

DISTRICT OF CHETWYND

Minutes of the Regular Council Meeting

Date: October 2, 2017
Time: 4:30 p.m.
Location: Council Chambers

Present: Deputy Mayor Deck
Coun. Bassendowski
Coun. Brownlee
Coun. Galbraith
Coun. Pfanner
Coun. Weisgerber
C. Newsom, Chief Administrative Officer
P. Gordon, Director of Engineering & Public Works
K. Franson, Director of Financial Administration
E. McAvany, Economic Development Officer
D. Ennis, Deputy Director of Corporate Administration
(Recording Secretary)

Absent: Mayor Nichols

1. **Call to Order** Deputy Mayor Deck called the meeting to order at 4:30 p.m. and an opening statement was read.

2. **Adoption of Agenda** MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee
THAT the Regular Council Meeting Agenda for October 2, 2017 be adopted as circulated.

CARRIED

3. **Minutes**
M-1 Minutes of the Regular Council Meeting
MOVED by Coun. Weisgerber, SECONDED by Coun. Bassendowski
THAT the minutes of the Regular Council Meeting held on September 18, 2017 be adopted as circulated.

CARRIED

M-2 Minutes of the 2017 Tax Sale
MOVED by Coun. Pfanner, SECONDED by Coun. Bassendowski
THAT the minutes of the 2017 Tax Sale held on September 25, 2017 be adopted as circulated.

CARRIED

4. Delegations & Presentations

D-1
Cam Sorenson
and Chris
Montgomery,
Canadian
Association of
Petroleum
Producers
6850.50.01

Cam Sorenson and Chris Montgomery, Canadian Association of Petroleum Producers presented Council with the following presentation:

- The Association represents large and small producer member companies
- Members explore for, develop and produce natural gas, natural gas liquids, crude oil, and oil sands throughout Canada
- Produce about 80 percent of Canada's natural gas and crude oil
- Associate members provide a wide range of services that support the upstream crude oil and natural gas industry
- Improved economic conditions are leading to increased activity levels but price uncertainty remains
- Not all areas of the province likely to come back equally
- Concerned about ongoing concerns regarding NAFTA and are interested in cutting emissions without reducing production
- Uncertainty with the new government however talks have been positive so far

Council thanked Mr. Sorenson and Mr. Montgomery for the presentation.

D-2
Don Pettit and
Greg Dueck,
Peace Energy
Cooperative
6850.60.01

Don Pettit and Greg Dueck, Peace Energy Cooperative presented Council with the following presentation:

- Western Canada's first renewable energy cooperative incorporated in 2003
- Key player in BC's first wind project, Bear Mountain Wind Park, and remain a financial partner
- We are a for profit cooperative designed to provide a financial return to our member-investors
- Dedicated to making renewable energy affordable and available in the Peace River District
- Based in Dawson Creek, BC
- Over 489 members and growing
- Solar electricity helps fight climate change by reducing one's carbon footprint
- The Peace Region has a plentiful solar resource
- The cost of solar has dropped by 80% over the last 5 years
- Solar panels now come with a 25-year output warranty
- Grid-tie has been streamlined by BC Hydro, and Smart Meters are grid tie ready
- The solar energy project in Hudson's Hope is expected to reduce the District's electricity bill by 65% saving them approximately \$71,000 per year

Council thanked Mr. Pettit and Mr. Dueck for the presentation.

5. Bylaws

B-1 MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee

***Bylaw No.
1061, 2017

THAT Bylaw No. 1061, 2017 cited as the “District of Chetwynd Tax Exemption Bylaw No. 1061, 2017” be introduced and given first, second and third readings.

CARRIED***

B-2 District of Chetwynd Zoning Amendment Bylaw No. 1060, 2017 (4728 Airport Road) was considered as Item RA-3 under the “Reports for Action” portion of the meeting.

6. Council Committee and Liaison Reports

CR-2 Councillor Galbraith reported that she attended the Business2Business Expo
Councillor in Dawson Creek on September 20, 2017 and as a token for being a guest
Reports speaker at the conference a \$100 donation was made to the 2018 Junior Dragon’s Den competition.

MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee

THAT Coun. Galbraith’s verbal report, be received.

CARRIED

Councillor Pfanner reported that he and Councillor Galbraith attended the Chetwynd Comprehensive Health Plan Steering Committee Meeting. The Committee has just been formed and its focus is to consult with community stakeholders, the public and NH staff regarding current and future health services within their communities and local efforts to be a healthy community, to coordinate consultation and planning with the District of Chetwynd, to develop a comprehensive health plan for the District of Chetwynd, in alignment with current services within the NE, and recognizing workforce planning realities.

MOVED by Coun. Pfanner, Seconded by Coun. Galbraith

THAT Coun. Pfanner’s verbal report, be received.

