



PEACE RIVER REGIONAL DISTRICT

JULY BOARD MEETING MINUTES

DATE: July 11, 2012

TIME: 10:45 a.m.

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

PRESENT:

Directors

Director Goodings, Chair
Director Hadland
Director Caisley
Director Christensen
Director Hiebert
Director Schembri
Director Bernier
Director Jarvis
Director Fynn
Director Anderson
Director Nichols

Absent

Director Ackerman

Staff

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

Others

Mansoor Mansoor
Jill Earl, Northeast News
Dante Schembri
Matthew Bains, Dawson Creek Daily News
Kirby Collier, CJDC

Ribbon Cutting Ceremony Guests

Bob Zimmer, MP Prince George – Peace River
Blair Lekstrom, Minister of Transportation and
Infrastructure - MLA Peace River South
Val Zimmer

Prior to the start of the meeting the official ribbon cutting ceremony was held for the completed accessibility and mechanical upgrade project at the Peace River Regional District office in Dawson Creek. MP Prince George – Peace River, Bob Zimmer and the Honourable Blair Lekstrom, Minister of Transportation and Infrastructure - MLA Peace River South, extended their congratulations and joined Chair Goodings in cutting the ribbon. The retro fitted new handicap accessible entrance and high-efficiency air conditioning, furnace units and hot water solar panels were primarily funded with provincial and federal funds from the Towns for Tomorrow program.

- 1) Call to Order The Chair called the meeting to order at 10:45 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

None

ADOPTION OF AGENDA:

RD/12/07/01
2) Adoption of Agenda MOVED by Director Bernier, SECONDED by Director Hiebert, that the Peace River Regional District agenda for the July 11, 2012 meeting be adopted:

1. **Call to Order**
2. **Directors' Notice of New Business**
3. **Adoption of Agenda**
4. **Minutes**
M -1 Regional District Meeting Minutes of June 28, 2012.
5. **Business Arising from the Minutes**
6. **Delegations**
7. **Petitions**
8. **Correspondence**
C-1 June 25, 2012 - Honourable Christy Clark, Premier - meeting with ministers during UBCM Conference.
C-2 June 29, 2012 - Minister of Community, Sport and Cultural Development - scheduling meetings during UBCM.
C-3 June 28, 2012 - FCM Communique - Update: Government of Canada LTIP Roundtables.
C-4 July 4, 2012 – Council of Forest Industries – Notice of September 20, 2012 Community Dinner in Prince George, BC.
C-5 July 6, 2012 – Rolla Remembers – 100th Anniversary Society – Invitation to August 4, 2012 Commemoration Ceremony.
9. **Reports**
R-1 June 29, 2012 - Faye Salisbury, Corporate Officer - Recommendations from the June 21, 2012 Electoral Area Directors' Committee Meeting. See MA-1
R-2 June 19, 2012 - Chair Hiebert, recommendations from the June 19, 2012 Agriculture Advisory Committee meeting. See MA-2
R-3 June 29, 2012 - Jeff Rahn, Manager of Solid Waste Services - North Peace Regional Landfill Gas Blower Flare Supply Contract Award.
R-4 June 29, 2012 - Shannon Anderson, Deputy CAO - Public Potable Water Tank Loader Feasibility Study Contract Award.
R-5 July 5, 2012 - Trish Morgan, Manager of Community Services - Emergency 911 Call Answer Service & Fire Dispatch Service Review Award.
R-6 ALR Non-farm Use Application 128/2012 (Woelki Ranch Ltd.).
R-7 ALR Subdivision Application 132/2012 (Franklin).
R-8 Temporary Use Permit Application 006/2012 (Silver Spirit Investment Corp.).
R-9 June 7, 2012 - Jacqueline Burton, Bylaw Enforcement Officer - Bylaw Enforcement Report.
R-10 July 5, 2012 - Faye Salisbury, Corporate Officer - Kiskatinaw Watershed Research Forum Funding Request.
R-11 July 5, 2012 - Faye Salisbury, Corporate Officer - Kelly Lake Community Centre Cultural Park Development Request.
R-12 July 4, 2012 – Fred Banham, CAO – Dawson Creek Fall Fair Parade Float.
10. **By-laws**
B-1 OCP and Zoning Amendment By-laws No. 2013 and 2014, 2012 (Larsen)
 - a) July 4, 2012 report from Owen Bloor, Land Use Planner; and
 - b) North Peace Fringe Area Official Community Plan Amendment By-law No. 2013, 2012"; and
 - c) "Peace River Regional District Zoning Amendment By-law No. 2014, 2012".

