



PEACE RIVER REGIONAL DISTRICT

AUGUST BOARD MEETING MINUTES

DATE: August 25, 2011

TIME: 10:00 a.m.

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

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

Absent
Director Lantz

Staff

Fred Banham, Chief Administrative Officer
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

Joel Warm, Sharplink Communications	Betty Ponto
Kyla Corpuz, Northeast News	Ferrol Pavlis
Janet Gilmore	Mary Miller
Cherel Gilmore	John Miller
Dan McLean	Debbie Pinkerton
Jerry Hiebert	Tawnya Francoeur
Nola Hiebert	Doug Allen
Lauren Pullen, Astral Media, CJDC TV News	Allan Pinkerton

D-1 Citizens for Agricultural Land Reform

Dan McLeod
Anne Clayton
Elvin Gowman

D-2 Dave Mitchell & Associates

Dave Mitchell
Ian McDonald
Geoff Lake

1) Call to Order

The Chair called the meeting to order at 10:18 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

None

ADOPTION OF AGENDA:

2) Adoption of Agenda

RD/11/08/01 (25)

MOVED by Director Hadland, SECONDED by Director Hiebert, that the Peace River Regional District agenda for the August 25, 2011 meeting, including additional 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 August 11, 2011.
5. Business Arising from the Minutes
6. Delegations

10:30 a.m. D-1 Citizens for Agricultural Reform

Re: Impact of the ALR on Northern BC Land Owners
Dan McLeod, Anne Clayton and Elvin Gowman

11:30 a.m. D-2 Dave Mitchel & Associates

South Peace Community Arts Council

Re: Charlie Lake Fire Department Governance, Administrative and Operational Review

Dave Mitchell, Ian McDonald and Geoff Lake See R-1

7. Petitions
8. Correspondence
 - C-1 July 28, 2011 - Minister of Transport response - Rail Line between Dawson Creek, B.C. and Hythe, Ab.
 - C-2 July 28, 2011 - North Central Local Government Association - 2011 Endorsed Resolutions.
 - C-3 August 2, 2011 - Environmental Assessment Office - Site C Project EA Initiated.
 - C-4 July 27, 2011 - District of Taylor - Invitation to Peace River Local Government Association meeting, September 14, 2011.
 - C-5 August 4, 2011 - UBCM - Survey Results on the Public Health Act.
 - C-6 August 5, 2011 - UBCM Member Release Update RCMP Contract Negotiations.
 - C-7 August 3, 2011 - Talisman Energy August 25, 2011 Information Session in Hudson's Hope.
 - C-8 Northwest Corridor Development Corporation - 2011-2012 Membership and Conference.
 - C-9 August 12, 2011 - City of Fort St. John - North Peace Gymnasium Association.
 - C-10 August 12, 2011 - District of Hudson's Hope - Railway Crossing Maintenance Inquiry.
9. Reports
 - R-1 August 16, 2011 - Fred Banham, CAO and Trish Morgan, Manager of Community Services - Charlie Lake Fire Protection Transition Implementation Plan. See D-2
 - R-2 August 17, 2011 - Fred Banham, CAO - Farmers' Advocate Office.
 - R-3 ALR Subdivision Application 110/2011 (Hiebert).
 - R-4 ALR Subdivision Application 128/2011 (Anderson).
 - R-5 ALR Non-farm Use Application 83/2011 (Wild Horse Oilfield Services Ltd).
 - R-6 Temporary Use Permit Application 122/2011 (Wild Horse Oilfield Services Ltd).
 - Handout: August 22, 2011 response from the Ministry of Transportation and Infrastructure.
 - R-7 ALR Exclusion Application 117/2011 (Gilmore).
 - R-8 August 18, 2011 - Bruce Simard, GM of Development Services - McLean ALR Subdivision Reconsideration.
 - R-9 August 16, 2011 - Fred Banham, CAO - Environmental Assessment for the Proposed Site C Energy Project.