CARRIED

7. Discussion Items

- DI-1
***BC
Municipal Climate Leadership Council re: Climate Leadership Institute
0390.20.01
- MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee
- THAT the email from BC Municipal Climate Leadership Council dated September 6, 2017 re: Climate Leadership Institute, be received; and
- THAT all member of Council be authorized to attend the Climate Leadership Institute in Richmond, BC November 1 – 3, 2017.
- AMENDING MOTION:
- MOVED by Coun. Weisgerber, SECONDED by Coun. Bassendowski
- THAT the Mayor and one Councillor be authorized to attend the Climate Leadership Institute in Richmond, BC November 1 – 3, 2017.
- CARRIED***
- Question on Main Motion:
- CARRIED***

8. Correspondence

- C-1
District of Tumbler Ridge re: Northeast BC Resource Municipalities Coalition
0230.40.12
- MOVED by Coun. Brownlee, SECONDED by Coun. Galbraith
- THAT the letter from District of Tumbler Ridge dated September 28, 2017 re: Northeast BC Resource Municipalities Coalition, be received for information.
- CARRIED
- C-2
Proposed Tax Changes Information
0400.20.03
- MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee
- THAT the email from MLA Bob Zimmer's Office re: Proposed Tax Changes Information, be received for information.
- CARRIED
- Council directed Administration to post the link to the epetition on the District of Chetwynd website, and to investigate if there will be local meetings for business owners to learn about the impact the proposed Federal tax changes may have.

C-3
Green
Communities
Committee re:
Congratulations
5280.08

MOVED by Coun. Brownlee, SECONDED by Coun. Galbraith

THAT the letter from Green Communities Committee dated September 1, 2017 re: Congratulations on Successful Efforts to Measure and Reduce Corporate Greenhouse Gas Emissions for the 2016 Reporting Year, be received for information.

CARRIED

C-4
Waste
Reduction
Week
Challenge
0230.50.35

MOVED by Coun. Galbraith, SECONDED by Coun. Weisgerber

THAT the email from Northern Environmental Action Team dated September 12, 2017 re: Waste Reduction Week Challenge, be received for information.

CARRIED

Council directed Administration to provide Council with options to participate in the Waste Reduction Week Challenge.

C-5
UBCM – The
Compass
0230.30.02

MOVED by Coun. Brownlee, SECONDED by Coun. Galbraith

THAT the Compass dated September 11, 2017, be received for information; and

C-6
UBCM – The
Compass
0230.30.02

THAT the Compass dated September 13, 2017, be received for information.

CARRIED

9. Information Items

II-1
Information
Item
I-1
0550.02

MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee

THAT Information Item I-1 be received for information.

CARRIED

10. Reports for Action

RA-1
***Temporary
Use Permit
No. 04-2017 –
Dave and Ron
Milner and
Lorne Waldie

Deputy Mayor Deck declared a perceived conflict of interest with regard to his employment and left Council Chambers at 5:17 p.m.

Deputy Mayor Pfanner assumed the chair at 5:17 p.m.

Opportunity for Public Input:

Correspondence received:

1. Email from Ken Mealey, Lakeview Management Inc., dated September 19, 2017.
2. Letter from McDonald Appraisals Inc., dated September 26, 2017.
3. Letter from Chetwynd Chamber of Commerce, dated September 27, 2017.
4. Letter from the Ministry of Transportation and Infrastructure, dated September 28, 2017.

Deputy Mayor Pfanner invited those who wished to express his/her views regarding Temporary Use Permit No. 04-2017 – Dave and Ron Milner & Lorne Waldie application to address Council.

Dave Milner, Applicant:

- After we received approval of the 150 bed camp it became imminent that more beds were needed; we were approached to expand from 150 beds to 300 beds
- There are 5-700 “new” workers coming to town with the next leg of work; where would we feed them breakfast; where would they get their lunches; Chetwynd doesn’t have the capacity to accommodate them
- There are 200 people staying in campgrounds that will be closing down for the winter because they are not winterized
- Hotels are needed for hockey tournaments, snowmobilers, hunters, swim meets
- We have met with Conuma Coal and Enbridge
- Would provide 30 local jobs
- The expansion would provide 5 more acres for parking
- Chetwynd is bursting at the seams

Ken Mealey, Lakeview Management Inc., 4820 North Access Road:

- We are Canadian owned with 23 hotels across the country
- In 2006 we made a commitment to Chetwynd; have paid \$250,000 dollars in taxes
- We have struggled since 2013
- Business is looking good right now but who knows what the future holds
- We are committed to seeing Chetwynd be successful; we are invested in the community; good or bad we still pay our taxes
- Camps do not provide a tax base; they rent units and set them up here and when they are finished they disappear

- 416 rooms have been approved to date and allowing this one will bring that up to 566
- If someone can put on paper for me that these camps won't affect my business then I would be for them
- Be considerate of those who pay taxes in this community; consider the impact on us

Terry Halliday, 4705 – 53 Place:

