

DISTRICT OF HUDSON'S HOPE
MINUTES OF THE REGUAL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
Monday, JANUARY 9, 2012 AT 7:00 P.M.

Present: **Council:** Councillor; Gwen Johansson (Chair)

Councillor; Darryl Johnson
Councillor; Nicole Gilliss
Councillor; Dave Heiberg
Councillor; Kelly Miller
Councillor; Travous Quibell

Staff: CAO; John Locher
Director of Public Works; Mike Carter
Director of Protective & Inspection Services & Fire Chief; Robert Norton
Deputy Clerk; Laurel Grimm

Other: 30 in gallery

CALL TO ORDER

The meeting was called to order at 7:00 pm with Acting Mayor Gwen Johansson presiding.

ADOPTION OF AGENDA

M/S Councillors Johnson/Quibell
THAT:

001/12 "The agenda for the Council meeting of January 9, 2012, be adopted."

CARRIED

ADDITIONS/DELETIONS

M/S Councillors Heiberg/Miller
THAT:

002/12 "Council approve Agenda item B1: Official Community Plan Amendment Bylaw 804, 2011 be moved to follow item PH1"

CARRIED

Councillor Johansson requested that a letter from Alaska Highway Community Society be added to the agenda under Staff Reports.

Councillor Johansson requested that correspondence between the Chair and Talisman in regards to an upcoming meeting be added under New Business.

PH1 PUBLIC HEARING (0550-01)

Acting Mayor Johansson read the Public Hearing opening statement for proposed Official Community Plan Amendment Bylaw No. 804, 2011.

John Locher provided a brief synopsis of the proposal.

The Chair called for Verbal Submissions from the Gallery and the following were heard:

Robert Pringle of 4269 Beryl Prairie Rd.

- Opposed to proposed Official Community Plan Amendment Bylaw No. 804, 2011.
- Clarify "Heavy Industrial" permitted uses so that there would be no confusion with residents and industry alike.
- Would like to see more input from the Public.
- Concerns over possible toxic fumes and noise affecting the Beryl Prairie Subdivision.
- An increase in traffic could be hazardous as this road is a school bus route.
- Proposed to remove Heavy Industrial from the North of Canyon Drive and into Beryl Prairie and move to Gething Road.
- Propose to implement buffer zones between all Industrial areas and Highways/residential.
- Concerns over proposed Future Industrial overlapping ALR.
- Look into alternate access routes outside of residential areas.

Alison Hildebrandt & Rodney Rice of 10709 Forfar Street

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Some concerns include the storage of chemicals, fabrication, welding fumes, noise, commercial traffic and associated noise around residential areas.
- Would like to see Heavy Industrial areas removed from OCP where it is adjacent to residential.
- Stated that unsatisfied community members will leave the community.
- Opposed to rezoning of their property to Light Industrial.

Ross Tremblay of 10307 Boynton Street

- The Proposal states there is over 2000h set aside for Heavy Industrial. This is too excessive.
- There is a creek on the South side of the Peace River that would be impacted and environmental concerns may be raised if Industrial use is approved for this area.
- Look into benefits for residents in revising the Official Community Plan not just suggested demands from Oil & Gas Companies.
- Suggested trying to focus on Green Industries. Is it possible to bring in some eco-friendly Industries i.e. Water Bottling Plant.
- Make this a collective agreement between all parties involved. Community, Council, Industry and Staff. Would like to see it looked at as a whole.

Doug Summer of 6235 Beryl Prairie Road

- Stated he understands the importance of Industry in the community but that a comprehensive review of the entire OCP would be beneficial. We need to look at residential, commercial and Industry.

Pat Enderlin of 6235 Beryl Prairie Road

- Bylaw No. 804 is too excessive in total land required for Industrial. Stated we need to look at Residential, Commercial and Industrial areas. We need the OCP reviewed as a whole.
- The maps provided were not clear enough. Would like to see user-friendly proposals so that there is no future confusion.
- We need to determine which permitted uses fall under which category. Heavy Industrial and Light Industrial need to be examined and permitted uses clearly identified.

Ruth Vince of 21079 Tomkins Road

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Ruth Vince presented a petition containing 68 signatures. It stated:

``We the undersigned are opposed to the Official Community Plan Amendment

Bylaw No. 804, specifically to the proposal to designate land near the Beryl Prairie subdivision as Heavy Industrial.

Darcy Summer of 4742 Millar Road

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Would like to suggest we look at the entire community plan before designating certain area's as Industrial.
- Need more public input.

Acting Mayor Johansson called for verbal submissions from the Public and having heard from no one else in the gallery the Acting Mayor gave the floor to John Locher to read all written submission received to date.