CONSIDERATION OF THIRD READING

Adoption of Agenda -
continued

RD/12/07/01 continued:

10. By-laws – continued:

- B-2 OCP and Zoning Amendment By-laws No. 2016 and 2017, 2012 (Borek Construction)
a) July 3, 2012 report from Jodi MacLean, Land Use Planner;
b) "Dawson Creek Rural Area Official Community Plan Amendment By-law No. 2016, 2012"; and
c) "Peace River Regional District Zoning Amendment By-law No. 2017, 2012".

CONSIDERATION OF THIRD READING

B-3 Zoning Amendment By-law No. 2019, 2012 (Gerstel)

- a) July 3, 2012 report from Jodi MacLean, Land Use Planner; and
b) "Peace River Regional District Zoning Amendment By-law No. 2019, 2012"

CONSIDERATION OF THIRD READING

B-4 Security Issuing By-law No. 2024, 2012 (City of Dawson Creek)

- a) June 29, 2012 report from Christina Wards, Assistant Treasurer; and
b) "Security Issuing By-law No. 2024, 2012"

CONSIDERATION OF FIRST THREE READINGS AND ADOPTION

11. Diary

- a) Regional Diary
b) Strategic Plan
c) Agenda Preparations Schedule
d) Schedule of Events

12. New Business

13. Appointments

14. Consent Calendar

- MA-1 Electoral Area Directors' Committee Meeting Minutes of June 21, 2012. See R-1
MA-2 Agriculture Advisory Committee Meeting Minutes of June 19, 2012. See R-2
CA-1 June 22, 2012 - School District #60 Peace River North - Rural Learn to Swim Program.
CA-2 June 2012 - Minister of State for Multiculturalism - 2012 Provincial NESIKA Awards.
CA-3 June 2012 - Encorp Pacific (Canada) - Electronics Stewardship Program Expansion.
CA-4 June 29, 2012 - Minister of Community, Sport and Cultural Development - Strategic Community Investment Fund.
CA-5 June 29, 2012 - City of Fort St. John - Federal Infrastructure Funding Resolution.
CA-6 UBCM - Community Excellence Awards 2012 Information Booklet.

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
June 28, 2012

RD/12/07/02
MOVED by Director Jarvis, SECONDED by Director Hiebert,
that the Regional Board Meeting Minutes of June 28, 2012 be adopted.

CARRIED

4) Business Arising

None

CORRESPONDENCE:

5) C-3
June 28, 2012 - FCM
Communique - Update:
Government of Canada
LTIP Roundtables

RD/12/07/03
MOVED by Director Christensen, SECONDED by Director Hadland,
that the Regional Board forward a resolution to the Federation of Canadian
Municipalities that endorses Target 2014 and calls on the government to ensure that
the new long-term plan is fully in place before existing programs expire in 2014.

CARRIED

CORRESPONDENCE: continued

6) C-5
July 6, 2012 – Rolla
Remembers – 100th
Anniversary Society –
Invitation

RD/12/07/04
MOVED by Director Anderson, SECONDED by Director Hiebert,
that a Director as designated by the Chair be authorized to attend the Rolla
Remembers Commemoration Ceremony on August 4, 2012 in Rolla, BC.

CARRIED

REPORTS:

7) R-1
June 29, 2012
- Faye Salisbury,
Corporate Officer
Recommendations
from the June 21, 2012
EADC meeting

Recommendation #1
Re: Abandoned
Pipelines

RD/12/07/05
MOVED by Director Hiebert, SECONDED by Director Christensen,
a) that a letter be written to the Honourable Rich Coleman, Minister of Energy and
Mines requesting clarification regarding who is responsible for pipe, flow or gather
lines for its total life (from cradle to grave), including the removal of encumbrances
from the landowner's title, with copies sent to UBCM; Blair Lekstrom, MLA Peace
River South; and Pat Pimm, MLA Peace River North; and
b) that a similar letter be written to the Honourable Joe Oliver, Minister of Natural
Resources with copies sent to UBCM and Bob Zimmer, MP for Prince George -
Peace River.

