

DISTRICT OF HUDSON'S HOPE
MINUTES OF THE REGUAL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
Tuesday, October 11, 2011 AT 7:00 P.M.

Present: **Council:** Mayor; Karen Anderson (Chair)

Councillor; Gwen Johansson
Councillor; Darryl Johnson
Councillor; Travous Quibell
Councillor; Doug Summer
Councillor; Terry Webster

Staff: CAO; John Locher
Director of Public Works; Mike Carter
Deputy Clerk/Minute Taker; Tracey Rutherford

Other: 8 in gallery

CALL TO ORDER

The meeting was called to order at 7:00 pm with Mayor Anderson presiding.

ADOPTION OF AGENDA

M/S Councillors Johnson/Summer

THAT:

358/11

"The agenda for the Council meeting of October 11, 2011 be adopted."

CARRIED

ADDITIONS/DELETIONS

Late agenda items B1 and B2 were added to the agenda.

ADOPTION OF MINUTES

M1 Minutes of the Regular Council Meeting held Monday, September 12, 2011 (0550-01)

M/S Councillors Johnson/Webster

THAT:

359/11

"The minutes of the Regular Council meeting held Monday, September 12, 2011 be adopted as amended."

CARRIED

BUSINESS ARISING FROM THE MINUTES

B1 NB2 – BC Hydro Berm Meeting (0400-30)

Council was reminded that they had passed a motion to involve Mr. Dave Reid of Aspen Consulting on Site C Technical Committee matters. Council concurred and advised Mr. Reid to be contacted.

B2 NB4 – Co-op Bulk Station (3010)

The CAO was asked if an enquiry had been made to the lands department. Staff advised Council that a call had been place but the lands personnel was currently on holiday.

B3 NB5 – Mrs. Gallant Letter (0220-01)

Mayor Anderson informed Council she had spoken to Mrs. Gallant and staff and as a result staff would be writing a letter to Mrs. Gallant.

B4 SR8 – Alan Stebbing, MPIS – Development Variance Permit Application, Sheldon (3090-20)

Staff advised Council that due to staff changes the notification did not get published in time for a public hearing to take place at the current meeting but advertisements had gone out and the public hearing is scheduled for October 24, 2011's Council meeting.

PROCLAMATIONS

P1 Waste Reduction Week (0630-01)

Mayor Anderson proclaimed Wednesday, October 17 - 23, 2011 as "Waste Reduction" week. Councillor Webster will take to committee and report back.

DELEGATIONS AND PETITIONS

D1 Ruth Vince – Culvert Maintenance (5400-01)

Ruth Vince of 21079 Thompkins Road addressed Council with issues she encountered during a large rainstorm in May of 2011 and what transpired due to the lack of lack of culvert maintenance:

- Was greatly affected by the major rainstorm on May 24
- House was flooded and causing damage
- Insurance would not cover flooding damage
- Applied for disaster relief but didn't get enough to even replace the furnace
- Feels damage could have been prevented if culvert maintenance had been maintained and extra culverts put in other place to relieve run off
- Asking Council to have culverts cleaned out and around them as well have more put in

District staff investigated flooding in May and provided the following comments;

- At the time staff did what they could
- Equipment designed to clean out ditches was recently purchased and culvert clean-outs will be planned
- Will be speaking with the Ministry of Transportation this fall about increasing drainage capacity and coordinating work

D2 Bob Gammer, Northern Community Relations Manager and Bruce Meisewich, Director of Generation and Operations; BC Hydro – Shoreline Erosion in Dunlevy Area (0400-30)

A brief presentation on shoreline erosion in the Dunlevy area was provided

Key points:

- Historical context of Dunlevy erosion
 - In the 1960s, BC Hydro started construction of the WAC Bennett Dam and Williston Reservoir.
 - BC Hydro acquired private land on the valley bottom that would be impacted by the flooding of the reservoir.
 - BC Hydro sold parcels of Crown land to seven displaced owners with

