



PEACE RIVER REGIONAL DISTRICT

SEPTEMBER BOARD MEETING MINUTES

DATE: September 9, 2010

TIME: 9:00 a.m.

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

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

Alternate Directors
Alternate Director Powell

Absent
Director Bernier

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
Sheila DeCosta, Secretary – Legislative Services, Recorder

Others

Stewart Burnett, Dawson Creek Daily News
Dick Gilbert, Charlie Lake
Kelvin Noble, Charlie Lake
Jerry Yee, Charlie Lake
Margaret Little

D-1 MacKeno Ventures

Jim Little, Certified Appraiser

Prior to the start of the meeting, Chair Goodings was pleased to present Kim Frech, Chief Financial Officer with the Peace River Regional District five year service award.

Fred Banham, CAO introduced the following four new staff members to the directors: Larry Withrow, By-Law Enforcement Officer; Donovan Cameron, GIS Technologist; Fran Haughian, Community Services Coordinator; and Brenda Thola, Finance Clerk. He reported that the Peace River Regional District has a full compliment of staff in all departments.

1) Call to Order The Chair called the meeting to order at 9:07 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

None

ADOPTION OF AGENDA:

2) Adoption of Agenda RD/10/09/01

MOVED by Director Caton, SECONDED by Director Hiebert,
that the Peace River Regional District agenda for the September 9, 2010 meeting,
including additional 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 August 26, 2010.
5. Business Arising from the Minutes
6. Delegations

10:00 a.m. D-1 Mackeno Ventures
Jim Little
re: PRRD Zoning Amendment By-Law No. 1902, 2010. See B-1

Handout:

- Signed Map
7. Petitions
 8. Correspondence
 - C-1 August 20, 2010 - Minister of Community and Rural Development - Infrastructure Funding Grant Awards.
 - C-2 August 20, 2010 - City of Dawson Creek - Food Security - Local Production & Marketing resolution.
 - C-3 August 20, 2010 - Northern Lights College request for item submission for the 2025 Time Capsule.
 - C-4 August 26, 2010 - Northern Health - Invitation to meet during the UBCM Convention.
 - C-5 August 12, 2010 - City of Merritt - Long Form of the Canada Census.
 - C-6 August 25, 2010 - University of Northern BC - invitation to September 17, 2010 reception in Fort St. John.
 - C-7 August 26, 2010 - Minister of Agriculture and Lands - Drought Conditions in the Peace River area.
 - C-8 September 2, 2010 - Invitation to the Chetwynd Rec Centre Expansion and Skateboard / BMX Park Grand Opening.
 - C-9 August 31, 2010 - Request to Proclaim Waste Reduction Week in Canada - October 18-24, 2010.
 - C-10 September 2, 2010 - Request to Proclaim Right to Know Week in Canada - September 27-October 1, 2010.
 - C-11 August 26, 2010 - ALC response to PRRD invitation to meet to discuss a coordinated approach to industry waste disposal issues.
 9. Reports
 - R-1 August 25, 2010 - Karen Goodings, Chair EADC and Faye Salisbury, Corporate Officer - August 19th meeting recommendations. See MA-2
 - R-2 August 25, 2010 - Kim Frech, CFO - Auditor Contract Extension.
 - R-3 August 31, 2010 - Kim Frech, CFO - Purchasing Policy & Procedures (September 2010).
 - R-4 ALR Exclusion Application 83/2010 - Jordan.
 - R-5 ALR Exclusion Application 121/2010 - Alexander.
 - R-6 September 1, 2010 - Larry Withrow, By-law Enforcement Officer and Bruce Simard, GM of Development Services - Enforcement File Update.

Adoption of Agenda -
continued

RD/10/09/01 continued:

9. Reports - continued

R-7 Temporary Use Permit Application 115/2010 - Brewster.

Handouts:

- Letter of Opposition from R.C. Lightfoot - received September 7, 2010;
- Additional letter from R.C. Lightfoot - received September 9, 2010.

10. By-laws

B-1 Zoning Amendment By-law No. 1902, 2010

a) August 31, 2010 report from Debbie Kunz, Assistant Manager of Development Services; and

b) "Peace River Regional District Zoning Amendment By-law No. 1902, 2010.

