



PEACE RIVER REGIONAL DISTRICT

OCTOBER BOARD MEETING MINUTES

DATE: October 27, 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 Lantz
Director Hiebert
Director Saugstad
Director Jarvis
Director White
Director Caton
Director Anderson
Director Bernier
Director Ackerman
Director Clark

Staff

Fred Banham, Chief Administrative Officer
Shannon Anderson, General Manager of Environmental Services
Faye Salisbury, Corporate Officer
Bruce Simard, General Manager of Development Services
Wendy Rockafellow, Manager of Communications
Owen Bloor, North Peace Land Use Planner
Gordon Johnsen, Building Inspector
Jodi MacLean, South Peace Land Use Planner
Sheila DeCosta, Secretary – Legislative Services, Recorder

D-1 North Peace Gymnastics Association

Lori Bonertz, Secretary

D-2

Lanny Lundquist
Gail Lundquist

D-3

Darrell Williams

Others

Joel Warm, Sharplink Communications
Jim Little, Mackeno Ventures
Margaret Little
Betty Ponto, Taylor

Erica Fisher, Moose FM
Kyla Corpuz, Northeast News
Andre da Costa, Astral Media
Laurel Hadland

Prior to the start of the meeting, Chair Goodings welcomed and introduced Cindy Kitchen as the new Secretary / Receptionist for the Fort St. John office of the Peace River Regional District.

- 1) Call to Order The Chair called the meeting to order at 10:20 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

None

ADOPTION OF AGENDA:

- 2) Adoption of Agenda RD/11/10/01 (27)
MOVED by Director Lantz, SECONDED by Director Jarvis,
that the Peace River Regional District agenda for the October 27, 2011 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 October 13, 2011.
5. Business Arising from the Minutes
6. Delegations

10:30 a.m. D-1 North Peace Gymnastics Association

Re: Overview / Vision for the Future

Lori Bonertz, Secretary

11 a.m. D-2 Lanny Lundquist

Re: Contravention of By-law

11:30 p.m. D-3 Darrell Williams

Re: Construction without a Building Permit See R-4

7. Petitions
8. Correspondence
C-1 October 19, 2011 - Minister of Environment - Update on Water Act Modernization.
C-2 October 19, 2011 - STARS - invitation to 5th Anniversary celebrations.
C-3 October 13, 2011 - Ministry of Transportation response - Railway Crossing Safety.
9. Reports
R-1 October 11, 2011 - Director Clark - Attendance at the Northwest Corridor Development Corporation meeting.
R-2 October 18, 2011 - Directors White and Hadland - Peace River Site C Hydro Project resolution.
R-3 October 17, 2011 - Fred Banham CAO - Farmers' Advocacy Office Progress Report July 1, 2011 - October 14, 2011.
R-4 October 19, 2011 - Faye Salisbury, Corporate Officer - Construction Without a Building Permit. See D-3
R-5 October 20, 2011 - Bruce Simard, GM of Development Services - Discussion Paper on the Tenure Provisions of the Petroleum and Natural Gas (PNG) Act and Regulations.
R-6 October 20, 2011 - Director Caton - Chetwynd and District Recreation Centre Pool Equipment Renovation.
R-7 Temporary Use Permit Application 143/2011 (Haagsman).
R-8 ALR Non-Farm Use Application 155/2011 (Haagsman).
R-9 DVP Permit Application 147/2011 (Clarke).
R-10 Temporary Use Permit Application 154/2011 (Willow Creek Partnership).

11. By-laws

B-1 Zoning Amendment By-law No. 1924, 2011 (Samuel Ranch Ltd.)

- a) September 23, 2011 report from Timothy Donegan, Land Use Planner; and
- b) "North Peace Leisure Pool Boundary Amendment By-law No. 1924, 2011."

CONSIDERATION OF SECOND AND THIRD READINGS

continued on next page...