- easements granting BC Hydro the right to flood and erode the property.
- Over the last 40 years these properties have been subdivided and re-sold to about 25 new owners on some 32 legal parcels.
- Some of these parcels have experienced substantial erosion.
- Outline of problem
 - Beaching effect will carry on until an equilibrium is reached which will take some time
 - Expansive reservoir, strong winds and fine sands are creating substantial erosion along the shoreline
- Presented result of 2010 geotechnical review
 - Factors for increased erosion identified
 - Fine silts and sands, exposures
- Action plan
 - Blanket easement agreements from the 1960's did not identify a safe impact line or preclude building on property
 - Current approach; statutory right of way with a defined impact area
 - Need detailed site specific information
 - Proposing to offer passive acquisition to those who are significantly impacted

A Question and Answer period followed the presentation:

Q - Are impact lines going to affect building on grandfathered property?

A - Depending on geotechnical review etc will look at individual property.

Q – Will acquiring right of ways replace present blanket easements?

A – Supplementary, right modified, existing easement stays in same place, additional right to restrict construction. Subject to individual property owners.

Q – Is BC Hydro going to identify impact lines?

A – Yes, timeline is 100 years, can determine 100 year window.

Q – Does time start for initial reservoir fill or from current date?

A – Passive acquisitions are for those significantly impacted 100 years going forward from now.

Q – Is BC Hydro going to right some of the wrongs with inappropriate easements, restrict landowners in the future?

A – BC Hydro has the right to erode property with references to easements. They recognize different sets of covenants and hardships with people building a home.

Q – What about right of way purchases?

A – Will go into negotiations through an independent appraiser who has experience with property and right of ways. If property owners are not satisfied with the appraisal they are able to get their own appraiser.

Q – Does this apply to all properties along the reservoir?

A – Strictly Dunlevy and identified areas at the south end.

Q – District of Hudson's Hope has lost tax base and experienced other impacts (e.g. serious dust issues on nearby properties, lost opportunities) due to sloughing/erosion. Has BC Hydro considered what they might do to compensate the District?

A – BC Hydro is not prepared to compensate the District for loss of tax base due to sloughing/erosion.

STAFF REPORTS

SR1 Special Events Coordinator (8100-01)

M/S Councillor Johnson/Johansson

THAT:

360/11

"Council approve the following events submitted by the special events coordinator: Senior Swim, Perfect Pumpkin Painting, Frightful Frolics, Veteran Week (One day school viewing, Remembrance Day Ceremony, Poppy Campaign and Veterans' Dinner) Visitor Information Center Decorating, Christmas Bingo, Santa Skate, Christmas Card Making and Christmas Parade and Tree Light Up."

CARRIED

Conversation ensued:

- Policy regarding grants, staff to do
- Wish to keep solicitation to organizations under one umbrella
- CAO will meet with Ms. Goddard to address time allocation and expenses proposed for events
- Council to provide list of events they wish coordinator to proceed with

SR2 Telephone Survey Re: Enabling Accessibility Fund Application (1855-01)

M/S Councillor Johansson/Quibell

THAT

361/11

"Application under the Small Project Component of the Enabling Accessibility Fund be approved for the construction of barrier free washrooms for the District's Visitor Information Centre."

AND THAT

"The District's in-kind contribution will be the servicing of the proposed washrooms with water, sanitary sewer and electricity at an estimated cost of \$15,000."

CARRIED

Council was asked to formally ratify the telephone survey that staff was tasked with.

Discussion followed:

- Year round washrooms will depend upon design, looks feasible
- Would like to see a year round sani-dump in community
- Sani-dump 2012 Capital project

SR3 Industrial Land Use Strategy (6480-01)

M/S Councillor Johansson/Quibell

THAT:

362/11

"District Council confirms the proposed Official Community Plan re-designations and authorizes staff to consult with the public regarding those proposed changes and to report back to District Council on the input received."