CONSIDERATION OF THIRD READING AND ADOPTION

B-2 Zoning Amendment By-Law No. 1905, 2010 (D'Albertanson)

a) September 2, 2010 report from Timothy Donegan, Land Use Planner;

b) "Peace River Regional District Zoning Amendment By-law No. 1905, 2010.

CONSIDERATION OF THIRD READING AND ADOPTION

B-3 Development Permit Delegation By-Law No. 1908, 2010

a) August 31, 2010 report from Bruce Simard, General Manager of Development Services; and

b) "Peace River Regional District Development Permit Delegation By-Law No. 1908, 2010.

CONSIDERATION OF FIRST THREE READINGS AND ADOPTION

11. Diary

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

12. New Business

13. Appointments

14. Consent Calendar

MA-1 Rural Budgets Administration Committee Meeting Minutes of August 19, 2010.

MA-2 Electoral Area Directors' Committee Meeting Minutes of August 19, 2010.

MA-3 Pink Mountain Public Meeting Minutes of August 9, 2010.

MA-4 Wonowon Community Meeting Notes of August 31, 2010.

MA-5 Upper Halfway Community Public Meeting Notes of August 31, 2010.

CA-1 Copy of July 20, 2010 letter from Director Hadland, Electoral Area 'C' to the City of Fort St. John regarding water provision and rates

CA-2 August 23, 2010 UBCM - Food Security Resolution from the Peace River Regional District.

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 26, 2010

RD/10/09/02

MOVED by Director Caton, SECONDED by Director Saugstad,
that the Regional Board Meeting Minutes of August, 2010 be adopted with the following
amendment on page 3, item 4):

- change the time that Director Saugstad left the room, from 10:35 a.m. to 9:35 a.m.

CARRIED

BUSINESS ARISING:

4) BA-1 RD/10/09/03
Re: page 7, Item 22) MOVED by Director Caton, SECONDED by Director Hiebert,
D-2 / C-7 that the August 26, 2010 minutes be augmented with the following answer Mr. Andrew
Groundbirch Sales Tap Dahlin gave in response to Director Caton's question about whether there is a
possibility of receiving funding from Shell Canada Ltd. toward installation of a sales tap
on the TCPL Groundbirch - Gordondale Pipeline. Mr. Dahlin replied in the affirmative
and went on to say that he is the one who would make the final decision, and would like
to be kept informed on developments.

CARRIED

Director Ackerman arrived in the meeting at 9:08

5) BA-2 RD/10/09/04
Re: page 8) Item 24) MOVED by Director Hadland, SECONDED by Director Saugstad,
NM-1 that item NM-1 regarding a resolution to possibly develop a Water Function for areas
Water Function for 'C' and 'B' be referred to the September 26, 2010 meeting.
Areas 'C' and B'

CARRIED

CORRESPONDENCE:

6) C-2 RD/10/09/05
August 20, 2010 - City MOVED by Alternate Director Powell, SECONDED by Director Clark,
of Dawson Creek - that the August 20, 2010 letter from the City of Dawson Creek regarding its Food
Food Security - Local Security - Local Production & Marketing resolution be referred to the October 14, 2010
Production & Marketing meeting, following discussions of the Peace River Regional District's Food Security
resolution Resolution at the Union of BC Municipalities convention.

CARRIED

7) C-3 RD/10/09/06
August 20, 2010 - MOVED by Director Saugstad, SECONDED by Director Hadland,
Northern Lights that the Chair, in conjunction with staff determine which Peace River Regional District
College request for item should be sent to Northern Lights College for inclusion in its 2025 time capsule.
item submission for the
2025 Time Capsule

CARRIED

8) C-4 RD/10/09/07
August 26, 2010 - MOVED by Director Lantz, SECONDED by Director Jarvis,
Northern Health - that the electoral area directors be authorized to set up a meeting with Northern Health
Invitation to meet during the UBCM Convention during the Union of BC Municipalities convention, if they so wish.

