



PEACE RIVER REGIONAL DISTRICT

JUNE BOARD MEETING MINUTES

DATE: June 23, 2011
TIME: 10:00 a.m.
PLACE: Best Western Hotel Conference Room, 375 Southgate, Tumbler Ridge, BC

PRESENT: Directors
Director Goodings, Chair
Director Hadland
Director Lantz
Director Clark
Director Saugstad
Director Jarvis
Director White
Director Caton
Director Anderson
Director Bernier
Director Ackerman

Alternate Directors
Alternate Director Moody

Absent
Director Hiebert

Staff

Fred Banham, Chief Administrative Officer
Shannon Anderson, General Manager of Environmental Services
Kim Frech, Chief Financial Officer
Bruce Simard, General Manager of Development Services
Sheila DeCosta, Secretary – Legislative Services, Recorder

Others

Laurel Hadland
Greg Amos, Editor, Tumbler Ridge News

D-1 School District No. 60

Nicholas Weswick, Controller
Doug Boyd, Secretary Treasurer
Gordon Anderson, Trustee, Vice Chair

1) Call to Order The Chair called the meeting to order at 10:23 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

Director Saugstad STARS
Director Goodings South Peace Grain Cleaners Co-op - 25th Anniversary
Director Ackerman Lab Wait Times at the Fort St. John Hospital

ADOPTION OF AGENDA:

- RD/11/06/01 (23)
- 2) Adoption of Agenda MOVED by Director Lantz, SECONDED by Director Ackerman,
that the Peace River Regional District agenda for the June 23, 2011 meeting, including
Director's new business and handout items for the agenda, 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 June 9, 2011.
 5. Business Arising from the Minutes
 6. Delegations
- 11 a.m. D-1 School District No. 60
Re: Site Acquisition Charge
- a) June 2, 2011 letter of request and Eligible School Sites Proposal: and
 - b) PowerPoint Presentation
- Nicholas Weswick, Controller
Doug Boyd, Secretary Treasurer
- 11:45 a.m. D-2 Alaska Highway Community - POSTPONED
Re: Project Update – Alaska Highway National Historic Site Nomination
Darryl Johnson, VP Community Development, NBC Tourism Association
April Moi, Community Development, NBC Tourism Association
7. Petitions
 8. Correspondence
- C-1 June 6, 2011 Union of BC Municipalities Secretariat – Resolutions Submission & Debate.
- C-2 June 8, 2011 – Minister of Community Sport and Cultural Development – Approval of Towns for Tomorrow Grant.
- C-3 June 8, 2011 – Ministry of Health – response regarding request for development of a health plan for this region.
- C-4 Notice of June 24, 2011 meeting with BC Hydro's President and CAO, in Prince George.
- 9 Reports
- R-1 June 15, 2011 - Fred Banham, CAO - 2010 Annual Report.
- R-2 June 10, 2011 - Kim Frech, Chief Financial Officer - New Copier / Printer / Scanner.
- R-3 June 13, 2011 - Kim Frech, Chief Financial Officer - Strategic Community Investment Funds.
- R-4 June 16, 2011 - Kim Frech, Chief Financial Officer - Change to Accounts Payable Authorization Process.
- R-5 June 15, 2011 - Timothy Donegan, Land Use Planner - Dust Suppression Restrictive Covenant (Wilson).
- R-6 Non-farm Use Application 101/2011 (Lenz).
- Handout:*
June 21, 2011 – Rebecca and Chad Lenz – request to withdraw application from June 23, 2011 meeting.
- R-7 ALR Exclusion Application 98/2011 (Loiselle Investments Ltd).
- Handout:*
June 2, 2011 two page response from the Ministry of Agriculture.
- R-8 June 16, 2011 – Shannon Anderson, Deputy CAO – Award for Mechanical Upgrade.
10. By-laws
- B-1 Zoning Amendment By-law No. 24, 2011 (Samuel Ranch Ltd.)
- a) June 14, 2011 report from Timothy Donegan, Land Use Planner;
 - b) "Peace River Regional District Zoning Amendment By-law No. 1924, 2011".
- Handout:*
- c) June 22, 2011 – Wayne Hiebert, Chair, Agriculture Advisory Committee recommendation.
- CONSIDERATION OF FIRST READING