Adoption of Agenda -
continued

RD/11/10/01 (27) continued:

11. By-laws - continued
 - B-2 Rural Official Community Plan By-law No. 1940, 2011
 - a) October 19, 2011 report from Jodi MacLean, Land Use Planner; and
 - *b) "Rural Official Community Plan No. 1940, 2011." (101 pages in total)CONSIDERATION OF THIRD READING AND ADOPTION
** Hard copies will be provided at the October 27th meeting.*
 - B-3 Zoning Amendment By-law No. 1989, 2011 (Thompson)
 - a) October 17, 2011 report from Owen Bloor, Land Use Planner; and
 - b) "Peace River Regional District Zoning Amendment By-law No. 1989, 2011"CONSIDERATION OF FIRST AND SECOND READINGS
11. Diary
 - a) Regional Diary
 - b) Agenda Preparations Schedule
 - c) Schedule of Events
12. New Business
13. Appointments
14. Consent Calendar
 - CA-1 September 26, 2011 - copy of MLA Peace River South letter to the Minister of Forests, Lands & Natural Resources - Predator Control in Community Pastures.
 - CA-2 October 17, 2011 - MFA of BC - Fall Debenture Issue - record low interest rate.
 - CA-3 October 12, 2011 - CUPE BC - Registration in accordance with Bill 7, Government Elections Act.
 - CA-4 October 12, 2011 - Chairman - BC Farm Women's Network Conference.
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
October 13, 2011

RD/11/10/02 (27)
MOVED by Director Caton, SECONDED by Director Clark,
that the Regional Board Meeting Minutes of October 13, 2011 be adopted.

CARRIED

CORRESPONDENCE:

4) C-1
October 19, 2011
- Minister of
Environment
- Update on Water Act
Modernization

RD/11/10/03 (27)
MOVED by Director Hadland, SECONDED by Director Ackerman,
that the October 19, 2011 update from Terry Lake, Minister of Environment regarding
the Water Act Modernization (WAM) project and the proposed new Water Sustainability
Act (WSA) be referred to the Water Act Modernization Committee for review of the
draft.

CARRIED

5) C-2
October 19, 2011 -
STARS - invitation to
5th Anniversary
celebrations

RD/11/10/04 (27)
MOVED by Director Caton, SECONDED by Director Anderson,
that the Chair or her designate be authorized to attend the 5th Anniversary Celebration
of the STARS Grande Prairie base on December 1, 2011.

CARRIED

DELEGATIONS:

6) D-1
North Peace
Gymnastics
Association
Lori Bonertz, Secretary

PowerPoint
Presentation

The Chair welcomed Lori Bonertz, North Peace Gymnastics Association Board Secretary who made a presentation to the Board to thank them for supporting the program that delivers programs to five hundred members from the region. The association has requested approval and assistance from the City of Fort St. John in planning for and completing renovations to accommodate a pit bar set up in its existing facility. They have recently announced the addition of a new head coach, more diverse programming and development plans for a new facility in Fort St. John to meet the needs of regional athletes. Their ultimate desire is to partner with the Peace River Regional District and the City of Fort St. John in exploring the options available for the new facility.

RD/11/10/05 (27)

MOVED by Director Ackerman, SECONDED by Director Jarvis,
that the PowerPoint presentation from the North Peace Gymnastics Association be received.

CARRIED

The link to the full presentation (Item D-1) is available for viewing on the cover of the October 27, 2011 agenda on the Regional District website www.prrd.bc.ca

A question and answer period ensued.

In closing the Chair thanked Ms. Bonertz for the presentation and said the Board would look forward to receiving specific budget and project information from the association, in the future.

7) Recess

The meeting recessed for coffee at 10:50 a.m.

8) Reconvene

The meeting reconvened at 10:56 a.m.

DELEGATIONS: - continued

9) D-2
Lanny Lundquist
Contravention of
Unsightly Premises
By-law

Fred Banham, CAO explained that Mr. Lundquist is in contravention of Peace River Regional District Unsightly Premises By-law No. 1892, 2010 and was issued a Notice to Comply in July of 2011. Today is his opportunity to make his submission to the Board to ask them to cancel or vary the Notice to Comply.

Mr. Lundquist introduced his wife and spoke of what he felt was an infringement of their rights as Canadian Citizens to manage their own personal property. He explained that for the past five years, since being granted C-2 zoning, which allows for automotive repair, by the Peace River Regional District, they have been working to develop a flea market social center for the community. He said they can't open the flea market until approved safe highway access routes to their property are constructed.