CARRIED

9) C-6 RD/10/09/08
August 25, 2010 - MOVED by Director Caton, SECONDED by Director Ackerman,
University of Northern BC - invitation to that the electoral area directors be authorized to attend the University of Northern BC
September 17, 2010 reception scheduled for September 17, 2010 in Fort St. John, B.C.
reception

CARRIED

CORRESPONDENCE: continued

10) C-7
August 26, 2010 -
Minister of Agriculture
and Lands - Drought
Conditions in the Peace
River area

RD/10/09/09
MOVED by Director Ackerman, SECONDED by Director Hadland,
that the Chair be authorized to forward a second letter to the Honourable Steve
Thomson, Minister of Agriculture and Lands to clarify the intent of her August 17, 2010
letter to him, which was to request provincial drought assistance, other than the
diminishing insurance payouts, to producers in the Peace River area.

CARRIED

11) C-8
September 2, 2010 -
Invitation to the
Chetwynd Recreation
Centre Expansion and
Skateboard / BMX Park
Grand Opening

RD/10/09/10
MOVED by Director Saugstad, SECONDED by Director Ackerman,
that that the electoral area directors be authorized to attend the grand opening of the
Chetwynd Recreation Centre Expansion and Skateboard / BMX Park which is
scheduled for September 13, 2010 in Chetwynd, B.C.

CARRIED

12) C-9
August 31, 2010 -
Request to Proclaim
Waste Reduction Week

RD/10/09/11
MOVED by Director Caton, SECONDED by Director Anderson,
that the week of October 18 - 24, 2010 be proclaimed as Waste Reduction Week in the
Peace River Regional District.

CARRIED

13) C-10
September 2, 2010 -
Request to Proclaim
Right to Know Week

RD/10/09/12
MOVED by Director Ackerman, SECONDED by Director Anderson,

WHEREAS the Peace River Regional District has adopted the principles of open,
accountable and transparent government; and

WHEREAS the *Freedom of Information and Protection of Privacy Act* grants British
Columbians a right of access to information in the custody of under the
control of municipalities, and

WHEREAS the access to municipal government information ensures that citizens of the
Peace River Regional District have an opportunity to participate
meaningfully in the democratic process; and

WHEREAS a celebration of the right of British Columbians to access information will
promote citizen participation in the processes of governance, and

NOW, THEREFORE, the Chair, Karen Goodings, for the Peace River Regional District
DO HEREBY PROCLAIM that September 27 to October 1, 2010, inclusive,
shall be known as "RIGHT TO KNOW WEEK" in the Peace River Regional
District .

CARRIED

CORRESPONDENCE: continued

14) C-11 RD/10/09/13
August 26, 2010 - ALC
response to PRRD
invitation to meet to
discuss a coordinated
approach to industry
waste disposal issues
MOVED by Director Caton, SECONDED by Director Hiebert,
that the August 26, 2010 - Agricultural Land Commission's response to the Peace River
Regional District's invitation to meet to discuss a coordinated approach to industry
waste disposal issues, be referred to the meeting with the Agricultural Land
Commission during the Union of BC Municipalities convention.
CARRIED

REPORTS:

15) R-1 RD/10/09/14
August 25, 2010 -
Karen Goodings, Chair
and Faye Salisbury, CO
re: August 19th EADC
meeting
recommendations:
MOVED by Director Caton, SECONDED by Director Lantz,
that representatives from PCC Communications in Grande Prairie, Alberta be invited to
an Electoral Area Directors' Committee meeting to explain:
a) the scope of the contract being awarded to them by Industry Canada; and
b) what progress the company has achieved to provide services to the underserved
and unserved areas of the region.
CARRIED

#1 re: CRTC / Industry
Canada Broadband
Project: RD/10/09/15
MOVED by Director Lantz, SECONDED by Director Ackerman,
that a letter be written to the Secretary General, Canadian Radio-television and
Telecommunications Commission:
#2 re: CRTC Basic
Telecommunications
a) to thank the CRTC for the work they are doing in the region;
b) indicate that people expect to have the ability to communicate by telephone, either
landline or wireless, and through digital media in order to participate in the world
economy;
c) that if basic telecommunications does not include access to high-speed internet,
wireless and landline telephone services, people will lose economically;
d) that basic telecommunications should be accessible to rural, underserved and
unserved residents, not just to the highly-populated regions of BC; and
e) that providers of basic telecommunications to less populated areas (high-cost
service areas) should be subsidized.
CARRIED

