



PEACE RIVER REGIONAL DISTRICT

APRIL BOARD MEETING MINUTES

DATE: April 22, 2010

TIME: 10:00 a.m.

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

PRESENT:

Directors

Director Hiebert, Vice Chair

Director Caton

Director Hadland

Director Clark

Director Ackerman

Director Bernier

Director Saugstad

Director Jarvis

Alternate Directors

Alternate Director King

Alternate Director Christensen

Alternate Director Johnson

Absent

Director Goodings

Director White

Director Anderson

Director Lantz

Staff

Shannon Anderson, General Manager of Environmental Services

Kim Frech, Chief Financial Officer

Bruce Simard, General Manager of Development Services

Debbie Kunz, Assistant Manager of Development Services

Sheila DeCosta, Secretary – Legislative Services

Barb Coburn, Recording Secretary

Others

Christine Rumleskie, Moose FM

Matthew Bains, Northeast News

David Bell, Alaska Highway News

Lenore Harwood, Hudson's Hope

John Martens (R-4)

Annie Martens (R-4)

Jim Little, Mackenzie Ventures

Laurel Hadland (1 p.m.)

D-1 CCS Corporation

Todd Sauve, Manager Business Development

Ryan Kaminski, Business Development

Lance Kyle, Manager Operations, Fort St. John

D-2 Western Coal

Robert M. Bays, VP and General Manager, Northeast BC Operations

D-3 Telus

Davin Overland, Service Manager, BC Peace River Region

1) Call to Order

The Vice Chair called the meeting to order at 10:09 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

Director Hadland Site C Dam Demonstration

ADOPTION OF AGENDA:

2) Adoption of Agenda RD/10/04/01 (22)
MOVED by Director Caton, SECONDED by Director Ackerman,
that the Peace River Regional District agenda for the April 22, 2010 meeting, including
Director's new business, be adopted as amended:

1. Call to Order
2. Directors' Notice of New Business
3. Adoption of Agenda
4. Minutes
M-1 Regional District Meeting Minutes of April 8, 2010.
5. Business Arising from the Minutes
6. Delegations

10:15 a.m. D-1 CCS Corporation

Todd Sauve, Manager Business Development
Ryan Kaminski, Business Development
Lance Kyle, Operations Manager, Fort St. John
Re: Proposed Sunrise Secure Landfill

11:00 a.m. D-2 Western Coal Corporation

Robert M. Bays, VP and General Manager, Northeast BC Operations
Re: Expansion Plans for NE BC / Willow Creek Mine

1:00 p.m. D-3 Telus

Rob McCullough, Director Customer Solutions Delivery, AB NW and BC NE
Davin Overland, Service Manager BC Peace River Region
Re: Invitation from Regional Board

7. Petitions
P-1 Copy of Petition to TELUS requesting high speed internet service for residents in the Jackfish Lake area.
8. Correspondence
C-1 March 25, 2010 - Dawson Creek Ski & Recreation Association request for financial support.
C-2 April 1, 2010 - Connie Jones - complaint regarding unsightly rural yards.
C-3 March 30, 2010 response from Minister Lekstrom regarding health and safety issues related to hydrogen sulphide.
C-4 April 12, 2010 - UBCM Member Release - School Community Connections.
C-5 April 12, 2010 - Ken Barrett - complaint regarding unsightly property off the old Edmonton Highway.
C-6 April 9, 2010 - J. Madden - regarding the proposed " alternate" CCS toxic waste disposal site.
C-7 April 12, 2010 - Spectra Energy - involvement in management of noxious weeds.
C-8 April 8, 2010 - Northern Health - invitation to meet during NCLGA AGM in Smithers BC, May 5 - 7, 2010.
- 9 Reports
R-1 March 5, 2010 - Bruce Simard, GM of Development Services - By-law Enforcement Report 104/2009 (Erickson).
R-2 April 13, 2010 - Bruce Simard, GM of Development Services - Proposed Gravel Pit near Belvedere Place Development.
R-3 April 14, 2010 - Shannon Anderson, GM of Environmental Services - Janitorial Service Contract Award. See MA-1
R-4 ALR Subdivision Application 42/2010 - Martens.
R-5 ALR Subdivision Application 45/2010 - Lenz.