CARRIED

Recommendation #2
Re: Worker Camps

RD/12/07/06
MOVED by Director Schembri, SECONDED by Director Hiebert,
that zoning bylaws be amended to allow worker camps, without restriction, in the
agricultural zones, because it is acknowledged that worker camps within the Agricultural
Land Reserve require a non-farm use approval, and there are a number of other
provincial agencies that have jurisdiction for health, safety and environmental matters.

NAYS 2: Directors Hadland and Anderson

CARRIED

8) R-2
June 19, 2012
- Chair Hiebert
Recommendations
from the June 19, 2012
AAC meeting

Recommendation #1
Re: Registration of
pipeline surveys

RD/12/07/07
MOVED by Director Hiebert, SECONDED by Director Hadland,
that a letter be forwarded to Commissioner Paul Jeakins, BC Oil and Gas Commission
requesting that the Commission place a higher priority on Section 24(1) of the *Oil and
Gas Activities Act* General Regulations to ensure that pipeline permit holders register
pipeline right-of-way surveys on all pipelines, well heads, and other industry facilities at
Land Titles in a more timely manner, with a copy to Mr. Bob Purdon, Agrologist, BC Oil
and Gas Commission.

CARRIED

Recommendation #2
Re: Pipeline
abandonment

RD/12/07/08
MOVED by Director Hiebert, SECONDED by Director Hadland,
that a letter be forwarded to Mr. Mike Thomson, Surveyor General, BC Land Title and
Survey office requesting information on the current process to remove easements from
private land titles once a pipeline has been removed; and if there is no process in place,
request that a procedure be established for the removal of easements from private
property, with a copy to the Minister of Energy and Mines, the Solicitor General and the
Premier.

CARRIED

REPORTS: continued

R-2 continued

RD/12/07/09

Recommendation #3
Re: Solid oilfield waste
storage facility
(Wolverine Landfill)

MOVED by Director Hiebert, SECONDED by Director Christensen,
that the following comments from the Agriculture Advisory Committee regarding the
proposed solid oilfield waste storage facility (Wolverine Landfill):

- "a) *that it is felt that the concentration of solid oilfield waste in one area is detrimental; rather than exploring alternative avenues of on-site remediation; and*
- b) *that the committee opposes Tervita's proposal under these circumstances as agriculture and food safety will be compromised by having a secure landfill of this type placed on agricultural lands already use for food production."*

be referred to a future meeting when other information regarding this application will be reviewed.

CARRIED

Recommendation #4
Re: Land Agents

RD/12/07/10

MOVED by Director Hiebert, SECONDED by Director Hadland,
that a letter be forwarded to the Minister of Energy and Mines requesting that a training
and certification program for all land agents be implemented in the Province of BC.

Motion to Amend

RD/12/07/11

MOVED by Director Hadland, SECONDED by Director Hiebert,
that resolution RD/12/07/10 be amended by adding "under the jurisdiction of the *Real Estate Activities Act*".

The Chair called the question on the motion to amend.

CARRIED

The Chair called the question on the motion as amended which reads as follows:

Motion as Amended

RD/12/07/10

MOVED by Director Hiebert, SECONDED by Director Hadland,
that a letter be forwarded to the Minister of Energy and Mines requesting that a training
and certification program for all land agents be implemented in the Province of BC.
under the jurisdiction of the *Real Estate Activities Act*.

CARRIED

9) R-3
June 29, 2012
- Jeff Rahn, Manager
of Solid Waste
Services - North Peace
Regional Landfill Gas
Blower Flare Supply
Contract Award

RD/12/07/12

MOVED by Director Christensen, SECONDED by Director Hadland,
that the Regional Board award a contract to John Zink Company, L.L.C. in the amount
of \$279,000.⁰⁰ excluding applicable taxes, for the design and supply of a skid-mounted
landfill gas blower and flare system to be installed at the North Peace Regional Landfill.