#3 re: BC Drought
Response Plan RD/10/09/16
MOVED by Director Ackerman, SECONDED by Director Hiebert,
that a letter be written to the Province:
a) requesting that when a consultant is hired to do studies for the province, they
ensure that all areas of the province are taken into consideration as the Peace
Region does not appear to be recognized in the BC Drought Response Plan, which
was released June 30, 2010; and
b) to explain that conditions can radically differ not only between provincial regions
but even between areas as closely connected as the north and south Peace
regions.
CARRIED

REPORTS: continued

16) R-2
August 25, 2010
Kim Frech, CFO
re: Auditor Contract
Extension

RD/10/09/17
MOVED by Director Hiebert, SECONDED by Director Jarvis,
that the Peace River Regional District approves a two year extension to the auditor
contract for completion of the 2010 and 2011 audits, with a price increase of ten
percent (10%) above the current rate.

CARRIED

17) R-3
August 31, 2010
Kim Frech, CFO
re: Purchasing Policy
& Procedures

RD/10/09/18
MOVED by Director Hiebert, SECONDED by Director Jarvis,
that the Regional Board adopts the following Purchasing Policy & Purchasing
Procedures (September 2010) replacing all prior purchasing policies and procedures:

Purchasing Policy	
The Regional Board approves the following purchasing policy for the Peace River Regional District	
Up to 3,000	Best possible price
\$3,001 to \$15,000	3 oral or written prices
\$15,001 to \$50,000	3 written bids / tenders
Over \$50,000	Public Tender Process
These represent the minimum purchasing requirements. The policy does not prevent the minimum standards to be exceeded.	
The Board may reserve the right to waive policy.	

CARRIED

18) R-4
ALR Exclusion
Application 83/2010
- Jordan

RD/10/09/19
MOVED by Director Hadland, SECONDED by Director Ackerman,
that the Regional Board support ALR Exclusion Application 83, 2010 for Timothy and Britany Jordan to exclude Lot A, Plan 17096, Section 34, Township 83, Range 18, W6M, PRD from the ALR in order to subdivide a ~2 ha (5 ac) portion for residential use; and authorize the application to proceed to the Agricultural Land Commission on the basis that it conforms to the Official Community Plan.

CARRIED

19) R-5
ALR Exclusion
Application 121/2010
- Alexander

RD/10/09/20
MOVED by Director Hadland, SECONDED by Director Hiebert,
that the Regional Board support ALR Exclusion Application 121, 2010 for Randall and Deborah Alexander to exclude Lot 1, Plan PGP41471, Section 16, Township 84, Range 19, W6M, PRD from the ALR in order to subdivide 3 lots of 1.8 ha (4.5 ac) for residential use; and authorize the application to proceed to the Agricultural Land Commission on the basis that it conforms to the Official Community Plan.

CARRIED

REPORTS: continued

20) R-6 RD/10/09/21
September 1, 2010 - MOVED by Director Ackerman, SECONDED by Director White,
Larry Withrow, By-law that Enforcement File update reports be presented to the Board on a quarterly basis.
Enforcement Officer CARRIED
and Bruce Simard, GM
of Development
Services - Enforcement
File Update

21) R-7 RD/10/09/22
Temporary Use Permit MOVED by Director Caton, SECONDED by Director Hiebert,
Application 115/2010 - that the Regional Board authorize the holding of a public information meeting prior to
Brewster the consideration of issuance of Temporary Use Permit No. 115-2010 to Tarla Brewster
for a three year term, for the purpose of extracting and processing of gravel from an
approximately 2 acre portion of District Lot 2964, except Plans 25979, 26136, 27501,
Handouts: two letters 32590 and 32766, PRD.
from R.C. Lightfoot

CARRIED

22) Recess The meeting recessed for coffee at 9:46 a.m.
23) Reconvene The meeting reconvened at 9:57 a.m.