Adoption of Agenda -
continued

RD/11/08/01 (25) continued:

9. Reports - continued

Handout:

R-10 August 23, 2011 – Faye Salisbury, Corporate Officer – Writing on the Ridge Society905 Festival, September 2, 3 and 4, 2011.

10. By-laws

B-1 Zoning Amendment By-law No. 1948, 2011 (Jordan)

a) August 12, 2011 report from Timothy Donegan, Land Use Planner; and

b) "Peace River Regional District Zoning Amendment By-law No. 1948, 2011."

CONSIDERATION OF THIRD READING AND ADOPTION

B-2 Zoning Amendment By-law No. 1949, 2011 (Alexander)

a) August 12, 2011 report from Timothy Donegan, Land Use Planner; and

b) "Peace River Regional District Zoning Amendment By-law No. 1949, 2011."

CONSIDERATION OF THIRD READING AND ADOPTION

B-3 Zoning Amendment By-law No. 1952, 2011 (Modrall)

a) August 12, 2011 report from Timothy Donegan, Land Use Planner; and

b) "Peace River Regional District Zoning amendment By-law No. 1952, 2011"

CONSIDERATION OF THIRD READING

B-4 OCP and Zoning Amendment By-laws No.1956 and 1957, 2011 (Terra Energy)

a) August 12, 2011 report from Jodi MacLean, Land Use Planner,

b) "West Peace Official Community Plan Amendment By-law No. 1956, 2011"; and

c) "Peace River Regional District Zoning Amendment By-law No. 1957, 2011"

CONSIDERATION OF FIRST AND SECOND READINGS AND AUTHROIZATION FOR PUBLIC HEARING

B-5 Zoning Amendment By-law No. 1944, 2011 (Meek)

a) August 18, 2011 report from Owen Bloor, Land Use Planner; and

b) "Peace River Regional District Zoning Amendment By-law No. 1944, 2011."

CONSIDERATION OF THIRD READING

11. Diary

a) Regional Diary

b) Agenda Preparations Schedule

c) Schedule of Events

12. New Business

13. Appointments

14. Consent Calendar

CA-1 August 2, 2011 - Northern Development Initiative Trust - Little Prairie Community Forest Start-Up.

CA-2 August 10, 2011 - Premier Clark - Crown Land Tenure Application.

CA-3 August 11, 2011 – UBCM – PRRD Resolution re: Ministry Meetings during Resolutions Debate Sessions.

RA-1 July 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
August 11, 2011

RD/11/08/02 (25)

MOVED by Director Hiebert, SECONDED by Director Clark,
that the Regional Board Meeting Minutes of August 11, 2011 be adopted.

CARRIED

BUSINESS ARISING:

4) BA-1
page 8, 20) item NB-1
Dinosaur Lake

Director Anderson provided an update of her discussions at the recent meeting with BC Hydro. They experienced a delay because of equipment problems, but are progressing with cleaning up the debris on Dinosaur Lake.

5) BA-2
Page 7, 14) item R-4
Heritage Service
By-law Progress
Update

RD/11/08/03 (25)
MOVED by Director Hadland, SECONDED by Director Anderson, that the handout from Director Goodings regarding possibly funding the Alaska Highway Community Society's Alaska Highway National Historic Site initiative through the Grants to Community Organizations funding, be received.

CARRIED

RD/11/08/04 (25)

MOVED by Director Hadland, SECONDED by Director Anderson, that a report be prepared for the September 8, 2011 meeting regarding Director Goodings proposal to financially support the Alaska Highway Community Society's Alaska Highway National Historic Site project.

CARRIED

6) BA-3
page 7, 17) item R-7
City of Fort St. John
Boundary Extension
Update

In answer to Director Bernier's question, Fred Banham, CAO re-counted the Board's 2007 official position on the City of Fort St. John's proposal for boundary Extension which was that of *"no objection, provided that the tax effect on the remaining taxpayers of Electoral Area 'C' is tax-neutral over the next five years"*. He further mentioned that the City has agreed to meet to discuss how they propose to take care of the five year tax buffering.