Coleman Mercereau of 5147 Beryl Prairie Road

- OCP bylaw is too focused on Industrial Areas. Suggested to look into Commercial as well as residential at the same time.
- Inform residents of how many companies are looking to purchase industrial land in Hudson's Hope so that residents are more aware of the amount of tax dollars we are missing out on.
- Concerns regarding fire hazards and water supply available in Beryl Prairie. As Fire Captain any contained chemicals, propane tanks, diesel tanks and ethyl methyl products pose a hazard.
- Lack of buffer zones between potential Industrial zone and residential area. Noise and traffic will affect resale values and homeowner contentment.
- South side of the Peace is slated for Coal Mine development; the area around the gravel pit on the east side of Hwy 29 (South of Johnson Creek Road) may be more suitable.
- Would like to see the schools full, programs and curriculums available, sports leagues, art programs etc. available. Approves of growth but recommends building family housing instead of camp grounds and RV parks for transient workers.
- In support of the OCP but recognises that it needs some work. Focus on residential, commercial and Industrial.

Neil & Earlene Bitterman of 10016 Gaylor Avenue

- Are in support of Official Community Plan Amendment which modifies their land designation to Light Industrial.
- Property Part NW ¼, Legal Subdivision 14, Section 13, Township 81, Range 26, Meridian W6 is currently within the ALR and is marginal farm land comprised of a sand ridge, glacial silt and small gravel reserves in which farming is not viable. The OCP modifications enable flexibility of future exploration of other options. We suggest that all property be included within the amendment as it currently excludes a section to the North.

Marilyn Middleton of 21060 Coulson Road

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Would like to see a buffer zone in Beryl Prairie.
- Residents in this area moved here because of the privacy and isolation, we do not want that to change. Look at cosmetic appeal for the downtown area.
- Too much land proposed for Heavy Industrial.
- To remove all Industrial area except for at the head of Beryl Prairie and leave that as Light Industrial.

Steven Metzger of 10109 Macintosh Crescent

- Gas Patch and coal field activities should be restricted to industrial park areas, which are not along Hwy 29 both east and west of Hudson's Hope.
- Prevent the first impression of Hudson's Hope as being an Industrial town. We need to

keep the aesthetic beauty.

- In regards to Property 13: A community needs green space. Leave this area undeveloped as it is few and far between. If this area is to expand recreational activities will be in demand if deemed necessary to restrict development to highway portion of property.

Michael & Edith Rosa of 19592 Lesage Road

- Property #15: Zone as Residential not Light Industrial. Industry would have negative impact with increase of noise and traffic.
- The extension of Lynx Creek Subdivision would make for good residential lots.

Kathy Burseth of 21023 Coulson Road

- Too much property set aside for Industrial use. Cut by 50% and utilize as residential and commercial.
- Implement Industrial park away from town and residential areas. Consider traffic volumes and other possible areas where there are not as many hills making traffic flow congested for Beryl Prairie residents.

Nancy Smith of 9005 Jamieson Avenue

- The area proposed for Jamieson to remain residential.
- Industries should not be close to residences.

Donna Gould of 9511 Jamieson Avenue

- Opposed to proposed Industrial zoning around residential areas and entering/exiting the town. (Suggested to) move Industrial outside of town, away from residents, and implement buffer zones. Bring in consultant to look at outlying areas and best possible location for said use.
- (Keep in mind that) with Industrial growth there will be a demand for commercial and residential and that would be better situated in the town.

Kelly Newsholme of 12305 Beaton Street

- Concerns over visual approach to Hudson's Hope on either end of Hwy 29. Situate all Oil, Gas, Mines and Industrial areas outside of town in an Industrial Park not visible from the road. Signs/maps etc. can be placed for easy navigation.
- Past the Beryl Prairie turnoff would be a preferential area with a buffer zone. (As this would reduce noise and traffic down town)
- The reason why residents stay in this town is for the community, its beauty, the size and its quaintness.

Terry Webster of 5594 Beryl Prairie Road

- Concerns over the amount of land being proposed for Industrial land. Cleared land at the beginning of Beryl Prairie road is cleared already; (utilize this?)
- Heavy Industrial in BP is too close to residential, BP originally planned for second loop, already has amenities for rural development, School bus route (problems already noted with Industrial traffic)
- Downtown – We don't not want to change the appearance of our community into just another Oil & gas community.
- We do not know what uses will be permitted under Heavy Industrial. An Industrial zone must meet the need of the Industry using it. Storing of chemicals could be potentially dangerous.
- Suggestions include: Talk to industry to find out exact demands, identify small areas to meet the needs of Industrial pressure, wait for major review of OCP to allow for balanced approach, develop one light Industrial park away from residential areas, the highway, and out of view. Heavy Industrial areas need to be well removed from residential areas and residents, ask the surrounding residents to get involved to ensure that local

knowledge is well used.

