

DISTRICT OF HUDSON'S HOPE
MINUTES OF THE REGULAR MEETING OF THE COUNCIL
HELD IN THE COUNCIL CHAMBERS
MONDAY, MARCH 8, 2010 AT 6:00 P.M.

Present: **Council:** Mayor Anderson, Councillors Johansson, Webster, Summer, Quibell, Stacey and Councillor Johnson via teleconference for part of the meeting

Staff: Charles Nash; Administrator; Christine Harwood, Office Assistant; Allan Stebbing, Manager of Protective and Inspection Services; Mike Carter, Director of Public Works and Marilyn Middleton, Deputy Clerk

Other: There were fifteen (15) members of the public in the gallery

CALL TO ORDER

The meeting was called to order at 6:00 pm with Mayor Anderson presiding.

ADOPTION OF THE AGENDA

056/10

M/S Councillors Johansson and Summer;
"The agenda of the Council meeting held March 8, 2010 be adopted."

CARRIED

PUBLIC HEARING

Mayor Anderson opened the Public Hearing (3360-01)

The Administrator reviewed the contents of the agenda for the Public Hearing for the proposed amendment of the OCP (Bylaw No. 780) and the proposed Zoning Bylaw (No. 781) amendment, which include a report by the Manager of Protection and Inspection Services regarding the proposal and project details, and letters from the public received by the District. The applicant is Mr Ed Forrester. The current Land Owners are Ray and Bonita Edgar.

At the outset of the Public Hearing a letter from Mr Dave Arberry was received by Council and read into the record by the Administrator.

Mr. Forrester presented information regarding his application, which proposes to change the zoning of the Land (Block 2, Section 13, Township 81 Range 26 West of the 6th Meridian Peace River District, Plan 17453) from Rural 2 (RU-2) to Light Industrial (I-1).

Mr Forrester intends to subdivide the land and sell two of the three proposed parcel.

Mr Forrester wishes to have the land rezoned in order to allow for the construction of a car/truck wash and a card lock fuelling station.

Councillor Webster asked Mr Forrester about the safety risks involved in the storage of the bulk fuel required for a card lock station versus a regular filling station. Mr Forrester explained the difference is that typically the bulk fuel storage for a card lock station is larger in volume and above ground.

Councillor Webster questioned if staff had investigated the safety risks of the proposed uses of the land.

The Manager of Protection and Inspection Services stated that any future development of the land would be subject to local building laws and Provincial regulations.

Mayor Anderson opened the Public Hearing to comments and questions from the gallery.

Mrs. Ann Arberry, of Gaylor Avenue, Hudson's Hope voiced her concerns to Council regarding the potential for increased noise in the area, fumes from the heavy trucks and the threat of decreased land values in her neighbourhood. Mrs Arberry also stated the neighbourhood meeting arranged by Mr Forrester had very poor attendance, which she felt limited the amount of public input received by Council. She stated Mr Forrester hand delivered a letter to the residences in the area outlining a proposal which included the rezoning and subdivision of a total of 48 acres. She is concerned with the lack of consistency in the information given to the residents. Mrs Arberry stated that while she recognizes there is a need for an industrial site in Hudson's Hope, she does not think this location is ideal and hopes to see Council vote this application down.

Mrs Pat Enderlin of Beryl Prairie Road, Hudson's Hope spoke of the numerous recent changes within the area, mostly due to oil and gas development. She stated that while not everyone agrees with these changes, she feels they will inevitably happen. Mrs Enderlin commented the availability of land for development is an issue and that she hopes to see this project go ahead.

Mr. Greg Sheldon of 12 Mile Road spoke in favour of Mr Forrester's proposal. He is a friend of Mr Forrester and a recent investor in Hudson's Hope. He stated that he felt the community needs people like Mr Forrester to make things happen. Mr Sheldon commented that Hudson's Hope needs the employment this type of development could provide and that it would be good to see things change with a long term plan in place.

Mrs Nedra Forrester of 10005 Dudley Drive spoke to address some of Mrs Arberry's comments regarding the advertising of the public meeting. She stated there were 300 notices printed and mailed to each of the mail boxes in Hudson's Hope. Copies were posted at Shop Easy and on the bulletin board at the Post Office.

Mr Forrester gave closing comments to Council, explaining his plans for developing this land are not concrete because of the various levels of approval required to proceed with development. He stated he does not intend to proceed with an application to have the adjacent 40 acres of land rezoned at this time because it is within the ALR and he can continue to develop that land under the current zoning.