- Main concern is that Council keep in mind the long term tax payers
- Understand that it is a tight market right now; pipeline workers are not going to move to Chetwynd; how long will the shortage of rooms last
- Many of the rooms in town have kitchenettes or kitchens
- If you permit an extension after the one year approval then you start to get into the unknown
- Would hope that Council is concerned that long term operators are making a profit; they keep paying taxes
- Third camp may be valid and may be needed right now but what about in the future
- For the most part Chetwynd is not a tourist destination; there are 1000 plus rooms available and most have two beds so that is 1800-2000 beds; these serve the same market that the camps are setting up to serve and accommodate; the camps may be full but the apartments and hotels won't be
- We have to attract the next generation of people to invest in Chetwynd and that won't happen if we have all of the vacancies; banks hold to 50% vacancy when lending money to investors
- We could potentially lose 40% of our renters to the camps

Jackie Clayton and Tasha Sheppard, Pomeroy Hotel, 5200 North Access Road:

- It's important for Council to observe and evaluate before approving another camp; we don't know what the results from the other two camps will be
- We deserve an opportunity to be profitable
- We weren't concerned initially in FSJ when Site C put in their camp but the downturn has devastated FSJ; the camp got a liquor license so the workers weren't coming into town anymore; the hotels in FSJ are starting to recover now
- Let the hotels recover first after the initial camps come in; the camps will fill first; the hotels can't sustain this

- Business owners deserve the right; they have all partnered to strengthen and grow the community
- Think about the impact and see the impact before approving a third camp
- We don't know of anything new coming to the area; our forecast analysis shows a 59% occupancy for the beginning of 2018 with a 75% vacancy for February and March 2018
- Year to date is 79% occupancy

Carmen Westgate, Pine Inn, 5224 – 53 Street:

- With 500 new people coming into town the restaurants can't do it; they are understaffed
- We don't even see locals come in anymore
- Hotel has lost 23 people to apartments in the last couple of months; we still have a waiting list and are full until April
- Can we accommodate 500 more people? Where are they going to go? We need to seriously look at this
- Six trailers froze up last night and we had nowhere for these people to go
- Does Black Diamond have a signed contract? Are these people moving out of our hotels and into the camp?

Dave Milner, Applicant:

- I didn't realize that the hotels had to be at 100% occupancy to make money
- Ledcor is the Contractor that I am dealing with and then Conuma Coal; Lorne Waldie will not be putting his drivers in camp
- If industry slows down in Chetwynd my camp will be the first one empty
- There are more businesses in this town than hotels

Jackie Clayton and Tasha Sheppard, Pomeroy Hotel, 5200 North Access Road:

- Hotels don't need to be at 100% occupancy to make money; they need to be 75-80%; We are at a 65% occupancy rate on average
- Tonight we are talking about another permit for another camp; Council should wait until the first two camps are in place and review

Terry Halliday, 4705 – 53 Place:

- Some hotels may be booked until April but it is only a reservation and it can be cancelled

- While there are projects deemed to happen we don't know what the government is going to approve

There being no further submissions and no further correspondence received, the opportunity for public input was closed for this application.

MOVED by Coun. Weisgerber , SECONDED by Coun. Brownlee

THAT the report dated September 21, 2017 re: Temporary Use Permit No. 04-2017 – Dave and Ron Milner and Lorne Waldie prepared by Administration, be received; and

THAT Council authorize issuance of Temporary Use Permit No. 04-2017 to Dave and Ron Milner and Lorne Waldie for the purpose of temporarily allowing the location of a 150-person work camp on property located at 4400-44th Avenue, Chetwynd, BC (Parcel 1, BCP39720, DL 1916 & 2142, PID 027-825-787) for a period of one year.

Opposed: Councillors Bassendowski, Brownlee and Galbraith

DEFEATED***

RA-2
***Dave and
Ron Milner
and Lorne
Waldie –
Development
Permit No. 07-
2017

Item RA-2 was not considered by Council as it was deemed unnecessary without the Temporary Use Permit above.

Deputy Mayor Deck returned to Council Chambers at 6:30 p.m. and resumed the chair.

RA-3
***Zoning
Amendment
Bylaw – 4728
Airport Road

MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee

THAT the report dated September 21, 2017 re: Zoning Amendment Bylaw – 4728 Airport Road prepared by Administration, be received; and

THAT the District of Chetwynd Zoning Amendment Bylaw No. 1060, 2017 (Airport Road) be introduced and given first and second readings; and

THAT a Public Hearing be scheduled to obtain public input on the above bylaw on October 16, 2017 at 4:00 p.m.

CARRIED***

11. Reports for Information

Nil

12. New Business

Nil

13. Public Question Period

Nil

14. Adjournment MOVED by Coun. Pfanner, SECONDED by Coun. Brownlee

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 6:31 p.m.



Carol Newsom
Corporate Officer



Merlin Nichols
Mayor

Certified a true and correct copy of the Minutes of the Regular Council Meeting held on October 2, 2017 in the Council Chambers.



Carol Newsom
Corporate Officer