

## DISTRICT OF CHETWYND

### *Minutes of the Regular Council Meeting*

**Date:** September 5, 2017  
**Time:** 4:30 p.m.  
**Location:** Council Chambers

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

**Absent:** Nil

1. **Call to Order** Mayor Nichols 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 September 5, 2017 be amended to include the addition of Item CR-3 Mayor's Report, and that the agenda be adopted as amended.  
  
CARRIED
  
3. **Minutes**  
M-1  
Minutes of the  
Regular  
Council  
Meeting  
MOVED by Coun. Pfanner, SECONDED by Coun. Brownlee  
  
THAT the minutes of the Regular Council Meeting held on August 14, 2017 be adopted as circulated.  
  
CARRIED

#### 4. Delegations & Presentations

D-1  
Marcie  
Fofonoff,  
Chetwynd  
Social  
Planning  
Society

Marcie Fofonoff, Chetwynd Social Planning Society presented Council with the following presentation:

- Founded in 2006; the Social Planning Society is a registered Not-For-Profit but does not have charitable status
- Basic idea of “100 People” is to have immediate, direct and positive effect on the lives of community members in Chetwynd and the Peace River Regional District Area “E” by funding local initiatives with local money provided by local people who decide who the recipients of the funds will be
- Participants commit to donating \$100 per funding round; this concept is on a round by round basis and there is no obligation to continue donating
- A call for proposals is made and a presentation event is held; presentations of 3-5 minutes are made by the proponents
- Those in attendance (all of whom have donated \$100) vote on which proposal they want to support
- Goal is to have \$10,000 available each round
- Areas of focus will be determined by the people who commit to donating \$100 per funding round and those could include; Community Leadership, Arts, Culture and Heritage, Children, Youth, Seniors and Family, Health and Wellness, The Environment, Sports and Recreation and Education
- Official launch will be at the “Meet and Greet” at the Legion on Thursday, September 21
- Approached the Community Foundation which has charitable status, but they are too busy and have too few resources to help
- Requested support from the District of Chetwynd to issue receipts for funds received, and to issue cheques to the recipients chosen by the 100 People group

Council thanked Ms. Fofonoff for the presentation.

Staff will prepare a report for Council with options, including any implications to the District if it were to issue receipts and write cheques to the successful recipients.

#### 5. Bylaws

Nil

**6. Council Committee and Liaison Reports**

CR-3 Mayor's Report Mayor Nichols submitted the following written Mayor's Report dated September 5, 2017:

“The following items occupied some of the Mayor's time since last reported:

- August 22: Proclamation re Job Search and Support.
- August 24: Peace River Regional District Board, DC.
- August 25: West Peace Fringe Area Official Community Plan Open House.
- August 30: Met with Bob Zimmer, MP.
- August 31: Met with Mark Bartkoski, Conuma Coal.”

MOVED by Mayor Nichols, SECONDED by Coun. Brownlee

THAT Mayor Nichols' written Mayor's Report dated September 5, 2017, be received.

CARRIED

**7. Discussion Items**

Nil

**8. Correspondence**

C-1 Enbridge – Proposed Spruce Ridge Program 6850.50.09 MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee

THAT the letter from Enbridge dated August 8, 2017 re: Proposed Spruce Ridge Program Notification, be received for information.

CARRIED

C-2 Enbridge – Wyndwood Pipeline Expansion Project 6850.50.09 MOVED by Coun. Brownlee, SECONDED by Coun. Deck

THAT the letter from Enbridge dated August 11, 2017 re: Wyndwood Pipeline Expansion Project, be received for information; and

C-3 UBCM – The Compass 0230.30.02 THAT the Compass dated August 2, 2017, be received for information; and

C-4  
UBCM – The  
Compass  
0230.30.02

THAT the Compass dated August 9, 2017, be received for information; and

C-5  
UBCM – The  
Compass  
0230.30.02

THAT the Compass dated August 16, 2017, be received for information; and

C-6  
UBCM – The  
Compass  
0230.30.02

THAT the Compass dated August 23, 2017, be received for information; and

C-7  
George  
Kalischuk –  
Concerns  
5225.01

THAT the letter from George Kalischuk dated July 13, 2017 re: Concerns – Flood Mitigation Issues, be received for information.

