

DISTRICT OF HUDSON'S HOPE
MINUTES OF THE REGUAL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
Monday, August 8, 2011 AT 7:00 P.M.

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

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

Staff: CAO; John Locher
Director of Public Works; Mike Carter
Manager of Protective & Inspection Services; Alan Stebbing
Minute Taker; Becky Mercereau

Other: 8

Regrets: Councillor; Travous Quibell
Councillor; Clayton Stacey

CALL TO ORDER

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

ADOPTION OF AGENDA

M/S Councillors Summer/Johnson

THAT:

306/11

"The agenda for the Council meeting of August 8, 2011 be adopted."

CARRIED

DECLARATION OF CONFLICT OF INTEREST

None

ADOPTION OF MINUTES

M1 Minutes of the Regular Council Meeting held Monday, July 25, 2011 (0550-01)

M/S Councillors Webster/Johnson

THAT:

307/11

"The minutes of the Regular Council meeting held Monday, July 25, 2011 be adopted."

CARRIED

BUSINESS ARISING FROM MINUTES

BR1 BR1 – Beryl Prairie Road Issues (5400-01)

It was requested that a letter be sent to schedule a meeting with the Ministry of Transportation to discuss Beryl Prairie road issues. It should be scheduled prior to the fall, so that work to fix the problems could be started or completed prior to winter. It was questioned whether a ten percent holdback was kept from the construction of the road, and if so, if that money could be used to fix the road issues. Council also expressed their concerns of the deteriorating road conditions that could lead to an accident.

M/S Councillors Webster/Summer

THAT:

308/11

"A letter requesting a meeting with the Ministry of Transportation be scheduled as soon as possible, to discuss the Beryl Prairie Road issues."

CARRIED

BR2 SR1 – Lynx Creek Zoning and Noise Issues (3220-20)

It was advised that construction at the property located at 19587 Lesage Road, is completed and the final inspection is completed. They were sent a letter regarding their need for compliance with the Agricultural Land Reserve regulations. This information will be forwarded to Mr. McCormick, who is representing the Lynx Creek landowners.

DELEGATIONS

D1 Jay Morrison, Community Coordinator, Spectra Energy – Expansion Update (6660-20)

Jay Morrison, Rod Locke, Steve Henderson and Michaela Bjorseth from Spectra Energy presented Council with their expansion updates. They advised of the following:

- reviewed their North American pipelines, gathering and processing plants and the different lines;
- are expanding their gathering and processing facilities in Horn River and Montney areas;
- part of the T North 2011 will be located in the Beryl Prairie area and will be 24 kilometres of 36-inch loop;
- the T North 2011 project will also include a new compressor station at N4, 20 kilometre of 36-inch lateral pipeline near Stewart Lake and a new Sunset Creek compressor station;
- the proposed T North 2012 pipeline expansion will include a 24.2 kilometre long 42-inch loop, adjacent to existing 30" and 36" pipelines on east side starting at Compressor station N5 and ending north of Dinosaur Lake;
- discussed their investments to our community which has included funds being donated to the Jam at the Dam, Winter Carnival, Hudson's Hope Health Care and Housing Society, and Friends of Hudson's Hope Society;
- described some of their maintenance and monitoring systems that provide better safety for employees and the public;
- reviewed their public awareness programs and local emergency response programs.

Jay Morrison responded to questions as follows:

- there are regulations for pipe separation in the pipeline corridors to mitigate safety issues;
- there are currently no regulations known of, as Alberta has, for a limit of three pipelines per quarter section;
- they will be relying on customer demands in the future to determine whether more pipelines are needed in this area;
- Spectra will be looping up the line towards Fort Nelson;
- some old Right of Way agreements allow for multiple pipes to go in, but if they need additional land they will need a new agreement with new terms.

D2 Jay Morris, Wild Horse Oilfield Services – Operations Update (6660-20)

Jay Morris advised Council of the current operations by Wild Horse Oilfield Services. He advised that he is applying for 500 meters of frontage land to be removed from the Agricultural Land Reserve to be used for camps and office buildings. It would be a three year application which may be renewed. He also advised that he currently has a temporary permit for industrial use on that land. The current use of the land is for a residence and truck parking. He

acknowledged that the company is not in compliance with the current temporary permit. There is also an open camp on one piece of land, and Council questioned if it was suppose to be for only his staff or not. Mr. Morris advised that there is an application submitted to have the camp changed to allow for it to be open. They also questioned if Wild Horse had given the \$80,000 bond to the Agricultural Land Commission to ensure the land is put back after the permits end.

