

DISTRICT OF CHETWYND

Minutes of the Regular Council Meeting

Date: September 8, 2015
Time: 4:30 p.m.
Location: Cottonwood Hall, Chetwynd & District Recreation Centre

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

Absent: Nil

Press: Robert Springett, CHET TV
Adetona Aboaba, Peace FM
Chris Newton, Peace FM

Public: Keith Maisey [Item D-1]
Daniel Dunn [Item D-2]
Gina Dunn [Item D-2]
Wanda Tremblay
Connie Campen
Audra Wright

- 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 8, 2015 be adopted as circulated.

CARRIED

3. Minutes

M-1
Minutes of the
Regular
Council
Meeting

MOVED by Coun. Brownlee, SECONDED by Coun. Deck

THAT the minutes of the Regular Council Meeting held on August 10, 2015 be adopted as circulated.

CARRIED

4. Delegations and/or Presentations

D-1
Keith Maisey
re: Bylaw No.
932, 2010

Coun. Weisgerber declared a perceived conflict of interest with regard to her employment and left the meeting at 4:32 p.m.

Keith Maisey addressed Council, requesting an exemption from Zoning Bylaw No. 932, 2010 with respect to the shipping container located on his property at 5425 South Access Road for the following reasons:

- There are 30 – 40 trees along the driveway on the North side and the shipping container cannot be seen from the highway
- On the West side there are five spruce trees and a cherry blossom tree
- On the South side there are no residents for 10 miles
- Their house is on the East side
- The shipping container is parked on the 5,000 sq. feet driveway
- They are prepared to paint the shipping container with environmental colours, trees and flowers
- The shipping container has been on the property for three years
- One Bylaw does not fit all

Council thanked Mr. Maisey for his delegation to Council.

Coun. Weisgerber returned to the meeting at 4:40 p.m.

D-2
Daniel Dunn
re: Building
Permit Fees

Daniel Dunn addressed Council with concerns over his building permit for the single family residence under construction at 5217 41st Street NE, as follows:

- Was charged \$1195.00 for a building permit in June 2015
- Received an invoice for a revised construction value, resulting in an additional payment due of \$1300.00, at the end of August 2015
- Would like to see a set standard for building permit costs
- The self-reported value of the home submitted in June was \$380,000; redeclared value submitted in August is \$315,000

Council thanked Mr. Dunn for his delegation to Council.

D-3 Council received a letter dated September 2, 2015 from Juan and Maria Correa
Development requesting permission to construct temporary fencing on the property at 5216
Plans; Unsafe 47 Avenue and advising development is being planned after demolition of the
Structure – unsafe structure on the subject property.

5216 47
Avenue

MOVED by Coun. Pfanner, SECONDED by Coun. Brownlee

THAT Council instruct Administration to:

- a) Continue to work within Council’s established timeline for demolition as adopted by Council at its August 10, 2015 Regular Council Meeting; and
- b) Advise the property owner and persons entitled to notice that plans for development of the property would be welcomed for review by the District but that the deadline for demolition of the unsafe structure located at 5216 47 Avenue continues to be September 28, 2015 as originally set by Council.

CARRIED

5. Bylaws

B-1 Sewage Treatment Plant Improvements Temporary Borrowing Bylaw No. 1027, 2015 was considered as Item RD-4 under the “Reports – Discussion” portion of this meeting.

B-2 Building Amendment Bylaw No. 1028, 2015 was considered as Item RD-9 under the “Reports – Discussion” portion of this meeting.

6. Council Committee and Liaison Reports

CR-4 Councillor Pfanner reported that the Health Services Committee met on August
Health 27, 2015 with representatives from Northern Health to discuss the system for
Services scheduling patient appointments in the Chetwynd Primary Care Clinic.

Committee
Report

MOVED by Coun. Pfanner, SECONDED by Coun. Weisgerber

THAT Coun. Pfanner’s verbal Health Services Committee Report, be received.

CARRIED

CR-6 Councillor Weisgerber reported that the Water & Sewer Task Group met on
Water & September 3, 2015 and recommended that Council direct Administration to
Sewer Task negotiate with the Peace River Regional District (PRRD) for an agreement to
Group Report provide domestic liquid waste disposal services for rural residents in exchange for a contribution toward improvements of the Sewage Treatment Plant (see Item RD-11).

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT Coun. Weisgerber's verbal Water & Sewer Task Group Report, be received.

CARRIED

CR-7
Mayor's
Report

Mayor Nichols submitted the following written Mayor's Report dated September 8, 2015:

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

- August 11: Health Services.
- August 18: Unveiling of Industrial Park sign.
- August 18: Proclamation of September as Disability Employment Month.
- August 18: Health Services.
- August 19: Meeting with Administration.
- August 19: Meeting re Dr. Sanjoy.
- August 20: PRRD Facilities Committee FSJ.
- August 20: PRRD Board FSJ.
- August 25: Civic Properties.
- August 26: Telephone call with Minister Fassbender's office.
- August 27: Meeting with Northern Health.
- September 2: Meeting with Steve Thomson, Minister of Lands.
- September 3: Meeting with Minister of Communities, Fassbender in Van.
- September 8: Meeting with Administration."

MOVED by Mayor Nichols, SECONDED by Coun. Deck

THAT Mayor Nichols' written Mayor's Report dated September 8, 2015, be received.

CARRIED

7. Correspondence – Discussion

CD-1 MOVED by Coun. Galbraith, SECONDED by Coun. Pfanner
***Naming of
Greenspace to THAT the email from Amy Meyer dated August 10, 2015 re: Naming of
Honour Albert and Greenspace to Honour Albert and Pauline Flett, be received; and
Pauline
Flett THAT Council refer this issue to the Community Improvements Committee for
consideration.