CARRIED

## 9. Information Items

II-1  
Information  
Item  
I-1  
0550.02

MOVED by Coun. Pfanner, SECONDED by Coun. Brownlee

THAT Information Item I-1 be received for information.

CARRIED

## 10. Reports for Action

RA-1  
\*\*\*Temporary  
Use Permit  
No. 02-2017 –  
Dave and Ron  
Milner &  
Lorne Waldie

Councillor Deck declared a perceived conflict of interest with regard to his employment and left Council Chambers at 4:48 p.m.

Opportunity for Public Input:

Correspondence received:

1. Letter from Dave Milner amending application from 300 beds to 150 beds, dated September 5, 2017.
2. Letter from Ministry of Transportation and Infrastructure, dated August 21, 2017.
3. Email from Terry Halliday, dated August 24, 2017.
4. Email from Terry Halliday, dated August 27, 2017.
5. Letter from Pomeroy Lodging, dated September 1, 2017.

Mayor Nichols invited those who wished to express his/her views regarding Temporary Use Permit No. 02-2017 – Dave and Ron Milner & Lorne Waldie application to address Council.

Dave Milner, Applicant:

- Downsized camp from 300 to 150
- Sponsor local events
- Would donate \$100,000 over three years to local charities in the area including the food bank, thrift shop and hospital
- Will deal only with companies it will not be an open camp
- Clients have requested a kitchen due to services being unavailable in town
- Spin off in the community would be high as workers still need to purchase personal items
- Would deal with local companies and would provide local jobs

Graeme Jenkins and Tasha Sheppard, Pomeroy Hotel, 5200 North Access Road:

- Believe there is sufficient hotel space available; don't see the demands to warrant two camps
- Since 2008 the hotel has been at 60% occupancy on average
- Have plenty rooms available
- Camps will negatively affect businesses in town

Terry Halliday, 4705 – 53 Place:

- Against both camps
- Camps create a transient camp mentality in town
- Camps do not encourage or help community growth
- Miniscule spending is not enough to support town
- I am a local business owner and contribute to local events
- Have had apartment buildings in town since 1980 and through all of the recessions I have still paid taxes; this town has had a lot of recessions and improvements
- One complaint about pipeline companies is they are asking the town to fix the shortage of housing needs; Why aren't they pre-planning instead of requesting camps at the last minute?
- There is vacancy in town but the workers are choosing not to use it; Surerus is paying \$185 LOA and the workers are staying in tents and cars and pocketing the LOA

Carmen Westgate, Pine Inn, 5224 – 53 Street:

- In favor of one camp, not both
- Restaurants are busy
- My concerns are when the camps come in will the hotels be empty?
- All for the camp kitchens; we cannot handle more
- My concern is that the hotels stay full once the camps come in

Kim Forrest, 5214 – 41 Street:

- Not in favour of camps
- Businesses have had lots of time to plan
- Chetwynd has been in slow growth since 2007
- Not aware of any city where camps are allowed
- It is beneficial to Chetwynd to have growth
- There is sufficient room in Chetwynd to house another 400 people
- The building of duplexes and homes should be a high priority rather than camps

Hugo McLeod, 4529 – 42 Avenue:

- I have a camp; without it our business would have to move on
- Getting food at extreme times of the day is hard; Chetwynd becomes a ghost town at those times
- We have kitchenettes
- We support the camps; we can't run unless we are able to accommodate our workers
- Our camp has been very successful in Chetwynd; some of my employees have bought homes over the past two years, moving them from the camp

Dave Milner, Applicant:

- In 2012-13 Grizzco had a 100 man camp at the airport and the community saw a lot of spinoff from that; Lorne Waldie also had a 120 man camp; it was busy
- I never said that hotels and restaurants in town were inadequate
- There are 300 rv's between all of the local rv's parks, where will they go in the winter?
- Changed permit application this morning from 300 beds to 150 beds to go slow and see if there is demand
- Local businesses will be able to advertise on the bulletin boards at the camp

Terry Halliday, 4705 – 53 Place:

- In 2013 with the Grizzco camp the town didn't grow
- I had high vacancies in 2013 when the camps were in town
- What is the value of our business or property going to be if you allow camps right in the heart of your community?
- There is also not adequate parking for the camps

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

RA-2  
\*\*\*

Temporary  
Use Permit  
No. 03-2017 –  
Black  
Diamond  
Group

Opportunity for Public Input:

Correspondence received:

1. Letter from Ministry of Transportation and Infrastructure, dated August 25, 2017.
2. Email from Terry Halliday, dated August 24, 2017.
3. Email from Terry Halliday, dated August 27, 2017.
4. Letter from Pomeroy Lodging, dated September 1, 2017.
5. Letter from CREW Energy Inc., dated August 24, 2017.
6. Letter from Surerus Murphy Joint Venture and Enbridge, dated August 29, 2017.