After Mr. Lundquist's made submissions, the Directors asked questions. A summary of the Directors' questions and Mr. Lundquist's respective responses is as follows:

Question: What action has been taken to protect the environment from leaking vehicles?

Response: There is no oil being dumped on the ground or anything.

Question: Are the vehicles road worthy, and could they be licensed at any time?

Response: I have paper on all the vehicles, with minor repairs they can be put on the road and licensed.

Question: When was the last time they were licensed eg: six months to a year ago?

Response: Six months to one year ago.

Question: What would you like to see happen in the next six months with the Board, to settle this?

Response: Snow, I am busy doing other things and not selling vehicles right now.

Question: Are you wishing the Board would just stop?

Response: This is my property.

Question: Then you have no intention to comply?

Response: We can't open the flea market, until safe highway access is built.

Question: You started this five years ago?

Response: Yes, we got approvals from the Ministry of Transportation. I have been hassled for a long time. This province is now talking about bringing up its own police force.

Question: Can we just deal with this issue please?

Response: Why, this is not civil and will not promote anything intelligent, I am here as a citizen, better than any sitting here. I got a letter stuck in my door, saying we are going to raid your property. What you have been doing, you as the leader of this bunch is promoting a NAZI operation.

Director White called a point of order when the discussion became heated and accusatory. Chair Goodings terminated the discussion at 11:20 a.m. and continued on with Board business.

CORRESPONDENCE: - continued

- 10) C-3
October 13, 2011
Federal Ministry of
Transport ,
Infrastructure and
Communities
- Railway Crossing
Safety
- RD/11/10/ 06 (27)
MOVED by Director Lantz, SECONDED by Director Ackerman,
that the Chair be authorized to respond to the October 13, 2011 letter from the Federal
Minister of Transport, Infrastructure and Communities, to inquire how they expect to
resolve rail crossing maintenance safety issues, when they lack the ability to enforce
those issues.
- CARRIED
- 11) Recess
12) Reconvene
- The meeting recessed for coffee at 11:23 a.m.
The reconvened at 11:30 a.m.

DELEGATIONS: - continued

- 13) D-3
Darrell Williams
Construction without a
Building Permit
- Mr. Darrell Williams explained why he constructed a building on his property in 2007
without taking the time to obtain the required building permit and geotechnical report.
He explained that he had a lot of experience in the construction business and did obtain
two stamped engineer reports and thought that would suffice.
- A question and answer period ensued.
- Following the Regional Board's explanation of its responsibility toward a potential
purchaser of the property, Mr. Williams said he understood the necessity of filing a
notice on the title.
- 14) Vary Agenda
- RD/11/10/07 (27)
MOVED by Director Caton, SECONDED by Director Lantz,
that the agenda be varied to deal with item R-4.
- CARRIED

REPORTS:

- 15) R-4
October 19, 2011
Faye Salisbury,
Corporate Officer
- Construction Without
a Building Permit
- RD/11/10/08 (27)
MOVED by Director White, SECONDED by Director Saugstad,
that the Corporate Officer be directed to file a notice in the Land Title Office that a
notice be placed against the title to Lot 1, Block 2, Section 18, Township 83, Range 18,
W6M, Plan 14194 PRD, pursuant to Section 57 of the Community Charter, The notice
would indicate that a building permit was not obtained for the placement of a mobile
home and construction of two accessory buildings on this property pursuant to Peace
River Regional District Building By-law No. 1189, 1999.
- CARRIED
- Gordon Johnson and Darrell Williams left the meeting at 11:48 a.m.
- Director Lantz excused himself from the meeting at 11:50 a.m.
- 16) R-1
October 11, 2011
Director Clark
- NCDC Meeting
Attendance
- RD/11/10/09 (27)
MOVED by Director Saugstad, SECONDED by Director Hadland,
that any director wishing to attend any of the upcoming Northwest Corridor
Development Corporation meetings in Fort St. John, be authorized to attend.
- CARRIED

17) Recess The meeting recessed at 11:56 a.m.

18) Reconvene The meeting reconvened at 1:06 p.m.