Councillor Johansson asked for confirmation that this application was only for the amendment of the OCP and rezoning of the (approximately) 7 acre parcel in question. The Administrator confirmed the adjacent 40 acres was not part of this application, and indicated the area under consideration by Council on a plan.

Councillor Stacey commented that while he is not opposed to the construction of a card lock or car wash at the proposed location, he feels the rezoning of the land to I-1 could open the door to the possibility of other development with negative impacts.

Mr Forrester spoke to Councillor Stacey's concerns, stating that he would not object to Council placing restrictions on the permitted uses of the land. Currently there are 34 permitted uses included within the District of Hudson's Hope Zoning Bylaw No. 750, Section 16 for Light Industrial Land.

The Mayor read aloud the list of permitted uses in the Highway Commercial zoning for comparison.

Councillor Johansson noted that even the current zoning of RU-2 includes some undesirable applications.

Council reviewed each of the 34 permitted uses included in the I-1 zoning.

ADOPTION OF MINUTES

M1 Minutes of the Council Meeting held February 22, 2010 (0550-01)

057/10 M/S Councillors Quibell and Webster;
"The minutes of the Council Meeting held February 22, 2010 be adopted as amended."

CARRIED

M2 Minutes of the Special Council Meeting held March 2, 2010 (0550-01)

058/10 M/S Councillors Quibell and Johansson;
"The minutes of the Special Council Meeting held March 2, 2010 be adopted as amended."

CARRIED

BUSINESS ARISING FROM THE MINUTES

BR1 Cpl Woroshelo – RCMP (7450-01)

Cpl Woroshelo presented the Hudson's Hope RCMP detachment report for February 2010. Council provided feedback to Cpl Woroshelo regarding his request for input into the Hudson's Hope detachment's priorities for 2010.

Councillor Stacey suggested speed enforcement could be increased on Canyon Drive towards the WAC Bennett Dam.

Councillor Johansson asked if something could be done to discourage the vandalism of the District's Christmas light display in Beattie park.

Councillor Webster suggested a youth reward program as an incentive to deter vandals. Cpl Woroshelo recommends discussing anti vandalism strategies with other communities.

Mayor Anderson stated the issues of concern she had were the lack of bike helmets being worn by children and the local habit of "rolling" through stop signs.

Council requested District staff investigate the possibility of putting a camera up at the Visitor Info Centre to deter vandalism.

DELEGATIONS AND PETITIONS

D1 Northern BC Tourism – Kathleen O'Neil (0400-30)

Ms O'Neil presented information to Council regarding the initiative of the Northern BC Tourism Association to have the Alaska Highway nominated as a National Historic Site.

FOR INFO

STAFF REPORTS

- SR1 Special Events Coordinator – Greta Goddard (8100-01)**
Council received an informational report from the Special Events Coordinator

FOR INFO

- SR2 Oil and Gas Titles – Verbal Report by Administrator (6660-01)**

The Administrator provided information to Council regarding the petroleum and natural gas parcels currently proposed for disposition within the District. The Administrator asked if Council would like to review each notice of public tender as it is received, or have staff reply to the OGC with the standard response as worded in the resolution passed by Council on February 8, 2010;

“That Council recommends the Province give Environmentally sensitive areas extreme consideration as well as those bonafide animal husbandry operations to avoid detrimental conflicts and also that OGC operators abide by our Municipal Resource Policy.”

Council determined to review the tenders individually in order to remain aware of the number of tenders being sought and monitor the impact.

- SR3 Northeast Regional Advisory Committee Appointments – Verbal Report by Administrator (0510-20)**

The Administrator reported the Northeast Regional Advisory Committee requires confirmation of the names of the representative and alternate representing the District.

- 059/10 M/S Councillors Johansson & Stacey

“That Council re-appoint Councillor Summer as the Representative to the Northeast Regional Advisory Committee with Councillor Quibell as his alternate.”

CARRIED

- SR4 Northern Rockies Alaska Highway Tourism Association – Verbal Report by Administrator (0400-30)**

- 060/10 The Administrator reported to Council that he has been contacted by the Northern Rockies Alaska Highway Tourism Association to confirm the name of the representative from the District of Hudson’s Hope.

M/S Councillors Johansson & Quibell

“That Council re-appoint Councillor Webster as the Representative for the District of Hudson’s Hope to the Northern Rockies Alaska Highway Tourism Association”

CARRIED

- SR5 Senior’s Housing & Support Initiative – Verbal Report by Administrator (1855-03)**

The Administrator provided a report to Council regarding the Provincial grant funding which is available for communities to plan for age friendly housing through the UBCM Senior’s Housing & Support Initiative. There are funds up to \$20,000 available. The Administrator has prepared an application using the Atkinson property as the proposed location for planning an “Age in Place” facility.