Mayor Nichols invited those who wished to express his/her views regarding Temporary Use Permit No. 03-2017 – Black Diamond Group application to address Council.

Michael Klukus and Steven Stain, Applicants:

- Camps provide temporary housing for seasonal workers
- Workers are staying at the EnCana camp on Braden Road and commuting 120 kms to work around Chetwynd
- Surerus is here for a 5 month project
- We are overflow for industry in town
- There is adequate need for 3-500 beds in Chetwynd
- These are people that commute from over 100 km away; they do not stay or stop in Chetwynd
- Dawson Creek just approved a camp in town
- We feel that we can improve land and it will be in an improved state when we leave
- Will be a dry camp with 24/7 security
- Three coworkers came up last week for open house and could not get a room in town; stayed at the Sunset Prairie Lodge on Braden Road
- Site C will be overflowing by 1000 workers next month; these workers will be staying at the camp on Braden Road

Graeme Jenkins and Tasha Sheppard, Pomeroy Hotel, 5200 North Access Road:

- Had approximately 9 rooms available last week
- Normally run at 60% occupancy; 87% now; 92% next month; 74% in November and 67% in December
- Can't take away from the hospitality industry when they only run at 60% occupancy

Terry Halliday, 4705 – 53 Place:

- The three year term is a concern
- My units are furnished
- The camps will push me into a 50% vacancy by Spring; they will be taking the market that I service away from me
- Apartment owners and businesses in Fort St. John are saying that they have vacancies
- This town does not have enough applicants for 600 rooms
- Need to build some apartments or motels not camps

Hugo McLeod, 4529 – 42 Avenue:

- Offer my support to Black Diamond Group
- With camps the employer is in control
- My camp in Chetwynd guarantees the safety of my employees as they always have a room to stop at in Chetwynd
- Two of my partners now live in Chetwynd and two Supervisors are now residents of Chetwynd

Carmen Westgate, Pine Inn, 5224 – 53 Street:

- Concern is that once the camps are in place they will pull the people from the hotels
- I have 50 rooms solidly booked for four months; I have four I keep vacant
- Would like to see guarantee that hotels will be full first before camps are full



Michael Klukus and Steven Stain, Applicants:

- The camp is for Surerus new projects
- Not talking about the people that are here now but new people
- Surerus talked about putting a camp west of town
- There is a serious shortage of accommodation over the next 12 months
- Where will the people in trailer parks go when they get closed down for the season?

Terry Halliday, 4705 – 53 Place:

- As an owner this affects my life savings
- Northern Properties lost 40 units to the Maple Leaf Camp
- I lost \$100,000 in 2008; I stayed here and contributed to the town in spite of downturns

Kim Forrest, 5214 – 41 Street:

- I've spent quite a bit of money in Chetwynd
- Look at where your long term tax base will come from if you are going to consider camps

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

**Recess** The meeting recessed at 6:03pm.

**Reconvene** The meeting reconvened at 6:15 p.m. with Mayor and all members of Council in attendance, as well as the Chief Administrative Officer, Director of Engineering & Public Works, Director of Financial Administration, Deputy Director of Corporate Administration.

MOVED by Coun. Bassendowski, SECONDED by Coun. Galbraith

THAT the Agenda be varied to allow Item RA-3 to be dealt with before Items RA-1 and RA-2.

CARRIED

RA-3  
\*\*\*Awarding  
Hillside PRV  
Replacement  
Contract

MOVED by Coun. Brownlee, SECONDED by Coun. Pfanner

THAT the report dated August 28, 2017 re: Awarding Hillside PRV Replacement Contract prepared by the Engineering and Public Works Department, be received; and

THAT Council award the Hillside PRV Replacement Contract to IDL Projects Ltd. at the bid price of \$284,000.00 plus taxes.