Director Lantz returned to the meeting at this time.

REPORTS: - continued

19) R-2 RD/11/10/10 (27)
October 18, 2011 MOVED by Director White, SECONDED by Director Hadland,
Directors White and WHEREAS the Province intends to flood a valuable stretch of the Peace River Valley
Hadland for the Peace River Site 'C' Hydro Project;
- Site C Hydro Project AND WHEREAS the Peace River Regional District does not believe that alternative
resolution energy sources, in particular natural gas, have been sufficiently considered;

AND WHEREAS natural gas should be included into the Clean energy Act;

THEREFORE BE IT RESOLVED that the Peace River Regional District write a letter to
the appropriate ministries stating its opposition to the Peace River Site 'C' Hydro Project
until such time as changes to the Clean Energy Act are implemented and due
consideration for the use of natural gas for power generation, in lieu of flooding the
Peace River, has been made.

RD/11/10/11 (27)
MOVED by Director Ackerman, SECONDED by Director Jarvis,
that Resolution RD/11/10/10 (27) be referred to a future meeting, following receipt of
the staff report which was requested on October 13, 2011, regarding coming forward
with a strategy to have the province remove the prohibition of natural gas from the
Clean Energy Act.

CARRIED

20) R-3 RD/11/10/12 (27)
October 17, 2011 MOVED by Director Bernier, SECONDED by Director Hadland,
Fred Banham CAO that staff be requested to work with the Farmers' Advocate Management Committee
- Farmers' Advocacy towards ensuring that funding will be available to continue with the Farmers' Advocacy
Office Progress Report program for the next four years.

CARRIED

21) R-6 RD/11/10/13 (27)
October 20, 2011 MOVED by Director Caton, SECONDED by Director Clark,
Director Caton that the Chair be authorized to sign a contract on behalf of the Regional Board with
- Chetwynd and District Lee's Sheet Metal for mechanical equipment replacement and installation at the
Recreation Centre Pool Chetwynd Aquatic Centre for a contract price of \$1,231,815.00 excluding applicable
Equipment Renovation taxes.

CARRIED

REPORTS: - continued

22) Vary Agenda RD/11/10/14 (27)
MOVED by Director Goodings, SECONDED by Director Hiebert,
that the agenda be varied in order to deal with item R-8. CARRIED

23) R-8 RD/11/10/15 (27)
ALR Non-Farm Use Application 155/2011 (Haagsman) MOVED by Director Goodings, SECONDED by Director Hiebert,
that the handout letter of opposition from Mr. Terje Bakkeskaug regarding ALR Non-
farm Use Application 155/2011(Haagsman) be received. CARRIED

Handout RD/11/10/16 (27)
MOVED by Director Goodings, SECONDED by Director Hiebert,
that the Regional Board refuse Non-Farm Use Application 155/2011 for James and
Fred Haagsman to allow a temporary worker camp for 250 men to be utilized by
Talisman Energy employees, on District Lot 1254, PRD as the proposal does not meet
the Official Community Plan and Zoning requirements. CARRIED

NAYS 2: Directors Saugstad and Bernier CARRIED

Since the ALR Non-Farm Use application 155/2011 was refused, no decision could be
made on Item R-7 Temporary Use Permit Application 143/2011.

RD/11/10/17 (27)
MOVED by Director Hadland, SECONDED by Director Clark,
that Mr. Jim Little be given permission to speak from the gallery. CARRIED

Mr. Jim Little spoke that, from his years of experience as a land use agent, crown land
applications usually take one to one and one-half years, and are subject to Regional
Board approval. He felt that the process needed to be expedited with the province.

