



PEACE RIVER REGIONAL DISTRICT

NOVEMBER BOARD MEETING MINUTES

DATE: November 22, 2012

TIME: 10:00 a.m.

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

PRESENT:

Directors

Director Goodings, Chair
Director Hiebert
Director Caisley
Director Schembri
Director Christensen
Director Fynn
Director Nichols
Director Bernier
Director Ackerman
Director Gilliss

Alternate Directors

Alternate Director Ponto
Alternate Director Houley

Absent

Director Jarvis
Director Hadland

Staff

Fred Banham, Chief Administrative Officer
Shannon Anderson, Deputy CAO / General Manager of Environmental Services
Faye Salisbury, Corporate Officer
Bruce Simard, General Manager of Development Services
Jacqueline Burton, Bylaw Enforcement Officer
Fran Haughian, Communications Manager / Commission Liaison
Sheila DeCosta, Secretary – Legislative Services, Recorder

Others

Jill Earl, NE News
Terry McLeod
Anne Clayton, Farmers' Advocacy Office
Chad Anderson, Farmers' Advocacy Office
Kirby Cohler, CJDC News

D-1 Spectra Energy

Gary Wellinger, VP Strategic Development and External Affairs
Michela Bjorseth, Community Coordinator, Spectra Midstream Corporation
Ed Whitford, Community Coordinator, Spectra Energy

D-2 Challenge to Definition of Floor Area (DVP 198-2012)

Diana Gauthier
Ray Gauthier

Prior to the meeting Chair Goodings congratulated and presented Gordon Johnsen, Building Inspector, with the Peace River Regional District Five Year Service Award.

- 1) Call to Order The Chair called the meeting to order at 10:02 a.m.

DIRECTORS NOTICE OF NEW BUSINESS:

None

ADOPTION OF AGENDA:

- 2) Adoption of Agenda RD/12/11/01 (22)
MOVED by Director Christensen, SECONDED by Director Schembri,
that the Peace River Regional District agenda for the November 22, 2012 meeting,
including additional 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 November 8, 2012.

Handout:

Replacement page 4 of November 8, 2012 minutes.

5. **Business Arising from the Minutes**
6. **Delegations**

- 10:30 a.m. D-1 **Spectra Energy**
Re: Developments within the Natural Gas and Natural Gas Liquids Industry
Dawson Deep Cut Project / Grizzly Extension Pipeline Deactivation

Gary Wellinger, VP Strategic Development and External Affairs

Glen Auger, Community Coordinator, Chetwynd Pipeline Office

Michela Bjorseth, Community Coordinator, Spectra Midstream Corporation

- 11:00 a.m. D-2 **Diana and Ray Gauthier**
Re: DVP Application 198-2012 Refusal / Challenge of the Definition of the Floor
Area

7. **Petitions**
8. **Correspondence**

C-1 November 16, 2012 - Fred Banham, CAO, Peace River Regional District - Farmers' Advocacy Office - Service Review Recommendations and September 2012 Report. (87 pages) See R-9

9. **Reports**

R-1 ALR Subdivision Application 197/2012 (Carlson)

R-2 ALR Non-farm Use Application 214/2012 (Dysert Farms Ltd.)

R-3 November 22, 2012 - Jacqueline Burton, Bylaw Enforcement Officer and Bruce Simard, GM of Development Services - Letter and Petition from Wayne Middleton.

R-4 November 15, 2012 - Bruce Simard, GM of Development Services - Working Group Invitation for EA of Proposed Sundance and Taylor Wind Projects.

R-5 November 7, 2013 - Faye Salisbury, Corporate Officer - 2013 Meeting Schedule.

R-6 ALR Non-farm Use Application 212/2012 (Wiles)

Handout:

Map of proposed Rodeo Facility

R-7 November 15, 2012 - Bruce Simard, GM of Development Services - recommendation from the November 15, 2012 Electoral Area Directors Committee meeting.

R-8 November 16, 2012 - Faye Salisbury, Corporate Officer - recommendation from the November 15, 2012 RBAC meeting re: Predator Mitigation Pilot Program.