ADOPTION OF AGENDA (continued):

2) Adoption of Agenda
(continued)

10. By-laws
 - B-1 Zoning Amendment By-law No. 1858, 2009 (Loberg)
 - a) March 30 report from Owen Bloor, Land Use Planner:
 - b) "Peace River Regional District Zoning Amendment By-law No. 1858, 2009."
CONSIDERATION OF THIRD READING AND ADOPTION
 - B-2 North Peace Fringe Area OCP By-law No. 1870, 2009
 - a) April 15, 2010 report from Debbie Kunz, Assistant Manager of Development Services; (61 pages) and
 - b) "North Peace Fringe Area Official Community Plan By-law No. 1870, 2009." (88 pages)
CONSIDERATION OF THIRD READING
 - B-3 Unightly Premises By-laws No. 1891 and 1892, 2010 (Electoral Area 'C')
 - a) April 16, 2010 report from Bruce Simard, General Manager of Development Services;
 - b) "Peace River Regional District Untidy and Unightly Premises Regulatory Control Service Establishment By-law No. 1891, 2010"; and
 - c) "Unightly Premises By-law No. 1892, 2010".
CONSIDERATION OF FIRST THREE READINGS
11. Diary
 - a) Regional Diary
 - b) Agenda Preparations Schedule
 - c) Schedule of Events
12. New Business
 - NB-1 Site C Demonstration
13. Appointments
14. Consent Calendar
 - MA-1 Janitorial Services Contract Tender Opening Meeting Minutes of April 14, 2010.
 - CA-1 March 31, 2010 - NCLGA - Support for Baldy Hughes Treatment Centre & Therapeutic Community.
 - CA-2 March 29, 2010 - Minister of Environment - request for suspension of the environmental assessment process for the CCS Sunrise Secure Landfill Project.
 - CA-3 April 5, 2010 - SemCAMS - suspension of further work on the Redwillow and Northern Pipeline System Expansion.
 - CA-4 April 7, 2010 - Minister of Community and Rural Development and President of UBCM - PRRD input into the Local Elections Task Force process.
 - CA-5 April 15, 2010 - Air Canada - Office of the President - forecasted launch of New Flight Pass for BC and Alberta.
 - RA-1 March 2010 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
Regional Board
Meeting Minutes of
April 8, 2010

- RD/10/04/02 (22)
MOVED by Director Saugstad, SECONDED by Director Caton,
that the Regional Board Meeting Minutes of April 8, 2010 be adopted with the following amendments:
- a) Item 10) C-5 remove the words 'his choice of' to read ". . . to attend the Spectra Energy . . .";
 - b) Item 11) C-6 remove the words 'one of the three' to read ". . . to attend the Spectra Energy . . ."; and
 - c) Item 25) B-1 b) change By-law No. from 887 to 1887.

CARRIED

BUSINESS ARISING:

- 4) BA-1
Item 19) R-6
Independent Land
Information and
Advocate Office
- The Directors were advised that a letter has been forwarded to the Minister of Energy, Mines and Petroleum Resources advising that the Regional District is in support of the advocate office and to request the funding remain on a 50/50 share basis. As there has been a cabinet shuffle and funding reductions it is unknown what will happen to the position; but once an answer is received, a report will be presented to the Board.

DELEGATION:

- 5) D-1
CCS Corporation, re:
Proposed Sunrise
Secure Landfill
- Vice Chair Hiebert introduced Mr. Todd Sauve, Manager Business Development, of CCS Corporation. Mr. Sauve introduced Mr. Ryan Kaminski, Business Development as well as Mr. Lance Kyle, Manager Operations BC who is based in Fort St. John.

Mr. Sauve went through a PowerPoint presentation that explained the process CCS has gone through to date for the proposed site and the processes that have been successfully completed on other CCS landfill sites. He explained the various kinds of operations and drilling methods. He explained that the center of the market is in the Arras area. They have performed an extensive study of the topography as they require a relatively flat piece of land with sufficient layers of clay. He noted that CCS has twenty operational landfills and have learned from those experiences. He went on to explain the engineering aspects of the sites and showed the layers of protection used to ensure that leakages will not occur. He also advised that they ensure there is sufficient top soil and clay reserved from the excavation to create an adequate cap for the site. There will be a detection gate at the site and if the sensors are activated, any loads containing radio-active material will be delivered to their Silverberry facility.

Once a location is determined, they will begin discussions with the surrounding residents. He explained that they have had proactive, meaningful engagement at every stage. They identify potential impacts through consultation, consult on potential impact analysis tools and propose measures for mitigating impacts. He expressed faith in the Environmental Assessment process.

The Directors thanked Mr. Sauve for the information. The delegates left the meeting at 10:43 a.m.

- 6) Vary Agenda
- RD/10/04/03 (22)
MOVED by Director Bernier, SECONDED by Director Ackerman,
that the agenda be varied to deal with item D-2 at this time.