DELEGATIONS:

24) D-1 Certified Appraiser, Mr. Jim Little of Mackeno Ventures explained in detail how the
Mackeno Ventures proposed Zoning Amendment By-law No. 1902, 2010 would affect property owners
Alex and Brandi Shaman, and Ian and Barbara McLean. The MacLeans have already
Jim Little developed 5 lots and paved the access road for these lots according to MOTI's new
standards. And further, MOTI required permanent right-of-ways for the approval of the
first 5 lot subdivision to provide access to future subdivision of the remainder of their
land and access to adjacent lots.

Handout:
Signed Map

Re: Item B-1
Zoning Amendment
By-law No. 1902, 2010
(Potential Sewer
Service)

The proposed By-law No. 1902 would take away the option to subdivide the remainder
of the 23 x 4.5 acre lots as outlined in the initial development plan. He felt that if this
new zoning is to go forward which requires that any new development will require
community sewer system installation for lots under 20 acres, that the cost recovery of
these lots will not be economically feasible. The MacLeans are requesting that their
property and the initial development plan be grandfathered or that the existing zoning of
the MacLeans be maintained, which allows for a minimum parcel size of 4.5 acres and
no community sewage system requirement.

The Shamans are requesting that their property be deleted from proposed By-law 1902
area, where the minimum parcel size of 8 ha (20 acres) is being established, unless
connected to a community sewage system. They feel that if included in the by-law area,
it will be a form of expropriation of rights and extinguish the opportunity for development
that currently exists.

In closing Mr. Little requested that third reading of the by-law be tabled to address
these issues or that staff recommendations to hold a public information meeting; or to
refuse the proposed Zoning amendment By-law no. 1902 be the option chosen by the
Board.

BY-LAWS:

25) B-1 RD/10/09/23
Zoning Amendment MOVED by Director Hadland, SECONDED by Director Ackerman,
By-law No. 1902, 2010 that prior to consideration of third reading of "Peace River Regional District Zoning
(Potential Sewer Amendment By-law No. 1902, 2010", a public information meeting be scheduled at the
Service) Charlie Lake Community Hall, due to the number of public inquiries that were received
during the public review period regarding the proposed by-law.

CARRIED

26) B-2 RD/10/09/24
Zoning Amendment MOVED by Director Hadland, SECONDED by Director Ackerman,
By-law No. 1905, 2010 that the Regional Board table consideration of Peace River Regional District Zoning
(D'Albertanson) Amendment By-law No. 1905, 2010 for third reading, pending final consideration of a
review of commercial and industrial uses in Peace River Regional District Zoning By-
law No. 1343, 2001, by the Electoral Area Directors' Committee.

CARRIED

27) B-3 RD/10/09/25
Development Permit MOVED by Director Hadland, SECONDED by Director Ackerman,
Delegation By-law that "Peace River Regional District Development Permit Delegation By-Law No. 1908,
No. 1908, 2010 2010" be given first three readings.

CARRIED

RD/10/09/26
MOVED by Director Hadland, SECONDED by Director Ackerman,
that permission be granted to adopt "Peace River Regional District Development Permit
Delegation By-Law No. 1908, 2010".

CARRIED

RD/10/09/27
MOVED by Director Hadland, SECONDED by Director Ackerman,
that "Peace River Regional District Development Permit Delegation By-Law No. 1908,
2010" be adopted.

CARRIED

DIARY

28) Regional Diary/ RD/10/09/28
Agenda Preparation MOVED by Director Lantz, SECONDED by Director Caton,
Schedule/ Schedule of that effective October 14, 2010, the Regional Board meetings revert back to the regular
Events 10 a.m. start time.

NAYS 3: Directors Saugstad, Hiebert, and Hadland CARRIED

29) Adjournment RD/10/09/29
MOVED by Director Hiebert, SECONDED by Director Caton,
that the meeting adjourn.

CARRIED

The meeting adjourned at 10:55 a.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 September 9, 2010 in the Regional District Office Board Room, Dawson Creek, B.C.

Faye Salisbury, Corporate Officer