CARRIED

Discussion ensued:

- Urban Systems re-designed maps to reflect Council's comments on initial maps they were presented with
- Public has not been involved at this stage, it is the next step after Council's approval of proposed maps
- All public feedback received will be forwarded to Council
- Property owners can maintain as current zoning until they sell or move
- Property north of the arena is Crown land, District should look into acquiring. This could be town or private campsite
- Not asking to approve Official Community Plan
- Staff to will make posters available to community and they can then provide comments

to staff who is taking stepped back approach

SR4 Water Treatment Plant Building (5600-01)

M/S Councillor Johnson/Summer

THAT:

363/11

"The contract for the construction of the water treatment plant building is awarded to the low bidder, Northern Legendary Construction for the quoted price of \$127,300 plus HST."

CARRIED

Discussion ensued:

- Detailed design will result in some changes to the building as quoted by the local contractors which could add approximately \$20,000 to the overall cost of the treatment plant building
- Building will have a residential look
- The overhead door is 12 feet measured from the basement floor. The building remains as 1 storey.
- Mayor Anderson spoke with Mr. Porter and told him there would be a 12'x12' door, he seemed to be OK with this

SR5 Water Treatment Plant – Civil Site Works Tender (5600-01)

M/S Councillor Quibell/Johansson

THAT:

364/11

"The Water Treatment Plant Civil Site Works Contract be awarded to GT-excavating for the tendered price of \$41, 630.00."

CARRIED

Discussion:

- Entire treatment plant project currently estimated at \$15,00 over budget, hoping to trim costs
- Delayed doing upgrades to booster station but will have the opportunity to budget either way
- Tree gets to stay, supply lines are at the west end of the property

SR6 Wild Horse Oilfield Services Ltd. - Application for Exclusion (0400-50)

M/S Councillor Johnson/Summer

THAT:

365/11

"The Peace River Regional District be advised that the District of Hudson's Hope does not support the Wild Horse Oilfield Services Ltd. Application for Exclusion of Parcel A PGP34512, District Lot 1252 from the ALR for the reasons outlines."

CARRIED

Discussion:

- District has land within Municipality that Wild Horse Oilfield Services Ltd. (WHOS) could utilize
- WHOS needs to follow correct process
- What about others who are not following process, there needs to be a complaint put forth

SR7 Wild Horse Oilfield Services Ltd. – Temporary Use Permit Application (0400-50)

M/S Councillor Johansson/Quibell

THAT:

366/11

"The Peace River Regional District be advised that the District of Hudson's Hope does not support the Temporary Land Use Permit 160/2011 for the reasons outlined."

CARRIED

Councillor Johnson Opposed

Discussion:

- To date Wild Horse Oilfield Services Ltd. has not complied with conditions given
- Neighbours are also not in compliance
- Peace River Regional District has asked for the District's comments as it will be impacted

CORRESPONDENCE

C1 Deborah Peck – Letter RE: Community Special Events & Proposed Apartment Construction (0220-01)

Discussion:

- BC River's Day missed this month
- Apartment preliminary construction plans submitted to the District
- District of Hudson's Hope asked for Senior's units to be set aside in second stage of construction and will enter into discussions with developer when time comes
- Seniors housing is proposed in stage 2 of the development (4units)
- Have senior's interested in units meet with developer to discuss plans for senior's units

C2 Elaine Rhymer – Letter Re: logging of Block H.H. 59, 60, 90 and 92 on Twelve Mile Road, Hudson's Hope (0220-01)

- Ministry of Forest Regulates
- Cumulative impact should be taken into account
- Staff to write a letter to the MOF in support of Elaine Rhymer and request a meeting so they may provide plans for the next 5 years
- Would have some influence with Official Community Plan if areas are designated for something else
- Have limited influence with Crown land have some influence with private land

C3 Ministry of Energy, Rich Coleman – Letter Re: Northeast Energy & Mines Advisory Committee (0400-20)

FOR INFORMATION

C4 Northern Lights College – Invitation to Aboriginal Gathering Space Event (0400-70)

M/S Councillors Johnson/Webster
THAT:

367/11

"Council authorize the attendance and expenses for one Councillor to attend the Northern Lights College Aboriginal Gathering Space Event in Fort St John on October 27th, 2011."

CARRIED

Council felt representation at this event was warranted.