CARRIED

REPORTS: continued

- 10) R-4
June 29, 2012
- Shannon Anderson,
Deputy CAO - Public
Potable Water Tank
Loader Feasibility
Study Contract Award
- RD/12/07/13
MOVED by Director Hiebert, SECONDED by Director Schembri,
that the Regional Board award the Public Potable Water Tank Loader Feasibility Study
contract to TRI Environmental Consulting Inc., Burnaby, BC for a total price of
\$127,040.⁰⁰ excluding applicable taxes, for the development of public potable water
tank loader facilities located on the Tomslake and Farmington Community Hall
properties.
- CARRIED**
- 11) R-5
July 5, 2012
- Trish Morgan,
Manager of Community
Services - Emergency
911 Call Answer
Service & Fire
Dispatch Service
Review Award
- RD/12/07/14
MOVED by Director Hadland, SECONDED by Director Hiebert,
that the Regional Board award a contract to Pomax Inc. to provide a review of the
emergency 9-1-1 call answer service and fire dispatch service for a fixed fee of
\$40,802.⁰⁰ including taxes.
- CARRIED**
- 12) R-6
ALR Non-farm Use
Application 128/2012
(Woelki Ranch Ltd.)
- RD/12/07/15
MOVED by Director Hadland, SECONDED by Director Christensen,
that the Regional Board support Non-farm Use Application 128/2012 for Woelki Ranch
Ltd. to construct a 107 meter (350 feet) tall guyed telecommunications tower and an
equipment shelter on a 5 acre portion of Block A, District Lot 2771, PRD and authorize
the application to proceed to the Agricultural Land Commission as the proposal is
consistent with the Official Community Plan and Zoning By-laws.
- CARRIED**
- 13) R-7
ALR Subdivision
Application 132/2012
(Franklin)
- RD/12/07/16
MOVED by Director Schembri, SECONDED by Director Nichols,
that the Regional Board support ALR Subdivision Application 132/2012 for Jeff Franklin
to subdivide Lot 1, Plan PGP38982, District Lot 1910 and 1911, PRD, as divided by
Wildmare Creek; and authorize the application to proceed to the Agricultural Land
Commission as the proposal is consistent with the Official Community Plan and Zoning
By-laws.
- CARRIED**
- 14) R-8
Temporary Use Permit
Application 006/2012
(Silver Spirit
Investment Corp.)
- RD/12/07/17
MOVED by Director Hadland, SECONDED by Director Christensen,
that the Regional Board refuse the issuance of Temporary Use Permit No. 006 – 2012
to Silver Spirit Investment Corporation, for a three year term, for the purpose of
developing and operating an 82 stall unlimited stay campground with office and laundry
facilities, on Lot 8, Block 2, Plan 9723, Section 2, Township 84, Range 19, W6M PRD
on the basis of potential conflicts with surrounding and nearby land uses.
- CARRIED**

REPORTS: continued

- 15) R-9
June 7, 2012
- Jacqueline Burton,
Bylaw Enforcement
Officer - Bylaw
Enforcement Report
- RD/12/07/18
MOVED by Director Hadland, SECONDED by Director Jarvis,
a) that the Regional Board require the owners and occupiers of land legally described as Lot 6, Block 1, Plan 12852, Section 19, Township 84, Range 19, W6M PRD (the "Land") to immediately cease the primary use of the Land for industrial activity (trucking contractor business) in contravention of the Peace River Regional District Zoning By-law No. 1343, 2011;
b) that if the above use of the Land does not cease within 30 days of the date of this resolution, that the Peace River Regional District's solicitors be instructed to commence legal proceedings in the Supreme Court of British Columbia to enforce Peace River Regional District Zoning By-law No. 1343, 2001 on the land;
c) that the Peace River Regional District seek its costs in legal proceedings and that Peace River Regional District's solicitors be instructed to register any unpaid costs awarded by the Court against property owned by the debtor.