CARRIED.

- 7) D-2
Western Coal
- Vice Chair Hiebert introduced Mr. Bob Bays, Vice President of Operations for Western Coal. Mr. Bays explained that they have coal mines in northeast BC, west Virginia and Wales. The company expects to invest \$250 million over the next few years through expansions in the Chetwynd area (Brule and Willow Creek) and in the Tumbler Ridge area (Wolverine). This will also allow the company to operate in cycles that will maintain stability through slow periods. The projection for the company is to triple production over the next three years.

DELEGATION (continued):

7) D-2 (continued)
Western Coal

They currently enjoy a strong coal market which relates to a strong financial position and creates cash flow generation. The mining operation in Wolverine is hard coking coal while in Brule and Willow Creek it is low-volume PCI although it is expected that forty percent of the production at Willow Creek will be coking coal during the life of that mine. Western Coal expects to provide community economic opportunities through contracting or purchasing from local businesses and mining suppliers as well as providing community investments and employment for local residents. They have a core group of thirty employees at this time that are building roads. That number will increase to five hundred and then to one thousand as the mines go into full operation.

They are shipping coal via CN rail. Another four sets of rail cars are to be moved into Ridley Terminal. They currently ship to South Korea, Japan, China, Europe and some to South America and have had discussion to ship to India.

The Directors thanked Mr. Bays for the information.

8) Vary Agenda

RD/10/04/04 (22)
MOVED by Director Hadland, SECONDED by Alternate Director King,
that the agenda be varied to deal with item R-4 at this time.

CARRIED

REPORTS:

9) R-4
ALR Subdivision
Application 42/2010
(Martens)

RD/10/04/05 (22)
MOVED by Alternate Director King, SECONDED by Director Hadland,
that the Regional Board support ALR Subdivision Application 42/2010 for Johan and Annie Martens to subdivide ~ 14.7 ha (36 ac) from District Lot 2507 in order to provide a residence for the owners 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

CORRESPONDENCE:

10) C-1
March 25, 2010 DC
Ski & Recreation
Association request for
funding

RD/10/04/06 (22)
MOVED by Director Bernier, SECONDED by Director Caton,
that the Regional Board forward a letter of support for the Dawson Creek Ski and Recreation Association's funding application to the Northern Development Initiative Trust.

CARRIED

11) C-2
April 1, 2010, Connie
Jones - complaint
regarding unsightly
rural property.

There was general discussion regarding the issue of unsightly premises within the Regional District. Staff were requested to respond to Mrs. Jones advising that the Regional District does not have an unsightly premises by-law to enforce at this time.

CORRESPONDENCE (continued):

12) C-3 RD/10/04/07 (22)
March 30, 2010 MOVED by Director Caton, SECONDED by Director Hadland,
Minister Lekstrom re: that a letter be written to the Honourable Blair Lekstrom, Minister of Energy, Mines and
health and safety Petroleum Resources to enquire, in light of recent provincial government employee lay-
issues related to H₂S offs, what is expected to happen with the Northeast Energy and Mines Advisory Committee
from this point on.

CARRIED

13) C-5 RD/10/04/08 (22)
April 12, 2020 MOVED by Director Saugstad, SECONDED by Director Bernier,
Ken Barrett re: a) that staff proceed with the investigative process into the non-compliant use of
unsightly property off agricultural-zoned property;
the old Edmonton b) that a letter be forwarded to the Agricultural Land Commission advising that industrial
Highway use is occurring on land within the Agricultural Land Reserve; and
c) that a letter be forwarded to the BC Assessment Authority advising that the property is
being used for industrial purposes.

CARRIED

14) C-6 RD/10/04/09 (22)
April 9, 2010 MOVED by Director Caton, SECONDED by Director Ackerman,
J. Madden re: proposed that the letter from J. Madden regarding the proposed alternate CCS toxic waste disposal
"alternate" CCS toxic site be referred to the Regional District representatives attending the Environment
waste disposal site Assessment Review for the CCS Secure Landfill.

CARRIED

15) C-8 RD/10/04/10 (22)
April 8, 2010 MOVED by Director Saugstad, SECONDED by Director Bernier,
Northern Health that the Directors submit any topics of concern to Administration; and if topics are
invitation to meet during submitted, that Administration make the appropriate arrangements for the Directors to
NCLGA in Smithers meet with Northern Health while at North Central Local Government Association.