Adoption of Agenda -
continued

RD/11/06/01 (23) - continued:

10. By-laws - continued
 - B-2 OCP and Zoning Amendment By-laws No. 1941 and 1942, 2011 (Rogers)
 - a) May 25, 2011 report from Owen Bloor, By-law Enforcement Officer, and
 - b) "North Peace Fringe Area Official Community Plan Amendment By-law No. 1941, 2011"; and
 - c) "Peace River Regional District Zoning Amendment By-law No. 1942, 2011".CONSIDERATION OF THIRD READING AND ADOPTION
 - B-3 Zoning Amendment By-law No. 1944, 2011 (Meek)
 - a) January 14, 2011 report from Owen Bloor, By-law Enforcement Officer, and
 - b) "Peace River Regional District Zoning Amendment By-law No. 1944, 2011"CONSIDERATION OF FIRST AND SECOND READINGS AND AUTHORIZATION OF PUBLIC NOTIFICATION
11. Diary
 - a) Regional Diary
 - b) Agenda Preparations Schedule
 - c) Schedule of Events
12. New Business
 - NB-1 STARS
 - NB-2 South Peace Grain Cleaning Co-op - 25th Anniversary
 - NB-3 Wait Times at the Fort St. John Hospital
13. Appointments
14. Consent Calendar
 - MA-1 Clairmont Grandhaven Servicing Meeting of May 24, 2011.
 - RA-1 May 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:

2) M-1
Regional Board
Meeting Minutes of
June 9, 2011

RD/11/06/02 (23)
MOVED by Director Caton, SECONDED by Director Lantz,
that the Regional Board Meeting Minutes of June 9, 2011 be adopted.

CARRIED

CORRESPONDENCE:

3) C-4
Notice of June 24,
2011 meeting with BC
Hydro's President and
CAO, in Prince George

RD/11/06/03 (23)
MOVED by Director Hadland, SECONDED by Director Lantz,
that the Chair or her designate be authorized to attend the June 24, 2011 meeting with
BC Hydro's President and CAO, in Prince George, and that they take a written invitation
for him to come to the Peace Region.

CARRIED

REPORTS:

4) R-1
June 15, 2011
Fred Banham, CAO
- 2010 Annual Report

RD/11/06/04 (23)
MOVED by Director Clark, SECONDED by Director White,
that the Regional Board accept the Peace River Regional District 2010 Annual Report.

CARRIED

REPORTS: continued

5) R-2
June 10, 2011
Kim Frech, CFO
- New Copier / Printer /
Scanner

RD/11/06/05 (23)
MOVED by Director Hadland, SECONDED by Director Lantz,
that the Regional Board authorize the purchase of a Xerox Colour Qube 9201 at a cost
of \$24,000 plus applicable taxes.

CARRIED

6) R-3
June 13, 2011
Kim Frech, CFO
- Strategic Community
Investment Funds

RD/11/06/06 (23)
MOVED by Director Clark, SECONDED by Director Hadland,
that the June 13, 2011 report from Kim Frech, Chief Financial Officer regarding the
Strategic Community Investment Funds, be received.

CARRIED

7) R-4
June 16, 2011
Kim Frech, CFO
- Change to Accounts
Payable Authorization
Process

RD/11/06/07 (23)
MOVED by Director Lantz, SECONDED by Director Ackerman,
that the previous requirement to have cheques over \$10,000 signed by the authorized
signatories be eliminated and that all cheques be processed with electronic signatures.

CARRIED

8) R-5
June 15, 2011
Timothy Donegan,
Land Use Planner
- Dust Suppression
Restrictive Covenant
(Wilson)

RD/11/06/08 (23)
MOVED by Director Hadland, SECONDED by Director Lantz,
a) that the Regional Board authorize Tracker Contracting Ltd. No. BC0484469 (Greg
Wilson) proposed dust suppression strategy on Lot 1, Plan 24131, Section 5,
Township 84, Range 18, W6M, PRD, except Plans BCP21472 and BCP27191 to
be registered on title as a restrictive covenant; and
b) in the event the Peace River Regional District receives a complaint regarding the
generation of dust from the subject property, the Peace River Regional District
may require the owner to reactivate or reapply the 35% calcium chloride solution.