STAFF REPORTS

SR1 **John Locher, CAO – Peace View Rest Area Improvements** **(0400-20)**

Council gave the following suggestions for improvements at the Peace View Rest Area: picnic tables that can view the valley, guard rails, signage with history facts and local attractions, maps, and clean and odour free facilities.

SR2 **John Locher, CAO – Consent to Regional Heritage Conservation Service** **(0400-50 xref, 6830-01)**

M/S Councillor Johnson/Webster
THAT:

309/11 "The PRRD be advised of Council support for the creation of a new Regional District function of Heritage Conservation Service."

CARRIED

With Councillor Summer OPPOSED

Discussion:

- Need to identify heritage sites within Hudson's Hope that we can forward to the committee
- Should appoint a person from the community who has knowledge about the heritage of Hudson's Hope and possible sites that can be identified
- Want assurance that Hudson's Hope will benefit from this program

SR3 **John Locher, CAO – Municipal Auditor General Survey** **(0400-20)**

M/S Councillor Johansson/Johnson
THAT:

310/11 "District Council respond to the survey with the indication that "until such a time as there is a demonstrated problem for a Municipal Auditor General to address – the office not be created"."

CARRIED

SR4 **Alan Stebbing, Manager of Protective & Inspection Services – Surplus Land for Development** **(3220-20)**

M/S Councillor Johnson/Summer
THAT:

311/11 "Council declare the following lands surplus to the District's needs: Lot 9 & 10, Block 1, Plan 14304, Section 13, Twp 81, Range 26, W6M and Lot 1, Plan PGP3998, Section 13, Twp 81, Range 26, W6M."

AND FURTHER THAT:

"Council authorize staff to dispose of these parcels through responses to a proposal call from interested developers."

CARRIED

With Councillor Summer OPPOSED

Discussion:

- Intent for seniors housing, apartments and daycare facilities
- The appraisal price for these properties is based on recent sales within the District

- Questioned splitting the large property
- Want assurance that seniors housing will be provided
- New rental accommodation would facilitate closing the proposed BC Hydro camp that will be set up
- All the proposals will be presented to Council for either acceptance or rejection

SR5

Mike Carter, Director of Public Works – Equipment Purchase (1280-01)

312/11 M/S Councillor Johansson/Webster
THAT:

"That the contract for the supply of one new loader/backhoe be awarded to Great West Equipment for a 2011 Volvo BL70 at the quoted price of \$88,000 plus HST."

CARRIED

SR6

Tracey Rutherford, Deputy Clerk – MOT Response to Railway Crossing Maintenance Enquiry (0400-20 xref. 0400-50)

313/11 M/S Councillor Johansson/Johnson
THAT:

"The information provided by Mr. Jim Horbay, Manager of Engineering for Rail Safety with the Ministry of Transportation be provided to the Peace River Regional District along with Mr. Horbay's offer to provide a presentation to the Board on the issue."

CARRIED

SR7

Tracey Rutherford, Deputy Clerk – PRIS, Fibre Optics Project and BC Government Investment in Telus (1349-01)

Information provided on the PRIS fibre optics project and the BC Government investment in Telus.

BYLAWS

B1

Alan Stebbing, Manager of Protective & Inspection Services – Zoning Amendment Bylaw No. 801, 2011 (3360-01)

314/11 M/S Councillor Johansson/Webster
THAT:

"First and second readings be given to the Zoning Amendment Bylaw No. 801, 2011."

AND FURTHER THAT:

"Staff be authorized to schedule a public hearing for the proposed Zoning Bylaw Amendment on August 22, 2011 at 7:00 pm in the Council Chambers."

CARRIED

CORRESPONDENCE

C1

Coalhunter Mining Corporation – Medical Personnel Issues (6660-20 xref. 0400-80)

Council requested a thank you letter be sent to Coalhunter for helping to get a meeting with Northern Health and industry, regarding the medical personnel issues.