RD/11/10/18 (27)
MOVED by Director Ackerman, SECONDED by Director Hadland,
a) that the Regional Board forward a letter to the explorers and producers in the
region requesting a meeting to discuss various concerns relating to the process for
meeting the housing needs of workers in the area eg: worker camps / locations,
particularly in the Hudson's Hope area, and
b) that the letter be copied to the North and South Peace MLAs; the local Crown Land
Administrator; and the Minister Responsible for Crown Lands. CARRIED

REPORTS: - continued

24) R-9 RD/11/10/19 (27)
DVP Permit MOVED by Director Hadland, SECONDED by Director Hiebert,
Application 147/2011 that the Regional Board refuse the issuance of DVP No 147-2011 for Brian Clarke to
(Clarke) increase the maximum accessory building floor area by 124M² (1360 ft²), from the
permitted 300 m² (3229 ft²) to 424 m² (4564 ft²), in order to build a new 223 m²
(2400 ft²) shop on Lot 4, Plan 22663, Section 26, Township 84, Range 20, W6M, PRD,
for personal use and storage and a home based outboard motor repair business use,
as it is a 41% increase over the established limit, and there is currently 99 m² (1066 sf)
of floor space available to the applicant, in addition to the area of the existing building,
before reaching the maximum permitted accessory building floor space. CARRIED

25) R-10 RD/11/10/20 (27)
Temporary Use Permit MOVED by Director Caton, SECONDED by Director Hiebert,
Application 154/2011 that the Regional Board support the issuance of Temporary Use Permit No. 154-2011
(Willow Creek) to Willow Creek Partnership, to operate an approximately 220 man open camp on Block
A, District Lot 1149, serving the mining industry in the area for a three year term, for the
purpose of the operation of a temporary worker camp as it is consistent with Policy 17.8
of the Dawson Creek Rural Area Official Community Plan By-law No. 477, 1986. CARRIED

BY-LAWS:

26) B-1 RD/11/10/21 (27)
Zoning Amendment MOVED by Director Hadland, SECONDED by Director Hiebert,
By-law No. 1924, 2011, that that "Peace River Regional District Zoning Amendment By-law No. 1924, 2011" be
(Samuel Ranch Ltd.) given second and third readings 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 18648 and Plan EPP713. CARRIED

RD/11/10/22 (27)
MOVED by Director Goodings, SECONDED by Director Hiebert,
that notification be forwarded to Samuel Ranch Ltd. stating that the Regional Board
expects them to meet the specified conditions within six months, to achieve final
adoption. CARRIED

27) B-2 RD/11/10/23 (27)
Rural Official MOVED by Director Saugstad, SECONDED by Director Bernier,
Community Plan that "Rural Official Community Plan By-law No. 1940, 2011" be given third reading.
By-law No. 1940, 2011 CARRIED

RD/11/10/24 (27)
MOVED by Director Saugstad, SECONDED by Director Bernier,
that "Rural Official Community Plan By-law No. 1940, 2011" be adopted. CARRIED

BY-LAWS: - continued

- 28) B-3
Zoning Amendment
By-law No. 1989
(Thompson)
- RD/11/10/25 (27)
MOVED by Director Hadland, SECONDED by Director Hiebert,
a) that "Peace River Regional District Zoning Amendment By-law No. 1989, 2011" be given first and second readings to rezone a ~3.2 ha (8 ac) portion of the Northeast ¼ of Section 24, Township 84, Range 17, W6M, PRD except District Lot 1479 from A-2 (Large Agricultural Holdings Zone) to P (Public Use Zone), in order to subdivide and consolidate the portion with the Cecil Lake Christian Fellowship located on land legally described as District Lot 1479 (northeast of the subject property); and
b) that the Regional Board waive the holding of a public hearing pursuant to Section 890(4) of the *Local Government Act*, and authorize the performance of public notification pursuant to Section 893 of the *Local Government Act*.
- CARRIED
- RD/11/10/26 (27)
MOVED by Director Goodings, SECONDED by Director Hadland,
that the Regional Board waive the fees on Zoning Amendment Application No. 148/2011 (Thompson).
- CARRIED
- 29) Consent Calendar
- RD/11/10/27 (27)
MOVED by Director Caton, SECONDED by Director Hiebert,
that the October 27, 2011 Consent Calendar be received.
- CARRIED
- 30) Adjournment
- RD/11/10/28 (27)
MOVED by Director Hiebert, SECONDED by Director Clark,
that the meeting adjourn.
- CARRIED
- The meeting adjourned at 2:46 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 October 27, 2011 in the North Peace Cultural Centre Carpet Room, Fort St. John, BC

Faye Salisbury, Corporate Officer