R-9 November 16, 2012 - Fred Banham CAO - Independent Land Information & Advocate Office (Farmers' Advocate) See C-1

Handouts:

November 6, 2012 - Deanne Stratuliak - letter of support for Farmers' Advocacy Office.

November 21, 2012 - Clara London - letter of support for Farmers' Advocacy Office.

November 21, 2012 - Ken and Arlene Boon - letter of support for Farmers' Advocacy Office.

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Adoption of Agenda -
continued

RD/12/11/01 (22) continued

9. Reports - continued

Additional Items:

R-10 November 21, 2012 – Karen Goodings – Invitation to Air Monitoring Stakeholder Group.

R-11 November 21, 2012 – Fred Banham, CAO – District of Chetwynd Boundary Extension / Re-alignments – West Fraser.

R-12 November 21, 2012 – Fred Banham, CAO – District of Chetwynd Boundary Extension / Realignments – Willow Creek.

10. By-laws

B-1 Bylaw Notice Enforcement Bylaw No. 2041, 2012

a) November 22, 2012 report from Bruce Simard, GM of Development Service and Jacqueline Burton, Bylaw Enforcement Officer; and

b) " Peace River Regional District Bylaw Notice Enforcement Bylaw No. 2042, 2012".

CONSIDERATION OF FIRST THREE READINGS AND ADOPTION

B-2 North Peace Leisure Pool Amendment By-law No. 2045, 2012

a) November 8, 2012 report from Kim Frech, Chief Financial Officer; and

b) "North Peace Leisure Pool Boundary Amendment By-law No. 2045, 2012."

CONSIDERATION OF FIRST THREE READINGS

11. Diary

a) Regional Diary

b) Strategic Plan

c) Agenda Preparation Schedule

d) Schedule of Events:

2012

2013

12. New Business

13. Appointments

14. Consent Calendar

CA-1 November 1, 2012 - Spectra Energy - Kobes Creek Booster Station Upgrade Project.

CA-2 November 5, 2012 - Environmental Assessment Office - Echo Hill Coal Project.

CA-3 Coastal GasLink Pipeline Project - letter of appreciation received November 7, 2012.

CA-4 November 1, 2012 - Minister of Energy and Mines - pipeline abandonment.

CA-5 November 1, 2012 - Minister of Energy and Mines - training and certification of Land Agents.

CA-6 Copy of Director, Electoral 'C' letter to the Ministry of Transportation and Infrastructure - Proposed Walking Trails.

CA-7 November 7, 2012 - Spallumcheen Township - Letter of Support - Pipeline Easement.

RA-1 October 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
November 8, 2012

RD/12/11/02 (22)

MOVED by Director Hiebert, SECONDED by Director Ackerman,
that the Regional Board Meeting Minutes of November 8, 2012 including revised page
four, be adopted.

CARRIED

with Handout revised
page 4

BUSINESS ARISING:

None

CORRESPONDENCE:

4) C-1 See Item R-9
November 16, 2012 -
Fred Banham, CAO,
- Farmers' Advocacy
Office - Service Review

REPORTS:

5) R-1 RD/12/11/03 (22)
ALR Subdivision MOVED by Director Hiebert, SECONDED by Director Christensen,
Application 197/2012 that the Regional Board support ALR Subdivision Application 197/2012 for Ivan and
(Carlson) Debra Carlson to subdivide a 5.13 ha (12.7 ac) portion from the Southeast ¼ Section
28, Township 78, Range 15, W6M PRD Except PI 6421, 12614, 19688, PGP36424 and
BCP7358 to create twelve 0.42 ha (1.05 ac) lots; and authorize the application to
proceed to the Agricultural Land Commission on the basis that the proposal is
consistent with the Draft South Peace Fringe Area Official Community Plan, once the
OCP is adopted.

CARRIED

6) R-2 RD/12/11/04 (22)
ALR Non-farm Use MOVED by Director Hiebert, SECONDED by Director Christensen,
Application 214/2012 that the Regional Board support Non-farm Use Application No. 214/2012 (Dysert Farms
(Dysert Farms Ltd.) Ltd.) to facilitate an expansion of a gravel extraction operation across the entire Block
A, Section 12, Township 19, PRD; and authorize the application to proceed to the
Agricultural Land Commission as the proposal is consistent with the Official Community
Plan and Zoning Bylaws.