DELEGATIONS:

7) D-1
Citizens for Agricultural
Land Reform
Re: Impact of the ALR
on Northern BC Land
Owners

Spokespersons for the Society, Dan McLeod, Anne Clayton, and Elvin Gowman informed the Board that they have been working for the past two years to bring about changes to the Agricultural Land Reserve, (ALR) that they believe will be in the best interests of farmers and rural land owners in northeast BC. The group presented their findings which they feel substantiate their proposal for a five year moratorium on the ALR east of the Rockies, with a review at the end of four years, and if found to be working; then abolition. Since the first presentation of their review to the ALR Review Committee one year ago, they have made presentations to fifteen cabinet ministers, including former Premier Campbell and present Premier Clark.

Dan McLeod
Anne Clayton
Elvin Gowman

RD/11/08/05 (25)

MOVED by Director Hadland, SECONDED by Director Hiebert, that the handout Powerpoint presentation from the Citizens for Agricultural Land Reform regarding the impact of the ALR on northern BC land owners, be received.

CARRIED.

The link to the full PowerPoint presentation (item D-1) is available for viewing on the cover of the August 25, 2011 agenda on the Regional District website www.prrd.bc.ca

DELEGATIONS: continued

D-1 - continued

Some points brought forward by the Society during the question and answer period were:

- the Society's goal is to encourage the Regional Board to pursue a delegation agreement with the ALC that will best serve the local electorate;
- they believe the price of land is being artificially driven up because of the ALR;
- they question the motivation behind ALC decisions;
- they commented on the regulations in BC versus those in Alberta, particularly where farmers in BC are not permitted to supplement their income by servicing industrial activities which are located on their land;
- they commented that the amount of ALR land in the southern part of the province has been reduced by 12 to 14%; even though the overall provincial statistics show an incremental increase since 1974.

The delegates closed by extending an invitation to the Directors to attend their next monthly meeting.

8) Recess

The meeting recessed for coffee at 11:25 a.m.

9) Reconvene

The meeting re-convened at 11:31 a.m.

DELEGATIONS: continued

10) D-2
Dave Mitchell &
Associates
Re: Charlie Lake Fire
Dept. Governance,
Administrative and
Operational Review

Dave Mitchell,
Ian McDonald and
Geoff Lake

and R-1

In March of 2011 the Regional District commissioned the consulting firm of Dave Mitchell & Associates Ltd. to do an external unbiased review of the Charlie Lake fire service in order to identify the best administrative and management model to deliver the service to the residents of Charlie Lake and Grandhaven for the present and for the future. Dave Mitchell introduced his colleagues, by providing their qualifications and itemizing their extensive experience in working with, and consulting on emergency services models. He went on to present their in-depth report which deals with a number of issues as requested in the Request for Proposal. The report makes 37 specific recommendations including the establishment of an Operations Committee composed of Regional District staff and the Fire Department's senior officers and also a Public Advisory Committee; for the transition of the Charlie Lake Fire Department to the control and management of the Regional District.

The full report (Item D-2) is available for viewing within the August 25, 2011 agenda on the Regional District website.

Vary Agenda

RD/11/08/06 (25)
MOVED by Director Hadland, SECONDED by Director Hiebert,
that the agenda be varied in order to deal with item R-1 at this time.

CARRIED

DELEGATIONS: continued

D-1 Dave Mitchell & Associates

and R-1 – continued

August 16, 2011
 Fred Banham & Trish Morgan,
 - Charlie Lake Fire Protection Transition Implementation Plan

RD/11/08/07 (25)
 MOVED by Director Hadland, SECONDED by Director Ackerman, that the Regional Board authorize staff to proceed with implementing the following steps based upon the Dave Mitchell & Associates August 2011 report “Charlie Lake Volunteer Fire Department: Governance, Administrative and Operations Review”:

Timeline	Action	Recommendation #
Sept. 2011	1) Develop position specifications and conduct a wage survey to establish wage rate for new Assistant Chief/Training Officer position.	# 30
	2) Initiate discussions with the Society regarding a transition plan.	
Oct. 2011	3) Meet with the Area B & Area C Directors and volunteer fire fighters to review the position description and provide an opportunity for feedback.	
	4) Advertise and publicly post Assistant Chief/Training Officer position for 30 days.	
	5) Finalize plans and begin preparations for the transfer of administration of the Fire Department from the Society to the PRRD (ongoing until completed before April 1, 2012).	
	6) Commence formal review of bylaws and development of bylaw to implement the new governance structure.	# 25, 27 and 28
Nov. 2011	7) Receive applications for the position of Assistant Chief/Training Officer to have PRRD staff person in place for January 2012.	
	8) PRRD prepare 2012 budget for Charlie Lake Fire Service	
Jan. 2012	9) Assistant Chief/Training Officer commences new PRRD position and completes PRRD staff orientation.	
	10) Develop position specifications and conduct a wage survey to establish wage rate for Fire Chief position.	
	11) Advertise and publicly post Fire Chief position for 30 days.	
	12) Introduce new bylaws and/or amendments to existing bylaws in force.	# 25
Feb. 2012	13) Conduct interviews and select applicant for position of Fire Chief to begin working for the PRRD in April 2012.	
Mar. 2012	14) Complete transfer of administration of the Fire Department from the Society to the PRRD.	
Apr. 2012	15) PRRD assumes responsibility for governance, administration and operation of the Charlie Lake Fire Service.	
	16) Commence first Operations Committee meeting and develop and action plan and timeline to implement remaining recommendations in particular those with respect to inspection, public education and recruitment.	# 23, 31, 32 & remaining recommendations
Sept. 2012	17) Advertise for Fire Services Advisory Committee (FSAC) members for 30 days.	#24
Oct. 2012	18) Conduct strategic planning session with Operations Committee, volunteer fire fighter representatives, senior fire officers, FSAC and Electoral Area B & C Directors.	# 35
Nov. 2012	19) Develop 2013 and 5 year budget plan for presentation to the FSAC in November 2012	# 36

CARRIED

11) Vary Agenda RD/11/08/08 (25)
MOVED by Director Ackerman, SECONDED by Director Hiebert,
that the agenda be varied to deal with item R-3 and R-8 at this time.

CARRIED

12) R-3 RD/11/08/09 (25)
ALR Subdivision MOVED by Director Hiebert, SECONDED by Director Ackerman,
Application 110/2011 that the Regional Board authorize ALR Subdivision Application 110/2011 for Coleen,
(Hiebert) Gerald and Gail Hiebert to subdivide Parcel A(N42821) of the Northwest ¼ of Section
13, Township 78, Range 16, W6M to proceed to the Agricultural Land Commission;
but support only the subdivision of one lot, on condition of meeting the requirements
under section 946 of the *Local Government Act*.

NAYS 2: Directors Goodings and Jarvis

CARRIED

13) R-8 RD/11/08/10 (25)
August 18, 2011 MOVED by Director Hadland, SECONDED by Director Hiebert,
Bruce Simard that the Regional Board forward a letter to the Agricultural Land Commission
- McLean ALR requesting that the Commission reinstate the general order providing automatic ¼
Subdivision section subdivision on Agricultural Reserve Lands.
Reconsideration

CARRIED

RD/11/08/11 (25)
MOVED by Director Hadland, SECONDED by Director Hiebert,
that the Regional Board resend the following resolution from its March 24, 2011
meeting:

RD/11/03/11 (24)

MOVED, SECONDED and CARRIED,

*"a) that the Regional Board support ALR Subdivision Application 050/2011 for Dan
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*

*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."*

to the Agricultural Land Commission, to reconfirm support for Mr. and Mrs. McLean's
request for reconsideration of their application for subdivision in the ALR.

CARRIED.