CARRIED

9) R-7
ALR Exclusion
Application 98/2011
(Loiselle Investments
Ltd)

and Handout

RD/11/06/09 (23)
MOVED by Alternate Director Moody, SECONDED by Director Saugstad,
that the Regional Board defer ALR Exclusion Application 98/2011 for Loiselle
Investments Inc. to exclude properties:
1) PID 011-922-222 - NW¼ Section 7, Township 78, Range 14, W6M, PRD,
except the NE¼ of LS14, Parcel B (Plan B4429), and Plan 28448 Lot Size: 54
ha (133.5 acres);
2) PID 011-922-311 - Parcel B (Plan B4429), NW¼ Section 7, Township 78,
Range 14, W6M, PRD, except Plan H829 Lot Size: 6 ha (15 acres); and
3) PID 011-922-338 - NE¼ of LS14, NW¼ Section 7, Township 78, Range 14,
W6M, PRD, except Plan A754 and that part lying to the north and east of Plan
A754 Lot Size: 2 ha (5 acres) Total 62 ha (153.5 acres),
from the ALR so it can be used for a rail load-out , to a later meeting to be scheduled
after the completion of the proposed South Peace Fringe Area Official Community Plan.

CARRIED

REPORTS: continued

10) R-8
June 16, 2011
Shannon Anderson,
Deputy CAO
– Award for
Mechanical Upgrade

RD/11/06/10 (23)
MOVED by Director Ackerman, SECONDED by Director Lantz,
that the Regional Board award the Dawson Creek office Mechanical Upgrade to Zwick's
Plumbing and Heating 2007 Ltd., Dawson Creek, in the amount of \$307,200 plus HST.

CARRIED

11) Recess The meeting recessed at 10:50 a.m.

12) Reconvene The meeting reconvened at 11:05 a.m.

DELEGATIONS:

13) D-1
School District No. 60

Due to the significant growth in enrolment expected over the next ten years in School District No. 60, representatives Nicholas Weswick, Controller; Doug Boyd, Secretary Treasurer; and Gordon Anderson, Trustee, Vice Chair presented the District's plans to introduce a school site acquisition charge (SSAC) to assign the cost of school infrastructure to new residential developments within the district.

In BC, SSACs are now required by the Province to help pay for the acquisition of new school sites needed as a result of new developments. A SSAC is a one-time charge per dwelling unit paid by residential developers, and is collected by the issuing office, at the time of the subdivision application or of the building permit application, and is transferred to school boards. The Ministry of Education will not provide capital funding for the acquisition of new school sites unless the School District is collecting SSACs.

Development of the Long Range Facilities Plan began in the winter of 2010, and after consultations with local governments in March – June 2011, the draft Eligible School Site Proposal goes to the School Board for comments and preparation of a final resolution for presentation to local governments for comment or support. The SSAC by-law will be prepared in the fall of 2011; and following the school board's adoption, collection of charges is expected to commence in the spring of 2012.

Further details, from the complete PowerPoint presentation, are available for viewing at www.prrd.bc.ca within the June 23, 2011 agenda.

A question and answer period ensued with the following points discussed:

- the cost to the homeowner is based on the density factor;
- rural school enrolment increases, lower cost of rural land;
- consideration of campus model improving accessibility for specialized programs for all;
- staffing requirements and recruitment, changing demographics;
- timeline for building the highest priority schools; and
- the Regional District's involvement in the SSAC's process.

14) Recess The meeting recessed for luncheon at 11:58 a.m.

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

BY-LAWS:

16) B-1 RD/11/06/11 (23)
Zoning Amendment MOVED by Alternate Director Moody, SECONDED by Director Clark,
By-law No. 1924, 2011 a) that "Peace River Regional District Zoning Amendment By-law No. 1924, 2011" be
(Samuel Ranch Ltd.) given first reading to allow a third single-family dwelling on Lot 16, Plan 3986, St.
 John Indian Reserve #172, Township 85, Range 18, W6M, PRD, except Plans
and Handout 18648 and Plan EPP713; and
 b) that prior to consideration of final reading, the owner register a restrictive covenant
 preventing any subdivision on Lot 16, Plan 3986, St. John Indian Reserve #172,
 Township 85, Range 18, W6M, PRD, except Plans 18648 and Plan EPP713,
 including the parcel required to be consolidated by the Agricultural Land
 Commission.