CARRIED\*\*\*

RA-1  
\*\*\*Temporary  
Use Permit  
No. 02-2017 –  
Dave and Ron  
Milner &  
Lorne Waldie

Councillor Deck declared a perceived conflict of interest with regard to his employment and left Council Chambers at 6:17 p.m.

MOVED by Coun. Weisgerber, SECONDED by Coun. Galbraith

MAIN MOTION:

THAT the report dated August 23, 2017 re: Temporary Use Permit No. 02-2017 – Dave and Ron Milner & Lorne Waldie prepared by Administration, be received; and

THAT Council authorize issuance of Temporary Use Permit No. 02-2017 to Dave and Ron Milner & Lorne Waldie for the purpose of temporarily allowing the location of a 150-person work camp on property located at 4414-44<sup>th</sup> Avenue, Chetwynd, BC (Lot 7, Plan 27005, DL 1814, PRLD, PID 006-705-197) for a period of three years.

AMENDING MOTION:

MOVED by Coun. Brownlee, SECONDED by Coun. Galbraith

THAT the Temporary Use Permit No. 02-2017 be issued for a period of one year instead of three years.

CARRIED\*\*\*

Question on Main Motion:

Opposed: Councillors Bassendowski and Pfanner

CARRIED\*\*\*

RA-2  
\*\*\*  
Temporary  
Use Permit  
No. 03-2017 –  
Black  
Diamond  
Group

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT the report dated August 23, 2017 re: Temporary Use Permit No. 03-2017 – Black Diamond Group prepared by Administration, be received; and

THAT Council authorize issuance of Temporary Use Permit No. 03-2017 to Black Diamond Group for the purpose of allowing temporarily a 266-person work camp on property located at 4300 – 46<sup>th</sup> Drive NE for a period of one year.

Opposed: Councillors Bassendowski and Pfanner

CARRIED\*\*\*

RA-4  
\*\*\*Black  
Diamond  
Group –  
Development  
Permit No. 06-  
2017

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT the report dated August 24, 2017 re: Black Diamond Group – Development Permit No. 06-2017 prepared by Administration, be received; and

THAT Council approve the issuance of Development Permit No. 06-2017 to Black Diamond Group to permit a 266-person work camp to locate temporarily on the property at 4300 – 46<sup>th</sup> Drive NE, Chetwynd, BC (Lot A, Plan PGP27362 District Lot 2092 PID: 004-362-306) for a period of one year.

Opposed: Councillors Bassendowski and Pfanner

CARRIED\*\*\*

RA-5  
\*\*\*Dave and  
Ron Milner  
and Lorne  
Waldie –  
Development  
Permit No. 05-  
2017

MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee

THAT the report dated August 24, 2017 re: Dave and Ron Milner and Lorne Waldie – Development Permit No. 05-2017 prepared by Administration, be received; and

THAT Council approve the issuance of Development Permit No. 05-2017 to Dave and Ron Milner and Lorne Waldie to permit a 150-person work camp to locate temporarily on the property 4414-44<sup>th</sup> Avenue, Chetwynd, BC (Lot 7, Plan 27005, DL 1814, PRLD, PID 006-705-197) for a period of one year.

Opposed: Councillors Bassendowski and Pfanner

CARRIED\*\*\*

## 11. Reports for Information

Nil

**12. New Business**

Nil

**13. Public Question Period**

Nil

**14. Adjournment** MOVED by Coun. Weisgerber, SECONDED by Coun. Pfanner

THAT the meeting be adjourned.

CARRIED

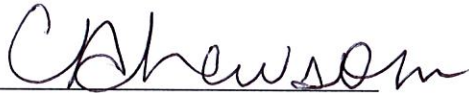
The meeting was adjourned at 7:01 p.m.



\_\_\_\_\_  
Carol Newsom  
Corporate Officer

\_\_\_\_\_  
Merlin Nichols  
Mayor

Certified a true and correct copy of the  
Minutes of the Regular Council Meeting  
held on September 5, 2017 in the Council  
Chambers.



\_\_\_\_\_  
Carol Newsom  
Corporate Officer