Anatoli & Elvira Hocha

- We are in support of the Official Community Plan Amendment Bylaw No. 804 which modifies our property into light Industrial.

Greta Goddard & Mr. Robert Fequet of 10013 Gaylor Avenue

- Has 32 acres of property stretching from Darryl Johnsons to Birosh's property with the proposed Amendment going straight through the middle. Would like Council to consider including her entire property as Light Industrial.
- Concerns over lack of residential land available in town.

Rebecca Brough of 19587 Lesage Road

- Disagrees with the amount and location of land designated for industrial use. Would like to see planning for residential as well as commercial reviewed at the same time. Implement buffers along all highways and residential areas.

Michael Nichols of 19655 Lesage Road

- Objections with the proposed Amendment include the following: aesthetics, waste management as areas along the highway are not serviced by water or sewer, safety concerns in regards to traffic and lack of residential development.
- Suggested the development of an Industrial park to the North West of town with a single, controlled access.

Kim Hawkins of 6793 Beryl Prairie Road

- Concerns over the excessive amount of land and locations designated for Industrial use. Concerns over safety hazards in regards to traffic
- Would like community input throughout the entire process.

William Lindsay of 10106 Dudley Drive

- Would expect to see space for a date when Bylaw No. 804 is approved by the Provincial Agricultural Land Commission. If the Commission is not reviewed by the Bylaw, it may be necessary to make changes to the Schedules. Other agency referrals are required under the Local Government Act so as to avoid bylaws being rerun through the process. Hwy 29 north is a controlled access hwy, therefore; it will be important to know the positions and requirements of the MOT and infrastructure for Industrial properties that are proposed to be sited adjacent to this highway. Frontage roads are likely to be a consideration.
- Advertisements needs to be clearer and state precisely what steps we are taking and the next steps to be taken IF there is no opposition.
- Opposed to Industrial location adjacent to Highway 29. These are never aesthetically pleasing.
- Industrial lots should be located in a subdivision that is screened and away from the public view.
- Schedule B and C conflict with provisions in the adopted OCP.
- Land is most likely to be needed for residential so this needs to be taken into account.

Burton & Heather Middleton of 4188 Summer Road

- To have Council consider a buffer zone on Parcel No. 16 in Beryl Prairie. This is very close to residential area.
- A buffer zone between ANY residential area and proposed Industrial area.
- Transition between light and heavy industrial so as not to abut residential.
- Leave area for residential expansion.
- Location of proposed green space behind the arena (parcel 13) is a very positive decision and is supported.

Margaret & James Vince – 21008 Coulson Road

- Do not appreciate Industrial area so close to residents. The proposed OCP has too much area set aside for Industrial without taking into consideration residential and commercial.
- Would like to see buffers in between and on the south side of the Beryl Prairie road.

D'Arcy & Carol Wyant – 4480 Longstreet Road

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Concerns over becoming a "Quesnel like" community with Light Industrial surrounding the town. Opposed to Lynx creek becoming a gravel pit as this is not the reason they bought the property or what residents look for when purchasing.
- Industrial to be set back from the highway as to not be so visible and implement adequate noise and pollution bylaws that can be easily enforced.
- Opposed to Industrial designation being close to residential areas.

After calling three times for submission from the Public and having heard from no one in the gallery the acting Mayor closed the Public Hearing.

BYLAWS

B1 Official Community Plan Amendment Bylaw No. 804, 2011 (3900-02)

DISCUSSION:

CARRIED

Acting Mayor Johansson put forth options to Council including the following:

- To accept Official Community Plan Amendment Bylaw No. 804, 2011 as written.
- To accept Official Community Plan Amendment Bylaw No. 804, 2011 as amended.
- To rescind the 1st and 2nd readings of the Official Community Plan Amendment Bylaw No. 804, 2011 and refer the matter back to Staff.

M/S Councillors Heiberg/Quibell

THAT:

003/12

"Council to rescind the 1st and 2nd readings of the Official Community Plan Amendment Bylaw No. 804, 2011 and refer the matter back to Staff."

It was unanimously agreed upon that given the amount of public input received Council would refer the matter back to staff.

A brief recess was called at 8:20 p.m. and the meeting reconvened at 8:27 p.m.

ADOPTION OF MINUTES

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

M/S Councillors Gillis/Heiberg

THAT:

004/12

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

CARRIED

M2 Minutes of the Special Council Meeting held Wednesday, December 14, 2011 (0550-01)

M/S Councillors Gillis/Heiberg

THAT:

005/12

"The minutes of the Special Council meeting held Wednesday, December 14, 2011 be adopted as written."

CARRIED

BUSINESS ARISING FROM THE MINUTES

B1

NB3 - Gravel and Coal Study

(6660-20)

Councillor Johnson questioned as to why \$30,000 had been allocated within the North Peace EDC budget for the Gravel and Coal study. He put forth the suggestion that \$10,000 would be sufficient for our current demands.