C5 Canadian Environmental Assessment Agency – Letter Re: BC Hydro Site C Clean Energy Project (0540-20)

FOR INFORMATION

C6 Spectra Energy – Letter Re: T-North Expansion Project (6660-20)

FOR INFORMATION

C7 Fort St John, Diana Burton – Invitation Re: Elected Official Workshop January 19, 2011 (0400-50)

Staff to Diarize

BYLAWS

B1 & B2 **Zoning Amendment Bylaw No. 802, 2011 & 803, 2011 – Lots 11,12 & 13 Block 2 Plan**
1679 (3900-02)

M/S Councillor Johnson/Johansson

THAT:

“That 1st and 2nd readings are given to Zoning Amendment Bylaw 802, 2011.”

CARRIED

368/11

AND THAT

“1st and 2nd readings are given to Zoning Amendment Bylaw 803, 2011.”

CARRIED

AND FURTHER THAT:

“Staff be authorized to schedule a public hearing for the proposed Zoning Bylaw Amendments on October 24th, 2011 at 7:00 pm in Council Chambers.”

CARRIED

Discussion:

- 6” Sewer line is adequate
- Currently there are no regulations on recycled water
- There are regulations regarding settling tanks and oil separators

The proposed changes to the Zoning Bylaw appear to be consistent with District Council's policy for infilling in the commercial area and the application is therefore supported to proceed to the Public Hearing stage.

COUNCIL REPORTS

CR1 **Councillor Johansson – 2011 Union of BC Municipalities (UBCM) Highlights** (0400-01)
Trade Agreement Negotiations with Europe:

- Many trade agreements with individual countries.
- Three we hear most about: General Agreement on Tariffs & Trade (GATT), North American Free Trade Agreement (NAFTA) and Agreement of Internal Trade (AIT).
- New West Partnership Trade Agreement brought Saskatchewan into the TILMA (Trade, Investment, Labor Mobility Agreement) that we have been familiar with in the recent past.
- Canada is now in the early stages of negotiating a trade agreement with Europe and that was the main topic covered in the session.
 - Early observations: a 20% increase in trade could be worth \$12 billion annually.
 - Presently looking at the costs/benefits of a comprehensive agreement which would cover tariffs on goods and services, regulatory cooperation, mobility of investment, labor mobility and procurement etc., so similar to NAFTA, GATT and the New West Partnership.
 - Canada negotiates international agreements but for the first time, the provinces and territories are at the table. Many of the topics to be negotiated (eg. procurement, regulation, environment) are under provincial jurisdiction so provincial participation makes sense.
 - Issues of Concern that have been identified:
 - Municipal procurement (identifying levels below which they would not apply.)
 - Water
 - Privatization & Commercialization of public services
 - Next round, scheduled for later this month, might be the final negotiation. A Draft Agreement is expected to be ready in 2012 and at that time would be

open for full discussion.

Resolutions of Note:

- Hudson's Hope resolution regarding funding for negotiating with First Nations passed in the block vote.
- RCMP Resolution: The provincial contract with the RCMP is near its end. Negotiations to renew the contract have been underway for some time. Shortly before UBCM, Prime Minister Harper issued a statement suggesting that November would be a final date. BC took that to mean the RCMP would begin pulling out at the end of the contract and a provincial force would have to be in place to take over. An emergency resolution was passed encouraging the parties to renew negotiations to come to some agreement.
- Municipal Auditor General: Lots of discussion and the general feeling was that such an office would be expensive and redundant; given that local governments are statutorily prohibited from deficit financing and already must have their books audited every year. Province had indicated they intended to proceed regardless of local government's views. Resolution passed was that UBCM disagreed with the necessity of a Municipal Auditor General but that the executive continue the negotiations.
- Smart Meters: Resolution to request that installation of smart meters in all households with BC Hydro hook-ups be put on hold until public concerns were addressed. (health, invasion of privacy, possibility they would lead to higher rates.)

CR2 Councillor Summer – 2011 UBCM Highlights (0400-01)

Meeting with Minister Pat Bell; Ministry of Jobs, Tourism and Innovation

- Asked what was the government looking at in regard to
 - out of province workers
 - what is the benefit when home address is in a different province

The response received was that the government is aware of the situation but currently has no strategy.