Councillor Johansson asked why this location was chosen over the land located behind the Health Centre.

Councillor Webster also commented that the location should be more central to the Health services and shopping available in town.

The Administrator confirmed the application did not commit the District to any particular parcel of land and the funds would be used for planning and not for development. The planning process would help to determine which location would be better suited for an "age in place" project.

Councillor Johansson commented the recent Economic Development Strategic Plan identified Senior's housing as a priority.

Councillor Johnson commented by teleconference that he believes the Atkinson property has value for other types of development, and therefore the land by the Health Centre would be better suited for a Senior's complex.

061/10 M/S Councillors Quibell & Stacey

"That the District proceed with the application for the funding under the 2010 Age-friendly Community Planning & Projects Grants"

CARRIED

CORRESPONDENCE

C1 BC Natural Gas Symposium – Conference Information (0390-01)

FOR INFO

C2 Canadian Spirit Resources – News Release (6660-20)

FOR INFO

C3 Solar BC – Invitation to Participate

FOR INFO

C4 NCLGA – Donation request (0400-01)

The NCLGA is requesting a donation for the Silent Auction at the upcoming convention in Smithers, May 5 – 7, 2010.

062/10 M/S Councillors Webster & Summer

"to authorize staff to purchase a gift with a value of \$200.00 to be donated to the NCLGA Convention silent auction"

CARRIED

Staff is to purchase this gift locally. The item chosen should showcase the community of Hudson's Hope.

OLD BUSINESS

OB1 Coffee Talk Express (1475-01)

Councillor Johansson asked if staff had made any progress with the research into the weekly advertising opportunities available through regional media.

The Administrator stated that some options had been investigated including the Chetwynd Echo newspaper. Issues being considered are cost of advertising and distribution area.

OB2 Street Lights on Beryl Prairie Road (7450-01)

Mayor Anderson asked if staff had any new information regarding the process for having new street lights installed at driveways where children wait for the school bus on Beryl Prairie Road.

Mike Carter, Director of Public Works is researching the details of who is responsible for erecting poles, placing lights, costs, etc.

Councillor Webster stated that as the issue was the safety of the children, perhaps a shelter to prevent the kids from being hit by rocks thrown by vehicles would be better than just street lights. The Bulletin can suggest that this would be a good safety measure for families along bus routes.

Staff is to include an article in the next issue of the bulletin with regards to drivers watching for children waiting for the school bus.

NEW BUSINESS

NB1 Bylaw No. 780, 3rd reading and adoption of OCP amendment (3900-02)

Bylaw No. 780 to amend the Official Community Plan received third and final reading and was adopted by Council.

063/10 M/S Councillors, Summer and Johansson

“to give the third and final reading to, and to adopt Bylaw No. 780”

CARRIED

NB2 Bylaw No. 781, 3rd reading (3900-02)

The third reading was given to Bylaw No. 781 to amend the Zoning Bylaw. Adoption of this Bylaw may not take place until after approval by the Ministry of Transportation.

064/10 M/S Councillors Quibell & Johansson

“to give the third reading to Bylaw No. 781”

The Administrator read the list of permissible uses that will be listed in the Section 219 Covenant that will be registered on the title.

Councillor Quibell asked if the Restrictive 219 Covenant would be forwarded to the Ministry of Transportation with the application. The Administrator confirmed that all ministries would receive the information, as the Covenant would be registered on the title.

CARRIED

NB3 Durango's status as a "local" company (6660-01)

Councillor Webster raised the issue that Durango was being questioned about its status as a local company since it has been bought by Cascade Services of Fort St John. Of concern was the position the District would take to support companies who invest locally and hire local employees, and whether oil and gas companies who are working locally would be encouraged to commit to local support oilfield service operators

She noted that many larger service companies have an annual "donation" budget, so we do not want to shut the door to these opportunities. Councillor Webster suggested the District could meet with a professional fund raiser, such as Sue Popesku to learn about funding strategies.

Staff is requested to contact Ms Popesku to discuss the possibility of a meeting with Council.

Mayor Anderson asked Council to prepare a list of specific funding needs within the community prior to staff arranging this meeting.