CARRIED

- 16) R-10
July 5, 2012 - Faye
Salisbury, Corporate
Officer - Kiskatinaw
Watershed Research
Forum Funding
Request
- RD/12/07/19
MOVED by Director Anderson, SECONDED by Director Hadland,
that the Regional Board provide a grant in the amount of \$750.⁰⁰ from the Grants to Community Organizations – Special Events Function, to the City of Dawson Creek, to go toward the July 24-26, 2012 Kiskatinaw Watershed Research Forum and Field Tour.

CARRIED

- 17) R-11
July 5, 2012 - Faye
Salisbury, Corporate
Officer - Kelly Lake
Community Centre
Cultural Park
Development Request
- RD/12/07/20
MOVED by Director Hiebert, SECONDED by Director Schembri,
that the Regional Board approve the request from the Kelly Lake Community Centre Society to develop a portion of the Kelly Lake Community Centre property as a cultural park for the Kelly Lake Community.

CARRIED

- 18) R-12
July 4, 2012 – Fred
Banham, CAO
– Dawson Creek Fall
Fair Parade Float
- RD/12/07/21
MOVED by Director Anderson, SECONDED by Director Christensen,
that the Regional Board authorize staff to prepare a float entry in the August 10, 2012 Dawson Creek Fall Fair Parade.

CARRIED

BY-LAWS:

- 19) B-1
OCP and Zoning
Amendment By-laws
No. 2013 and 2014,
2012 (Larsen)
- RD/12/07/22
MOVED by Director Hadland, SECONDED by Director Christensen,
that "North Peace Fringe Area Official Community Plan Amendment By-law No. 2013, 2012" and "Peace River Regional District Zoning Amendment By-law No. 2014, 2012" be given third readings to amend the North Peace Fringe Area Official Community Plan By-law No. 1870, 2009 by re-designating Lot 6, of the Southeast ¼ Section 3, Township 84, Range 19, W6M Peace River District Plan 20274 **from** "Medium Density Residential" **to** "Light/Service Industrial" and to amend the Peace River Regional District Zoning By-law No. 1343, 2001, **from** R-3 "Residential 3" **to** I-1 "Light Industrial".

CARRIED

BY-LAWS: continued

- 20) B-2
OCP and Zoning
Amendment By-law's
No. 2016 and 2017,
2012 (Borek
Construction Ltd.)
- RD/12/07/23
MOVED by Director Hiebert, SECONDED by Director Bernier,
that prior to consideration of "Peace River Regional District Zoning Amendment By-law
No. 2017, 2012" the applicant submit a landscape and buffer plan, for review and
acceptance by the Regional Board, regarding land along 223 Road and screening to
nearby residents.
- CARRIED**
- 21) B-3
Zoning Amendment
By-law No. 2019, 2012
(Gerstel)
- RD/12/07/24
MOVED by Director Schembri, SECONDED by Director Hiebert,
that the Regional Board approve "Peace River Regional District Zoning Amendment
By-law No. 2019, 2012" for third reading which rezones District Lot 2020, PRD, from
A-2 (Large Agricultural Holdings) to R-5 (Residential 5) in Peace River Regional District
Zoning By-law No. 1343, 2001.
- CARRIED**
- 22) B-4
Security Issuing By-law
No. 2024, 2012
(City of Dawson Creek)
- RD/12/07/25
MOVED by Director Hiebert, SECONDED by Director Christensen,
that "Security Issuing By-law No. 2024, 2012" be given first three readings.
- CARRIED**
- RD/12/07/26
MOVED by Director Hadland, SECONDED by Director Christensen,
that permission be granted to adopt "Security Issuing By-law No. 2024, 2012".
- CARRIED**
- RD/12/07/27
MOVED by Director Hiebert, SECONDED by Director Nichols,
that "Security Issuing By-law No. 2024, 2012" be adopted.
- CARRIED**
- 23) Adjournment
- RD/12/07/28
MOVED by Director Hadland, SECONDED by Director Schembri,
that the meeting adjourn.
- CARRIED**
- The meeting adjourned at 12:38 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 July 11, 2012 in the Regional District Office Board Room, Dawson Creek, B.C.

Faye Salisbury, Corporate Officer