Meeting with Resource Panel (Minister Rich Coleman, Minister Steve Thompson and Minister Don McRae):

- Is also aware of the out of province situation
- One minister is content with the situation as some communities/business are benefiting from the situation
- Environmental Assessment, Terms of Reference – government should do something about that

CR3 Mayor Anderson – 2011 UBCM Highlights (0400-01)

Small Town Forum:

- Communications
- Whistler was asked by panel to address affordable housing, they were lucky enough to utilize Olympic legacy, slanted as not all communities are able to do so and opportunities like this are not annual events

Resolutions:

- Process requires refining
- Remote voting device sped process up

Northern Health Meeting (Dr Jago and Cathy Ulrich):

- Making headway, proposal
 - Doctor in Hudson's Hope 5 days/week
 - Dr. Wright will be given opportunity first
 - Doctor will be paid a flat rate
 - Hire Nurse Practitioner to work with doctor

Minister Rich Coleman and staff:

- BC Hydro does not have funds to assist with the District water project
- If Site C project proceeds Council needs to decide what benefits the community should receive, benefits were not received from previous dams

NEW BUSINESS

NB1 Peace River Regional District - Regional Energy Fund (0400-50)

Council was asked to have their comments regarding Peace River Regional District - Regional Energy Fund prepared as they would be requested at Monday, October 24, 2011 Council meeting.

NB2 Mike Carter – Municipal Administrative Training Planning Course Highlights (2810-01)

- Provided general information
- Reviewed information previously picked up on the job

PUBLIC ENQUIRIES

PE1 Bob Bach – Proposed Official Community Plan Maps (6480-01)

Mr. Bach thought the anticipated new zoning maps looked good and requested pdf copies of the maps.
Staff will forward copies of maps.

PE1 Mark Hodgkinson – Proposed Official Community Plan Maps (6480-01)

Mr. Hodgkinson concurred with Mr. Bach.

SR1 Ms. Gretta Goddard – Diamond Jubilee Celebrations Grant (8100-01)

Ms. Goddard asked if it was Council's wishes for her to apply for the Diamond Jubilee Celebrations Grant.

Ms. Goddard was advised that this item would be addressed by the CAO.

DIARY

	<i>Conventions/Conferences/Holidays</i>	<i>Diarized</i>	<i>Last Review/Action</i>
	<i>October 27 – PRRD</i>		
DY1	<i>October 27 – Aboriginal Gathering Space, NLC</i>		
DY2	<i>November 19 – Municipal Elections</i>		
DY3	<i>November 28 - Council Meeting</i>		
DY4	<i>July/August – District Office Open House</i>		
DY5	<i>October 2011– Coalhunter Mining Corporation</i>		
DY6	<i>Elected Officials Workshop January 19, 2012 FSJ</i>		
DY7			
	<i>Plan to Reduce Greenhouse Gas Emissions</i>	<i>Feb 2007</i>	
DY8			
	<i>Road Allowance for Oil & Gas Activity</i>	<i>July 2009</i>	<i>To review April 2011</i>
DY9			
	<i>Identify Community Heritage Sites</i>	<i>2010</i>	<i>To review April 2011</i>
DY10			
	<i>District Highway Signs Committee</i>	<i>2010</i>	<i>March 31,2011- Submit</i>
DY11			

M/S Councillors Webster/Quibell

THAT:

369/11

"This Regular Meeting of the Council recess to an In Camera meeting pursuant to the Community Charter Section 90 1 (k)." (9:27 p.m.)

CARRIED

The Regular Meeting reconvened. (10:00 p.m.)

NB3

BC Hydro Northern Region Peace-Rocky Mountain Community Relations 2011 Annual Report (0400-30)

Councillor Johansson asked who submitted the BC Hydro Northern Region Peace Rocky Mountain Community Relations 2011 Annual Report.

Staff reported they would look into.

ADJOURNMENT

Motion to adjourn Councillor Quibell

THAT:

"This Regular Meeting of the Council be adjourned." (10:05 p.m.)

373/11

CARRIED

Certified Correct:

Minute Taker

Chair