CARRIED

7) R-3 RD/12/11/05 (22)
November 22, 2012 - MOVED by Director Hiebert, SECONDED by Alternate Director Ponto,
Jacqueline Burton, that staff be directed to prepare a report regarding the safety of the building located at
Bylaw Enforcement Parcel 1, Section 14, Township 78, Range 14, W6M, Plan BCP4504, considering the
Officer and Bruce potential possibility for remedial action under section 73 of the *Community Charter*.
Simard, GM of

Development Services NAYS 1: Director Houley
- Letter and Petition
from Wayne Middleton
Director Bernier arrived in the meeting at 10:10 a.m.

CARRIED

8) R-4 RD/12/11/06 (22)
November 15, 2012 MOVED by Director Caisley, SECONDED by Director Christensen,
Bruce Simard, GM of that the Regional Board appoint Director Wayne Hiebert and Director Jerrilyn Schembri
Development Services to the Environmental Assessment Working Group for the proposed Sundance Wind
- Working Group Project and the proposed Taylor Wind Project.
Invitation for EA of

Proposed Sundance
and Taylor Wind
Projects

CARRIED

REPORTS: continued

9) R-5
November 7, 2013
Faye Salisbury,
Corporate Officer
- 2013 Meeting
Schedule

RD/12/11/07 (22)
MOVED by Director Nichols, SECONDED by Director Ackerman,
that the Regional Board approve the following schedule of regular board meetings for
the year 2013:

January 10	Dawson Creek
January 24	Dawson Creek
February 14	Dawson Creek
February 28	Fort St. John
March 14	Dawson Creek
March 28	Dawson Creek
April 11	Dawson Creek
April 25	Dawson Creek
May 9	Dawson Creek
May 23	Dawson Creek
June 13	Dawson Creek
June 27	Fort St. John
July 11	Moberly Lake
July 25	Dawson Creek
August 8	Dawson Creek
August 22	Fort St. John
September 12	Dawson Creek
September 26	Dawson Creek
October 10	Dawson Creek
October 24	Dawson Creek
November 14	Dawson Creek
November 28	Dawson Creek
December 6	Fort St. John

CARRIED

10) R-6
ALR Non-farm Use
Application 212/2012
(Wiles)

RD/12/11/08 (22)
MOVED by Alternate Director Houley, SECONDED by Director Ackerman,
that the Regional Board support Non-farm Use Application 212/2012 for Yvonne Wiles
to use the Southwest ¼ Section 34, Township 83, Range 18, W6M, Peace River except
Parcel A (19137M) and Plans A1633, 11543, H660 and 26574 and Northwest ¼
Section 27, Township 83, Range 18, W6M Peace River except commencing at a point
1020 feet from the northern boundary of said ¼ Section measuring southerly along a
line west of parallel to and 60 feet from the eastern boundary of said ¼ Section thence
northerly parallel to said eastern boundary to said northern boundary thence easterly,
for rodeo grounds, equestrian facilities, campground and restaurant; and authorize the
application to proceed to the Agricultural Land Commission.

CARRIED

RD/12/11/09 (22)
MOVED by Director Ackerman, SECONDED by Director Schembri,
that Mr. Terry McLeod, agent for the proponent be given permission to speak from the
gallery.

CARRIED

DELEGATIONS:

11) D-1
Spectra Energy
Re: Developments
within the Natural Gas
and Natural Gas
Liquids Industry

Gary Wellinger, VP
Strategic Development
and External Affairs

Ed Whitford,
Community
Coordinator Spectra
Energy

Through an in-depth power point presentation, Gary Wellinger, Vice President Strategic Development and External Affairs, provided an overview of Spectra Energy's 1.5 billion dollar expansion program. He provided updates on the following projects:

- Horn River – nine of ten expansion projects are now in service;
- Fort Nelson North new raw gas processing facility is in the final stages of completion;
- Dawson Liquids Extraction Project is open, boasts a high safety record, has expansions underway to attract additional gas to the region;
- North Montney Development Expansions will utilize existing infrastructure to increase gathering, processing and pipeline take-away capacity;
- Aitken Creek Gas Plant – some of the previously turned down facilities are being re-commissioned;
- Kobes Compression Project – continuing to use existing facilities;
- Taylor Plant – will be highly utilized for years to come

A question and answer period ensued.