CORRESPONDENCE:

14) C-1 RD/11/08/12 (25)
July 28, 2011 - Minister MOVED by Director Bernier, SECONDED by Director Ackerman,
of Transport response - that the July 28, 2011 response from the Minister of Transport regarding the Rail Line
Rail Line between Dawson Creek, B.C. and Hythe, Ab. be referred to the Rail Committee for
Dawson Creek, B.C. report back to the Board.
and Hythe, Ab.

CARRIED

REPORTS: - continued

- 23) R-2
August 17, 2011
Fred Banham
- Farmers' Advocate
Office
- RD/11/08/19 (25)
MOVED by Director Hadland, SECONDED by Director Hiebert,
that a copy of the April 1 to June 30, 2011 Farmers' Advocate Office third quarter
progress report, and particularly the photos of erosion issues, be forwarded to the
Agricultural Land Commission.
- CARRIED
- 24) R-4
ALR Subdivision
Application 128/2011
(Anderson)
- RD/11/08/20 (25)
MOVED by Director Caton, SECONDED by Director Hiebert,
that the Regional Board support ALR Subdivision Application 128/2011 for Albert
Anderson to subdivide out a 6 ha (15 ac) portion of Block A, District Lot 787, PRD,
except Plan PGP43413, for rural residential use; and authorize the application, as
submitted, to proceed to the Agricultural Land Commission on the basis that it
conforms to the Official Community Plan.
- CARRIED
- Director Saugstad declared a conflict and left the room at 1:20 p.m.
- 25) R-5
ALR Non-farm Use
Application 83/2011
(Wild Horse Oilfield
Services Ltd)
- RD/11/08/21 (25)
MOVED by Director Hiebert, SECONDED by Director Hadland,
that the Regional Board refuse Non-farm Use Application 83/2011 for Wild Horse
Oilfield Services Ltd. which would allow a temporary pipe laydown yard for a one-year
period on a 3.45 ha (8.5 ac) portion of Lot A, PGP35612, District Lot 1252, PRD.
- NAYS 4: Directors Caton, Clark, Bernier and Jarvis
- CARRIED
- 26) R-6
Temporary Use Permit
Application 122/2011
(Wild Horse Oilfield
Services Ltd)
- Since the ALR Non-farm Use Application 83/2011 for Wild Horse Oilfield Services Ltd.
was refused; Temporary Use Permit Application 122/2011 requires no action.
- Director Saugstad returned to the meeting at 1:27 p.m.
- 27) R-7
ALR Exclusion
Application 117/2011
(Gilmore)
- RD/11/08/22 (25)
MOVED by Director Hadland, SECONDED by Director Saugstad,
that the Regional Board support ALR Exclusion Application 117/2011 for Jack and
Janet Gilmore to exclude Lot 1, Plan 18124, Section 21, Township 84, Range 19,
W6M, PRD, so that a 2 ha (5 ac) portion can be subdivided out as a residential lot;
and authorize the application, as submitted, to proceed to the Agricultural Land
Commission on the basis that it conforms to the Official Community Plan.
- CARRIED
- 28) R-9
August 16, 2011
Fred Banham
- Environmental
Assessment for the
Proposed Site C
Energy Project
- RD/11/08/23 (25)
MOVED by Director Hiebert, SECONDED by Director Saugstad,
a) that the Peace River Regional District register to participate in the Ministry of
Environment's Environmental Assessment (EA) process for the proposed Site C
Energy Project; and
b) that Chair Goodings and Vice Chair Hiebert be appointed as a the Director and
the Alternate Director to participate in the EA proceedings.
- CARRIED

REPORTS: - continued

29) R-10 RD/11/08/24 (25)
Aug 23, 2011 MOVED by Director Bernier, SECONDED by Director Hiebert,
Faye Salisbury that the Regional Board decline the request for \$5,000 in financial assistance from the
- Writing on the Ridge Writing on the Ridge Society (Sweetwater905 Festival project).
Sweetwater905 CARRIED
Festival

RD/11/08/25 (25)
MOVED by Director Hiebert, SECONDED by Director Ackerman,
that the Regional Board provide a grant of \$500 to the Writing on the Ridge Society to
go toward the September 2,3 and 4, 2011 Sweetwater905 Festival at the Mattson
Farm in Rolla, B.C.; with funding from Grants to Community Organizations - Annual
Event.