B2

NB2 – Fortis BC – Amalgamation of Natural Gas Utilities

Refer to C2 of Agenda.

DELEGATIONS AND PEITIONS

NONE

STAFF REPORTS

SR1

Council Orientation Sessions

(0390-01)

Acting Mayor Johansson made some clarifications in regards to the time and date of the upcoming George Cuff Elected Officials Training Workshop. Council will attend the workshop on January 19, 2012.

Information was also provided regarding a two day workshop by Rick Beauchamp of R.A. Beauchamp & Associates for Council and Staff on February 13 & 14, 2012. Council to advise staff of their attendance.

SR2

Canadian Kailuan Dehua: Coal Bulk Sample Gething

(6660-20)

M/S Councillors Johnson/Heiberg
THAT:

006/12

"The Ministry of Energy and Mines be advised that the District of Hudson's Hope Council does not have any objections to the proposed 100,000 tonne underground coal bulk sample as proposed by Canadian Kailuan Dehua International Mines Group Inc."

CARRIED

DISCUSSION:

- Ministry of Environment engaged.
- The proposed area is not within the municipality.
- It was noted that it will not be subject to an Environmental review as the quantity falls under the trigger of 250,000 tonnes but is still required to follow the Provincial Environmental Standards Act.
- Comments provided are for a referral. Staff to issue comment to Ministry of Environment.

SR3

Alaska Highway Community Society Board Appointment

(0400-30)

M/S Councillors Miller/Heiberg
THAT:

007/12

"Council to appoint Councillor Johnson as the Alaska Highway Community Society board member".

CARRIED

M/S Councillors Johnson/Heiberg

(0400-30)

008/12

THAT:

"Council to appoint Councillor Gillis as the Alaska Highway Community Society board member alternate".

CARRIED

Councillor Johnson explained to Council the purpose of AHCS and the advantages of designating the Alaska Highway as a historic route.

CORRESPONDANCE

C1

Hudson's Hope Health Care & Housing Society: Sale of Property on Garbitt Crescent

(0400-80) xref (3220-20)

Acting Mayor Johansson asked to refer this matter to the Medical Services Working Group and to report back to Council when more information was available.

Councillor Gillis agreed to contact Elaine Ferguson and let her know of the intentions of the Health Care Committee to discuss this matter further on the 31st of January with the Medical Services Working Group.

C2

Fortis BC - Rate Design Application: Impact on Customers Natural Gas Bills (0510-20)

Acting Mayor Johansson informed Council that this issue would be pursued at the Peace River Regional District meeting as it is already on their Agenda.

C3

The County of Grande Prairie No. 1 – Invitation to Conference

(0390-01)

FOR INFORMATION

C4

Terri Clark Letter: Street Light in Lynx Creek

(6440-01)

M/S Councillor Quibell/Miller

THAT:

009/12

"To refer the matter back to Staff for a report back to Council"

CARRIED

COUNCIL REPORTS

NONE

NEW BUSINESS

NB1

Talisman Meeting

(6660-20)

Acting Mayor Johansson informed Council that Talisman put in a request to meet for Informative purposes only.

- Staff to contact Council with particulars as they become available.

NB2

RCMP Contract Webinar

(7010-01)

CAO John Locher has signed up for this session and will provide a brief note to Council.

PUBLIC INQUIRIES

P11 Bob Bach – Street Lights (6440-01)

- Mr. Bach made the suggestion to Council that a street light was also supposed to be put in up in Thompson subdivision years ago. It was decided that Staff will look into this at the same time as the street light in Lynx Creek and report back to Council.
- Could this be placed in the budget with plans to erect street lights in stages?

DIARY

	<i>Diarized</i>	<i>Last Review/Action</i>
<i>January 19 – Elected Officials Workshop in FSJ</i>		
<i>February 13&14 – Rich Beauchamp Workshop</i>		
<i>February 13 – Council Meeting</i>		
<i>February 27 – Council Meeting</i>		
<i>July/August 2011 – District Office Open House</i>		
<i>October 2011– Coalhunter Mining Corporation</i>		
<i>Plan to Reduce Greenhouse Gas Emissions</i>	<i>Feb 2007</i>	
<i>Road Allowance for Oil & Gas Activity</i>	<i>July 2009</i>	<i>To review April 2011</i>
<i>Identify Community Heritage Sites</i>	<i>2010</i>	<i>To review April 2011</i>
<i>District Highway Signs Committee</i>	<i>2010</i>	<i>March 31,2011- Submit</i>

ADJOURNMENT

Motion to adjourn, Councillor Johnson

THAT:

010/12

"This Regular Meeting of the Council be adjourned." (9:22 p.m.)

CARRIED

Certified Correct:

Minute Taker

Chair