COUNCIL REPORT

CR1

North Peace Economic Development Commission (0360-01)

Councillor Webster discussed the main topics from the recent meeting with the NPEDC, which included the Western Diversification Fund for fibre optics, the donation from Penn West

towards the Lions Van, and the expansion project for the Library.

NEW BUSINESS

NB1

Tembec in Dunlevy Area

(6660-20)

Councillor Johansson advised that Tembec has started their operations in the Dunlevy area. The residents have expressed their concerns with the cumulative impacts of many industries in the one area. It was questioned whether the consultation with the residents was taken into consideration with their plans.

NB2

Heritage Sites

(6830-01)

Councillor Johnson advised that he had travelled to the old Gething Coal Mine with Bill and Jim Beattie to take photographs and get some history on the site. This may be an option for one of the District's heritage sites.

NB3

Gravel Pit Road Closure near Williston Lake Reservoir

(5400-01)

Signs have been placed on the roads to the gravel pits near Williston Lake Reservoir stating "authorized personnel only". BC Hydro advised that those signs have probably been placed for the water pipeline construction and also that the gravel pit rights are owned by BC Hydro and are not actually public.

NB4

New Lions Van

(0230-20)

Mayor Anderson advised that the new Lions Van is in Dawson Creek and should be here soon.

NB5

Sportsman Parking Lot Camp Trailers

(3360-01)

Mayor Anderson questioned the camp trailers that are currently occupying the Sportsman parking lot area. She requested staff investigate this issue.

NB6

Energy Capital of the North

(0400-20)

Mayor Anderson advised that Prince George has been awarded the title of Energy Capital of the North. She requested a letter disputing this claim be sent to advise them of the energy in our community and in our neighbouring community of Fort St. John compared to Prince George.

NB7

Dawson Creek Fall Fair Parade

(0400-50)

Mayor Anderson will be representing the District in the Dawson Creek Fall Fair Parade this weekend.

PUBLIC ENQUIRIES

PE1

Roger Porter – Water Treatment Plant Concerns

(5330-20)

Mr. Porter raised his concerns of the Water Treatment Plant being proposed on Dudley Drive. His concerns included the visual affect, the length of time for this temporary facility and the noise issue. Staff advised of the following:

- a Public Hearing will be held on August 22, 2011 so that all residents can voice their concerns;
- this plant is estimated to be in use for five years, depending if the Site C Dam goes forward or not;
- it will be a pressure filtration system, so there will be limited noise from the building;
- a progress report will be sent out to the public tomorrow

- the design is not finalized, but there are currently no architectural regulations to go by when building anything in the municipality;
- Council will have input on the design.

Council thanked Mr. Porter for bringing these issues to their attention.

DY1	DIARY	Diarized	Last Review/Action
DY2	<i>Conventions/Conferences/Holidays</i>		
DY3	<i>August 22 – Council Meeting/Public Hearings</i>		
DY4	<i>September 5 – Labour Day</i>		
DY5	<i>September 12 – Council Meeting</i>		
DY6	<i>September 26-30 - UBCM</i>		
DY7	<i>July/August – District Office Open House</i>		
	<i>October 2011– Coalhunter Mining Corporation</i>		
DY8			
	<i>Plan to Reduce Greenhouse Gas Emissions</i>	<i>Feb 2007</i>	
DY9			
	<i>Road Allowance for Oil & Gas Activity</i>	<i>July 2009</i>	<i>To review April 2011</i>
DY10			
	<i>Identify Community Heritage Sites</i>	<i>2010</i>	<i>To review April 2011</i>
DY11			
	<i>District Highway Signs Committee</i>	<i>2010</i>	<i>March 31,2011- Submit</i>

ADJOURNMENT

315/11 M/S Councillors Johnson/Webster
THAT:
"This Regular Meeting of the Council recess to an In Camera meeting pursuant to the Community Charter Section 90 1 (k)." (9:00 p.m.)
CARRIED

The Regular Meeting reconvened with Acting Mayor Johansson presiding. (9:30 p.m.)

319/11 M/S Councillors Johnson/Webster
THAT:
"This Regular Meeting of the Council be adjourned." (9:30 p.m.)
CARRIED

Certified Correct:

Minute Taker

Chair