Michela Bjorseth,
Community
Coordinator, Spectra
Midstream Corporation

RD/12/11/10 (22)

MOVED by Director Nichols, SECONDED by Alternate Director Houley, that the Regional Board receive the handout / powerpoint presentation from Spectra Energy – “Creating Opportunity through Natural Gas Liquids and Export”.

CARRIED

The complete powerpoint presentation is available for viewing on the cover of the November 22, 2012 agenda on the Regional District website as item D-1.

<http://prrd.bc.ca/board/agendas/2012/2012-24-6432922793/AGENDA.html>

12) D-2
Diana and Ray
Gauthier
Re: DVP Application
198-2012 Refusal /
Challenge of the
Definition of the Floor
Area

In response to the Regional Board's refusal of Development Variance Application 198 - 2012, at the November 8, 2012 meeting, Ray Gauthier advised the Board they moved onto the property with the understanding that their home based business would be an allowable use. They sought advice from the Peace River Regional District's Building Inspector and came away thinking that the floor area under an open posted lean-to, would not be added to the total square footage of the main building. They challenged the definition of "Floor Area" and "Exterior Walls" within the bylaw, so that it could be clarified not only for themselves, but for other perspective applicants. In closing they said they would like to proceed with an open roof structured lean-to if enclosed walls would not be permitted.

A question and answer period ensued.

13) Recess

The meeting recessed at 11:10 a.m.

14) Reconvene

The meeting reconvened at 11:21 a.m.

DELEGATIONS: continued

15) D-2 continued RD/12/11/11 (22)
MOVED by Director Bernier, SECONDED by Director Nichols,
that that the applicant's request to challenge the definition of floor area in Development
Variance Permit Application 198/2012 (Gauthier) be referred to staff for further
clarification.

CARRIED

REPORTS: continued

16) R-7 RD/12/11/12 (22)
November 15, 2012 MOVED by Director Hiebert, SECONDED by Director Ackerman,
Bruce Simard, GM of that the Regional Board amend the Policy Statement for Bylaw Enforcement in the
Development Services following way:
- Recommendation
from the November 15, 2012 EADC meeting
re: Bylaw Enforcement
Policy Statement

A. Remove section 1 and replace with the following new Section 1:

1. (i) Staff are authorized to react to infractions identified through the
complaint process and shall not seek out infractions, for the following
bylaws:

- a) zoning bylaws;
- b) unsightly premises bylaw;
- c) mobile home park bylaw;
- d) noise bylaw.

(ii) For all other bylaws, staff are authorized to react to infractions when
observed during working hours.

B. Add a new section 7 (e) as follows:
e) Bylaw Notice Enforcement

C. Add a new section 8 as follows:

8. That correspondence be conveyed by registered mail when dealing with time
sensitive requirements.

CARRIED

17) R-8 RD/12/11/13 (22)
November 16, 2012 MOVED by Director Hiebert, SECONDED by Director Nichols,
Faye Salisbury, Corporate Officer that the Rural Budgets Administration Committee (RBAC) be authorized to meet with
- Recommendation representatives of the Peace River Regional Cattlemen's Association to discuss the
from the November 15, 2012 RBAC meeting possibility of entering into a Letter of Understanding for a Two-year Predator Mitigation
re: Predator Mitigation Pilot Program.