NB4 Meeting with Minister Hansen (0400-20)

On Tuesday, March 16th, Mayor Anderson, Councillor Webster, John Locher, and the Administrator will be in Fort St John to meet with Minister Hansen. Discussions are to include the issue of securing a full time physician for Hudson's Hope.

065/10

M/S Councillors Stacey and Webster

"to authorize Mayor Anderson, Councillor Webster and the Administrator to attend the meeting with Minister Hansen"

CARRIED

NB5 Regional Fire Chiefs' Meeting (7200-01)

The Manager of Protective and Inspection Services informed Council the District of Hudson's Hope will be hosting the Regional Fire Chiefs' meeting on Tuesday, April 6th.

NB6 Deputy Clerk Position (2510-01)

Council welcomed Marilyn Middleton to the position of Deputy Clerk for the remainder of Becky Mercereau's maternity leave. Marilyn will begin full time duties on March 26, 2010.

PUBLIC ENQUIRIES

PE1 Medical Situation (0400-80)

Pat Enderlin of Beryl Prairie Road asked if Council could provide any information regarding the efforts to find a full time medical doctor for the Hudson's Hope Health Centre. Council will be discussing this issue with Minister Hansen at their meeting on Tuesday, March 16th as part of their ongoing pursuit of full time stable medical coverage for the District

PE2 Funding for Physician (6660-01)

Marilyn Middleton of Beryl Prairie Road asked if Council had requested any partnership funding for medical services from companies such as Talisman. The Administrator replied these types of funding partnerships are under investigation.

PE3 Community Sponsorship from Oil and Gas Companies (6660-01)

Whenonah Rosenberger asked if companies working in the area had sent letters offering financial support to Council or Community groups. She commented there had been letters sent to the Red River Métis group in the past.

PE4 Shell's gas activities in the area (6660-20)

Dan Moore, Production Superintendent for Shell Gas spoke to Shell's activities in the Farrell Creek area.

Councillor Webster asked Mr Moore if the well currently operating in Farrell Creek was considered to be sour gas.

Mr Moore replied the gas does not have a high enough H₂S concentration to be considered "sour" but that Shell had visited the area residents and placed signage to make people aware the gas being extracted has a higher than normal concentration for the area.

Councillor Webster also asked if Shell's practice was to allow these wells to "vent to air". Mr Moore explained the process of cleaning the gas with a PSA unit, which reduces the amount of sour gas to 0ppm before the gas leaves the treatment plant.

Councillor Johansson asked if those particular wells are licensed as "sweet" gas. Mr Moore replied that at the current concentration of H₂S, the wells are not required to be re-permitted as sour.

Councillor Stacey asked Mr Moore if Shell knew what had caused the gas in that area to be sour. Mr Moore replied that currently the cause is unknown and under investigation. He indicated that Shell is not interested in developing a sour gas plant in the area.

PE5 Poop & Scoop Bylaw (6130-01)

Mrs Nedra Forrester asked if the District has a "poop & scoop" Bylaw in place. She has noticed that dog owners are not cleaning up after their dogs in public places and on local pathways.

Mayor Anderson stated there is no Bylaw in effect at this time. Staff will place a notice in the next issue of the bulletin asking dog owners to be courteous about cleaning up after their pets.

DIARY

Diarized

**Last
Review/Action**

Conventions/Conferences Holidays

DY1	March 22	Council Meeting
DY2	April 12	Council Meeting
DY3	April 26	Council Meeting
DY4	May 5 – 7	NCLA Convention - Smithers

DY5	Unsightly Premises Bylaw (3900-02)	Nov 2004	Jan 2008
DY6	Seniors Housing	Feb 2007	

DY7	<i>Plan to Reduce Greenhouse Gas Emissions</i>	<i>Feb 2007</i>
DY8	<i>Peace River Regional District System (0400-50)</i>	<i>Feb 2008</i>
DY9	<i>Community Futures – REDI-BC Funding</i>	<i>June 2009</i>
DY10	<i>Road Allowance for Oil & Gas Activity</i>	<i>July 2009</i>
DY11	<i>Electoral Process</i>	<i>Feb 2010</i>

ADJOURNMENT

066/10 M/S Councillor Stacey and Webster;

“To recess this regular meeting and move In-Camera, pursuant to;
(1)(c) Labour relations or other employee relations,

(8:17 pm)

CARRIED

[This regular meeting reconvened at 8:22 p.m.]

ADJOURNMENT

067/10 M/S Councillor;
“That this regular meeting of the Council be adjourned.” (9:05 p.m.)

CARRIED

Certified Correct:

Clerk

Mayor