NAYS 2: Directors Lantz and Ackerman CARRIED

RD/11/06/12 (23)
MOVED by Director Saugstad, SECONDED by Director Jarvis,
a) that the Regional Board waive the holding of a public hearing for "Peace River
Regional District Zoning Amendment By-law No. 1924, 2011" pursuant to Section
890 (4) of the *Local Government Act*, and authorize performance of public
notification pursuant to Section 893 of the *Local Government Act.*: and
b) that consideration of final reading be subject to the owner meeting the conditions
of ALC Resolution #162/2011.

CARRIED

17) B-2 RD/11/06/13 (23)
OCP and Zoning MOVED by Director Saugstad, SECONDED by Director Hadland,
Amendment By-law's that consideration of third and final readings of "North Peace Fringe Area Official
No. 1941 and 1942, Community Plan Amendment By-law No. 1941, 2011" and "Peace River Regional
2011 (Rogers) District Zoning Amendment By-law No. 1942, 2011" be referred to the July 14, 2011
 meeting.

CARRIED

BY-LAWS: continued

- 18) B-3
Zoning Amendment
By-law No. 1944, 2011
(Meek)
- RD/11/06/14 (23)
MOVED by Director Hadland, SECONDED by Director Caton,
- a) that the Regional Board has considered the requirements of Section 879 of the *Local Government Act*, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected, as summarized in the Development Services report dated June 14, 2011;
 - b) that "Peace River Regional District Zoning Amendment By-law No. 1944, 2011" be given first and second readings to rezone a ±5.6 ha part of NW ¼ Section 3, Township 84, Range 19, W6M Except plans A938, B6110, 13020, 13593, 17375, 17923, 25598, 32924 and PGP47143 from A-2 (Large Agricultural Holdings) to I-1 (Light Industrial) to accommodate the sale of manufactured homes currently taking place on this portion of the property; and
 - c) that a public hearing be scheduled for July 5, 2011 at 7:00 pm at the North Peace Cultural Centre; and
 - d) that the holding of the public hearing be delegated to Director Hadland.

CARRIED

NEW BUSINESS:

- 19) NB-1
STARS
- Director Saugstad advised the Directors that he attended the June 16, 2011 AGM of the Shock Trauma Air Rescue Society (STARS) in Calgary and that he had been elected to their Board of Directors. He further invited them to advise him of any concerns or comments they would wish him to take to the meetings.

- 20) NB-2
South Peace Grain
Cleaning Co-op - 25th
Anniversary
- RD/11/06/15 (23)
MOVED by Director Caton, SECONDED by Director Ackerman,
that the Chair or her designate be authorized to attend the 25th Anniversary Celebrations of the South Peace Grain Cleaning Co-op on June 29th in Dawson Creek, BC.

CARRIED

- 21) NB-3
Wait Times at the Fort
St. John Hospital Lab
- RD/11/06/16 (23)
MOVED by Director Ackerman, SECONDED by Director Lantz,
that the Regional Board forward a letter to Betty Morris, Chief Operating Officer, Northeast Health Services Delivery Area requesting a report of the wait times at the lab in the Fort St. John Hospital, mentioning that the Chetwynd Hospital Lab's reservation system is proving to be successful in reducing wait times there.

CARRIED

CONSENT CALENDAR

22) Consent Calendar RD/11/06/17 (23)
 MOVED by Director Anderson, SECONDED by Director Clark,
 that the June 23, 2011 Consent Calendar be received.

CARRIED

23) Adjournment RD/11/06/18 (23)
 MOVED by Director Lantz, SECONDED by Director Bernier,
 that the meeting adjourn.

CARRIED

The meeting adjourned at 2:00 p.m.

Sheila DeCosta, 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 June 23, 2011 in the Best Western Hotel Conference Room, 375 Southgate, Tumbler Ridge, BC

Faye Salisbury, Corporate Officer