NAYS 2: Directors White and Bernier CARRIED

BY-LAWS:

30) B-1 RD/11/08/26 (25)
Zoning Amendment MOVED by Director Hadland, SECONDED by Director Hiebert,
By-law No. 1948, 2011 that "Peace River Regional District Zoning Amendment By-law No. 1948, 2011" be
(Jordan) given third reading. CARRIED

RD/11/08/27 (25)
MOVED by Director Hadland, SECONDED by Director Hiebert,
that "Peace River Regional District Zoning Amendment By-law No. 1948, 2011" be
adopted. CARRIED

31) B-2 RD/11/08/28 (25)
Zoning Amendment MOVED by Director Hadland, SECONDED by Director Ackerman,
By-law No. 1949, 2011 that "Peace River Regional District Zoning Amendment By-law No. 1949, 2011" be
(Alexander) given third reading. CARRIED

RD/11/08/29 (25)
MOVED by Director Hadland, SECONDED by Director Ackerman,
that "Peace River Regional District Zoning Amendment By-law No. 1949, 2011" be
adopted. CARRIED

32) B-3 RD/11/08/30 (25)
Zoning Amendment MOVED by Director Hadland, SECONDED by Director Ackerman,
By-law No. 1952, 2011 that "Peace River Regional District Zoning Amendment By-law No. 1952, 2011" be
(Modrall) given third reading on the basis that the proposal is consistent with the Official
Community Plan. CARRIED

BY-LAWS: continued

- 33) B-4
OCP and Zoning
Amendment By-laws
No. 1956 and 1957,
2011
(Terra Energy)
- RD/11/08/31 (25)
MOVED by Director Caton, SECONDED by Director Hiebert,
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 August 16, 2011;
b) that "West Peace Official Community Plan Amendment By-law No. 1956, 2011" and "Peace River Regional District Zoning Amendment By-law No. 1957, 2011" be given first and second readings to re-designate a 4.3 ha (10.6 acre) portion of District Lot 191, PRD (Southwest Section 2, Township 82, Range 22, W6M) from R-A (Resource – Agriculture) to I (Industrial) and rezone the same from A-2 (Large Agricultural Holdings Zone) to M-2 (General Industrial Zone) so that the area can be used to build and operate a gas processing plant;
c) that authorization be given to hold a public hearing on September 19, 2011 at 7:00 p.m. at the Chetwynd & District Recreation Centre in Chetwynd, BC;
d) that the radius for mailing this public hearing notification be 3.3 km; and
e) that the holding of the public hearing be delegated to Director Caton.
- CARRIED
- 34) B-5
Zoning Amendment
By-law No. 1944, 2011
(Meek)
- RD/11/08/32 (25)
MOVED by Director Hadland, SECONDED by Director Ackerman,
that "Peace River Regional District Zoning Amendment By-law No. 1944, 2011" be given third reading.
- CARRIED

DIARY

- 35) Regional Diary/
Agenda Preparation
Schedule/ Schedule of
Events
- Directors noted that the date of the 2011 BC Oil and Gas Conference in Fort Nelson, BC conflicts with the September 8, 2011 Board meeting in Upper Halfway, and therefore Alternate Directors should be advised to attend in the place of Directors who will be away.

NEW BUSINESS:

- 36) Adjournment
- RD/11/08/33 (25)
MOVED by Director Caton, SECONDED by Director Hiebert,
that the meeting adjourn.
- CARRIED

The meeting adjourned at 1:42 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 August 25, 2011 in the North Peace Cultural Centre Carpet Room, Fort St. John, BC

Faye Salisbury, Corporate Officer