CARRIED

REPORTS:

16) R-1 RD/10/04/11 (22)
March 5/10 re: By-law MOVED by Director Bernier, SECONDED by Director Hadland,
Enforcement Report that R-1 be tabled to the afternoon when Mr. Timothy Donegan, North Peace Land Use
104/2009 (Erickson) Planner, will be in attendance to answer any questions the directors may have.

CARRIED

17) R-2 RD/10/04/12 (22)
April 13, 2010 MOVED by Director Caton, SECONDED by Director Bernier,
Bruce Simard that staff be directed to contact the proponent and any authorizing agencies to ensure that
re: Proposed Gravel Pit the Regional District is kept informed and provided an opportunity to comment on the
proposal for a gravel pit by Belvedere Place Development Ltd. accessing through Big Bam
ski hill road and Peace Island Park, and to report on any proposed mitigation measures to
address the concerns of the District of Taylor.

CARRIED

REPORTS (continued):

- 18) R-3 RD/10/04/13 (22)
April 14, 2010 MOVED by Director Hadland, SECONDED by Director Ackerman,
Shannon Anderson that the Regional Board award the Janitorial Service Contract to Dawson Creek
re: Janitorial Services Residential and Commercial Cleaning Service for the supply of janitorial services for the
Contract Dawson Creek office and Warehouse, for a three year period, in the amount of:
Year One \$3,045.00 per month;
Year Two \$3,045.00 per month; and
Year Three \$3,045.00 per month, all applicable taxes are included. CARRIED
- 19) R-5 RD/10/04/14 (22)
ALR Subdivision MOVED by Alternate Director King, SECONDED by Director Hadland,
Application 45/2010 that the Regional Board support ALR Subdivision Application 45/2010 for Chad and
(Lenz) Rebecca Lenz to subdivide ~31.6 ha (78 ac) from Section 16, Township 83, Range 25
along Lahagarte Road for residential sale; 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
- BY-LAWS:
- 20) B-1 RD/10/04/15 (22)
Zoning Amendment MOVED by Director Caton, SECONDED by Director Saugstad,
By-law No. 1858, 2009 that "Peace River Regional District Zoning Amendment By-law No. 1858, 2009" be given
(Loberg) third reading. CARRIED
- RD/10/04/16 (22)
MOVED by Director Caton, SECONDED by Director Saugstad,
that "Peace River Regional District Zoning Amendment By-law No. 1858, 2009" be
adopted. CARRIED
- 21) B-2 RD/10/04/17 (22)
North Peace Fringe MOVED by Director Hadland, SECONDED by Alternate Director Christensen,
Area OCP By-law that "North Peace Fringe Area Official Community Plan By-law No. 1870, 2009" be given
No. 1870, 2009 third reading as amended, pursuant to recommendations in the Development Services
Report dated April 14, 2010. CARRIED
- 22) B-3 RD/10/04/18 (22)
Unsightly Premises MOVED by Director Hadland, SECONDED by Director Bernier,
By-laws No.'s 1891 and that "Peace River Regional District Untidy and Unsightly Premises Regulatory Control
1892, 2010 Service Establishment By-law No. 1891, 2010 be given first three readings. CARRIED
(Electoral Area 'C')

BY-LAWS (continued):

22) B-3 RD/10/04/19 (22)
By-law No.'s 1891 and MOVED by Director Hadland, SECONDED by Director Bernier,
1982 (continued) that "Unightly Premises By-law No. 1892, 2010 be given first three readings subject to
Part 4, Section 4.1.1 being amended to read " . . a penalty of not less than \$500 and not
more than \$10,000 together with . . .".

CARRIED

23) Recess The meeting recessed for luncheon at 12:00 p.m.

24) Reconvene The meeting reconvened at 1:05 p.m.

DIARY

25) Regional Diary/ RD/10/04/20 (22)
Agenda Preparation MOVED by Director Caton, SECONDED by Director Ackerman,
Schedule/ Schedule of that the April 22, 2010 Regional Diary/ Agenda Preparation Schedule/ Schedule of Events
Events be received.

CARRIED

NEW BUSINESS:

26) NB-1 Director Hadland advised that he had participated in the demonstration regarding the
Site C Dam announcement for the Site C Dam. It was well attended; however, he expressed
disappointment that the demonstrators were not recognized. He also advised that he will
be drafting three resolutions for the next Board agenda.

REPORTS (continued):

27) R-1 RD/10/04/21 (22)
March 5, 2010 MOVED by Director Caton, SECONDED by Director Ackerman,
Bruce Simard, re: that R-1 be lifted from the table.

