alaska Highway nominated as a National Historic  
Site of Canada. He further stated that, should they not be able to acquire the remaining  
fifty percent funding, the project would not go forward and therefore would not require the  
fifty percent funding from the Regional District.

BY-LAWS:

- 24) B-1 Kim Frech, Chief Financial Officer presented changes made to the budget since March  
Annual Budget By-law 10, 2011 as noted in the amended report dated March 17, 2011. The report identified the  
No. 1929, 2011 changes made to the "Annual Financial Plan By-law No. 1929, 2011" since the March 10,  
2011 Regional Board meeting, when the Board gave first reading to the by-law, taking the  
discussions of that meeting into consideration.
- Handout: March 17, RD/11/03/17 (24)  
2011 - Chief Financial MOVED by Director Bernier, SECONDED by Director Hiebert,  
Officer - Amended that the amendments to the "Annual Financial Plan By-law No. 1929, 2011" as listed in  
Report the March 17, 2011 report from Kim Frech, Chief Financial Officer be approved.  
CARRIED

BY-LAWS (continued):

24) B-1 RD/11/03/18 (24)  
Annual Budget By-law MOVED by Director Saugstad, SECONDED by Director Ackerman,  
No. 1929, 2011 that the Economic Development Function line item 401 be removed from the "Annual  
(continued) Financial Plan By-law No. 1929, 2011".  
NAYS: 8 DEFEATED.

Charlie Lake Fire A lengthy discussion ensued regarding the funding of the Charlie Lake Fire Department.  
Function  
RD/11/03/19 (24)  
MOVED by Director Hadland, SECONDED by Director Bernier,  
that the Charlie Lake Fire Function budget amount be reduced to \$475,311 in the  
"Annual Financial Plan By-law No. 1929, 2011".  
NAYS: 3 Directors Ackerman, Caton and Goodings CARRIED.

RD/11/03/20 (24)  
MOVED by Director Saugstad, SECONDED by Director Hiebert,  
that "Annual Financial Plan By-law No. 1929, 2011" be given second reading as  
amended by resolutions RD/11/03/17 (24) and RD11/03/19 (24).  
CARRIED.

RD/11/03/21 (24)  
MOVED by Director Saugstad, SECONDED by Director Hiebert,  
that "Annual Financial Plan By-law No. 1929, 2011" be given third reading and adopted.  
CARRIED.

25) Recess The meeting recessed at 2:20 p.m.

26) Reconvene The meeting reconvened at 2:35 p.m.

BY-LAWS (continued):

27) B-2 RD/11/03/22 (24)  
Solid Waste MOVED by Director Clark, SECONDED by Director Saugstad,  
Management Loan that "Peace River Regional District Solid Waste Management Loan Authorization  
By-law No. 1930, 2011 By-law No. 1930, 2011" be given first, second and third readings.  
CARRIED.

28) B-3 RD/11/03/23 (24)  
Zoning Amendment MOVED by Director Saugstad, SECONDED by Director Clark,  
By-law No. 1931, 2011 that "Peace River Regional District Zoning Amendment By-law No. 1931, 2011" be  
(Schaefer) given third reading.  
CARRIED.

BY-LAWS (continued):

29) B-4 RD/11/03/24 (24)  
Zoning Amendment MOVED by Director Hiebert, SECONDED by Director Hadland,  
By-law No. 1932, 2011 that "Peace River Regional District Zoning Amendment By-law No. 1932, 2011" be  
(Wilson) adopted.  
CARRIED.

30) B-5 RD/11/03/25 (24)  
Rural Official MOVED by Director Hiebert, SECONDED by Director Hadland,  
Community Plan By-law No. 1940, 2011  
a) that the Regional Board has considered the requirements of Section 879 of the  
*Local Government Act*, and has provided opportunity for early and on-going  
consultation with those persons, organizations and authorities the Board considers  
will be affected, as summarized in the report dated March 16, 2011;  
b) that "Rural Official Community Plan No. 1940, 2011" be given first reading; and  
c) that the Board authorize three Public Hearings to take place on the following dates  
and locations and be delegated to the following directors:  
1) May 25, 2011 in the Chetwynd and District Recreation Centre; delegated to  
Director Caton;  
2) May 26, 2011 in the Peace River Regional District offices in Dawson Creek;  
delegated to Director Hiebert; and  
3) May 30, 2011 in the meeting room in the North Peace Leisure Pool in  
Fort St. John; delegated to Director Goodings.  
CARRIED.

31) B-6 RD/11/03/26 (24)  
Zoning Amendment MOVED by Director Hiebert, SECONDED by Director Hadland,  
By-law No. 1921, 2011 that "Peace River Regional District Zoning Amendment By-law No. 1921, 2011" be  
given third reading.  
Handout - By-law and NAYS: 3 Directors Anderson, Ackerman and Lantz CARRIED.  
March 23, 2011 email -  
Bob Fedderly

NEW BUSINESS:

32) NB-1 RD/11/03/27 (24)  
BC Grain Producers MOVED by Director Lantz, SECONDED by Director Hiebert,  
Meeting that Director Hadland's attendance at the BC Grain Producers Association meeting held  
on March 16, 2011 in Dawson Creek be ratified.  
CARRIED.

33) NB-2 RD/11/03/28 (24)  
Meeting Start Time MOVED by Director Saugstad, SECONDED by Director Anderson,  
that the Regional Board meetings start at 9 a.m., beginning in April, 2011.  
Nays - 7 DEFEATED.

34) Adjournment RD/11/03/29 (24)  
MOVED by Director Ackerman, SECONDED by Director Hiebert,  
that the meeting adjourn.

CARRIED.

The meeting adjourned at 3 p.m.

\_\_\_\_\_  
Barb Coburn, 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 March 24, 2011 in the Regional District Office Board Room, Dawson Creek, BC.

\_\_\_\_\_  
Faye Salisbury, Corporate Officer