CARRIED

REPORTS: continued

18) R-9 RD/12/11/14 (22)
November 16, 2012 MOVED by Director Christensen, SECONDED by Director Nichols,
Fred Banham CAO that the Regional Board commit to continued partnership with the Ministry of Agriculture
- Independent Land and the Ministry of Energy, Mines and Natural Gas to deliver the Farmers' Advocacy
Information & Advocate Office service and to encourage both of these Ministries to do the same. **CARRIED**
Office (Farmers' Advocate)

and 3 handout letters RD/12/11/15 (22)
of support MOVED by Director Schembri, SECONDED by Alternate Director Houley,
that the Regional Board include in the 2013 budget deliberations, \$100,000.00
matching partnership funding for continuation of the Farmers' Advocacy Officer service. **CARRIED**

RD/12/11/16 (22)
MOVED by Director Bernier, SECONDED by Director Nichols,
that the Regional Board offer to work with the Province to continue the Independent
Land Information and Advocate Office service over the next five years (2013-2017). **CARRIED**

19) R-10 RD/12/11/17 (22)
Handout: MOVED by Director Hiebert, SECONDED by Director Bernier,
November 21, 2012 that the Regional Board appoint Director Goodings; Director Schembri; Director
Karen Goodings, Chair Ackerman; and Director Hiebert to participate on the Peace Country Air Quality
PRRD - Invitation to Air Monitoring Project Advisory Group. **CARRIED**
Monitoring Stakeholder Group

20) R-11 RD/12/11/18 (22)
Handout: MOVED by Director Schembri, SECONDED by Director Nichols,
November 21, 2012 that the Regional Board forward a letter of 'No Objection' to the District of Chetwynd
Fred Banham, CAO with regard to the proposed boundary extension to include the property, north and west
- District of Chetwynd of the existing District of Chetwynd municipal boundary to include Peace River District
Boundary Extension / Lots DL 2685, as identified on the preliminary map provided. **CARRIED**
Re-alignments - West Fraser

21) R-12 RD/12/11/19 (22)
Handout: MOVED by Director Schembri, SECONDED by Director Nichols,
District of Chetwynd that that the Regional Board forward a letter of 'No Objection' to the District of
Boundary Extension / Chetwynd with regard to the proposed boundary extension to include those properties
Re-alignments - Willow Creek along the east and south boundary of the existing Willow Creek, District of Chetwynd
Creek satellite boundary to include some Crown lands along with Peace River District Lots DL
374, DL 375, DL 376, DL 377, DL 378, DL 379, and DL 380, as identified on the
preliminary map provided. **CARRIED**

BY-LAWS:

22) B-1 RD/12/11/20 (22)
Bylaw Notice MOVED by Director Christensen, SECONDED by Alternate Director Ponto,
Enforcement Bylaw that "Peace River Regional District Bylaw Notice Enforcement Bylaw No, 2042, 2012"
No. 2042, 2012 be given first three readings.

CARRIED

RD/12/11/21 (22)
MOVED by Director Bernier, SECONDED by Director Christensen,
that permission be granted to adopt "Peace River Regional District Bylaw Notice
Enforcement Bylaw No, 2042, 2012".

CARRIED

RD/12/11/22 (22)
MOVED by Director Schembri, SECONDED by Director Christensen,
that "Peace River Regional District Bylaw Notice Enforcement Bylaw No, 2042, 2012"
be adopted.

CARRIED

23) B-2 RD/12/11/23 (22)
North Peace Leisure MOVED by Director Christensen, SECONDED by Director Ackerman,
Pool Boundary a) that "North Peace Leisure Pool Boundary Amendment Bylaw No. 2045, 2012" be
Amendment Bylaw No. given first three readings; and
2045, 2012 b) that "North Peace Leisure Pool Boundary Amendment Bylaw No. 2045, 2012"
forwarded to the Inspector of Municipalities for Statutory Approval.

CARRIED

DIARY

24) Regional Diary/ RD/12/11/24 (22)
Agenda Preparation MOVED by Director Hiebert, SECONDED by Director Fynn,
Schedule/ Schedule of that the Regional Diary/ Agenda Preparation Schedule/ Schedule of Events be
Events received.

CARRIED

25) Adjournment RD/12/11/25 (22)
MOVED by Director Hiebert, SECONDED by Director Ackerman,
that the meeting adjourn.

CARRIED

The meeting adjourned at 11:51 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 November 22, 2012 in the Regional District Office Board Room, Dawson Creek, B.C.

Faye Salisbury, Corporate Officer