CARRIED

RD/10/04/22 (22)
MOVED by Director Hadland, SECONDED by Alternate Director Christensen,
a) that the Regional Board declare the SALVAGE YARD use automotive repair and
storage use of Lot 9, Block 2, Plan 15012, Section 2, Township 84, Range 19, to be a
contravention of the R-1 Zone of PRRD Zoning By-law No. 1343, 2001;
b) that the Regional Board grant the property owner 60 days to bring the use of the
subject property into compliance with PRRD Zoning By-law No. 1343, 2001;
c) that the Regional Board, upon expiry of the 60 day time limit for compliance, instruct
its solicitors to commence proceedings in British Columbia Supreme Court to seek the
enforcement of PRRD Zoning By-law 1343, 2001, with respect to the subject property,
if the property is still in contravention of zoning regulations; and
d) that the costs of this action be levied to the registered property owner and should
these costs not be paid, they be applied to property taxes accordingly.

continued on next page . .

REPORTS (continued):

27) R-1
(continued) RD/10/04/23 (22)
MOVED by Director Saugstad, SECONDED by Director Clark,
that the motion be amended by removing the words 'upon expiry of the 60 day time limit for compliance' to read 'that the Regional Board instruct its solicitors . . '

The Chair called the question on the amending motion.

DEFEATED

Original Motion

The Chair called the question on the original motion as follows:

RD/10/04/22 (22)

MOVED by Director Hadland, SECONDED by Alternate Director Christensen,

- a) that the Regional Board declare the SALVAGE YARD use automotive repair and storage use of Lot 9, Block 2, Plan 15012, Section 2, Township 84, Range 19, to be a contravention of the R-1 Zone of PRRD Zoning By-law No. 1343, 2001;
- b) that the Regional Board grant the property owner 60 days to bring the use of the subject property into compliance with PRRD Zoning By-law No. 1343, 2001;
- c) that the Regional Board, upon expiry of the 60 day time limit for compliance, instruct its solicitors to commence proceedings in British Columbia Supreme Court to seek the enforcement of PRRD Zoning By-law 1343, 2001, with respect to the subject property, if the property is still in contravention of zoning regulations; and
- d) that the costs of this action be levied to the registered property owner and should these costs not be paid, they be applied to property taxes accordingly.

CARRIED

DELEGATION:

28) D-3
Telus, re: Invitation from
Regional Board

Mr. Davin Overland, Service Manager, BC Peace River Region thanked the Directors for the opportunity to speak to them. He enquired whether there is still the same urgency to have the service in the East Pine and Groundbirch areas. He advised that they have maps of the area and have completed traffic studies from data gathered through signals accessing existing towers along the highway to determine the usage. It will also assist in deciding where a middle tower, if needed, should be placed. He stated that it is unlikely that there would be an increase to cellular service in the area this year even if the process were to start right away. A profitable business case would have to be made before the land acquisition and tower installation process could begin, which both take a long time.

He also advised that the practice of using other company's equipment is being done in Alberta and he would not rule it out; however that is a decision made at a higher level. He stated that work is to begin this year to bolster the land line going into the Beryl Prairie area. When asked why high-speed internet and cellular service is available in some areas of Charlie Lake but not in others, Mr. Overland stated that topography has a lot to do with where the service can be provided. He also mentioned that if cellular service is available but not internet, Telus has mobile internet keys that receive a signal from cellular towers. The keys are completely mobile and can be used anywhere cellular service is available. Mr. Overland accepted the invitation to attend a future Electoral Area Directors' Committee meeting in Dawson Creek. Vice Chair Hiebert thanked Mr. Overland for the update regarding high-speed internet and cellular service in the rural areas.

PETITIONS:

29) P-1
Petition to Telus
requesting high-speed
internet service for
resident in the Jackfish
Lake area.

Director Caton presented a copy of the petition from the Jackfish Lake residents requesting high-speed internet service to Mr. Overland. He explained that the petition was signed by 121 people who are interested in acquiring improved internet service for several reasons, including the need for the school-age children to have quick and easy access to websites in order to be able to complete their homework. He further explained that the telephone lines in that area are underground; however, over the years the lines have been damaged due to work being done along the roadways. Mr. Overland requested that Director Caton provide him with a digital copy of the petition, including all signatures.

30) Adjournment

RD/10/04/24 (22)
MOVED by Director Hadland, SECONDED by Director Saugstad,
that the meeting adjourn.

CARRIED.

The meeting adjourned at 2:05 p.m.

Barb Coburn, Recording Secretary

Wayne Hiebert, Vice 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 April 22, 2010 in the North Peace Cultural Centre Carpet Room, Fort St. John, BC.

Faye Salisbury, Corporate Officer