CARRIED***

CD-2 MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee
***Spectra
Energy re: THAT the letter from Spectra Energy dated August 6, 2015 re: Jackfish Lake
Jackfish Lake Expansion, be received; and
Expansion
 THAT Spectra Energy be requested to appear before Council as a delegation to
provide more information with respect to the proposed Jackfish Lake
Expansion Project.

CARRIED***

CD-3 MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee
***Tumbler
Ridge Global THAT the email from Tumbler Ridge Global Geopark Society dated August
Geopark 21, 2015 re: Request for Letter of Support, be received; and
Society re:
Request for THAT Council authorize a letter to be sent to Sue Kenny, Community Futures,
Letter of in support of the Tumbler Ridge Global Geopark.
Support

CARRIED***

CD-4 MOVED by Coun. Brownlee, SECONDED by Coun. Galbraith

TransCanada THAT the email from TransCanada dated August 28, 2015 re: Request for
re: Request for Expression of Support, be received; and
Expression of
Support THAT Council authorize a letter to be sent to Jaimie Harding, Community
Relations Lead, in support of Coastal GasLink Pipeline's proposed projects and
the development of the LNG industry.

CARRIED***

CD-5

Government of BC re: Call for Nominations

MOVED by Coun. Brownlee, SECONDED by Coun. Weisgerber

THAT the letter from the Government of British Columbia dated August 27, 2015 re: Medal of Good Citizenship – Call for Nominations, be received; and

THAT Council provide name(s) of any nominees it may wish Administration to put forward for the British Columbia Medal of Good Citizenship.

CARRIED***

CD-6
***13th
Annual BC Natural Resource Forum

MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee

THAT the invitation from MLA Mike Morris re: 13th Annual BC Natural Resource Forum, be received; and

THAT Council authorize the Mayor or alternate to attend the Premier's BC Natural Resource Forum in Prince George, BC on January 19 – 21, 2016.

CARRIED***

CD-7
***Minerals North 2016

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT the email from Smithers Telkwa Organizing Committee dated August 17, 2015 re: Minerals North 2016, be received; and

THAT Council authorize the Mayor or alternate to attend Minerals North in Smithers, BC on May 18-20, 2016.

CARRIED***

CD-8
***City of Port Coquitlam re: 35th Anniversary of Terry Fox Run Challenge

MOVED by Coun. Galbraith, SECONDED by Coun. Pfanner

THAT the letter from Greg Moore, Mayor of City of Port Coquitlam dated July 6, 2015 re: 35th Anniversary of Terry Fox Run Challenge, be received for information.

CARRIED***

8. Correspondence – Information

- CI-1
Wastewater
Lagoon
Treatment
Facility
Upgrades
5340.05.01
- MOVED by Coun. Weisgerber, SECONDED by Coun. Galbraith
- THAT the letter from Ministry of Transportation and Infrastructure dated August 14, 2015 re: New Building Canada Fund – Small Communities Fund (NBCF-SCF) Project #N20004 – Wastewater Lagoon Treatment Facility Upgrades, be received for information; and
- THAT Administration be instructed to provide a letter of thanks to the Provincial and Federal governments for the award to the District of the New Building Canada Fund – Small Communities Fund (NBCF-SCF) in the amount of \$2,992,254.
- CARRIED
-
- CI-2
GCC
Communique
– Climate
Action
Recognition
Program
5280.08
- MOVED by Coun. Brownlee, SECONDED by Coun. Deck
- THAT the letter from Green Communities Committee dated July 29, 2015 re: GCC Communique on the Climate Action Recognition Program, be received for information.
- CARRIED
-
- CI-3
Community
Paramedicine
Program
0230.20.01
- MOVED by Coun. Pfanner, SECONDED by Coun. Weisgerber
- THAT the email from Community Paramedicine Initiative Committee dated August 25, 2015 re: Community Paramedicine Program, be received for information.
- CARRIED
-
- CI-4
UBCM – The
Compass
0230.30.02
- MOVED by Coun. Brownlee, SECONDED by Coun. Deck
- THAT the Compass dated July 29, 2015, be received for information; and
-
- CI-5
UBCM – The
Compass
0230.30.02
- THAT the Compass dated July 30, 2015, be received for information; and

CI-6 THAT the Compass dated August 12, 2015, be received for information; and
UBCM – The
Compass
0230.30.02

CI-7 THAT the Compass dated August 26, 2015, be received for information
UBCM – The
Compass
0230.30.02

CI-8 THAT the email from Federation of Canadian Municipalities (FCM) dated July
FCM - 29, 2015 re: Survey: Tell Us About Your Municipality's Climate Protection
Climate Projects!, be received for information; and
Protection
Projects
5280.08

CI-9 THAT the email from Federation of Canadian Municipalities (FCM) dated
FCM – August 5, 2015 re: Final Reminder: Only 2 Days Left To Tell Us About Your
Climate Municipality's Climate Protection Projects!, be received for information; and
Projection
Projects
5280.08

CI-10 THAT the email from Federation of Canadian Municipalities (FCM) dated
FCM – Having August 25, 2015 re: Webinar – Having the Climate Change Conversation:
the Climate Tools and Techniques to Engage Council and the Community, be received for
Change information; and
Conversation
0230.20.02

CI-11 THAT the letter from CN dated July 13, 2015 re: CN in Your Community (see
CN in Your Information Item I-3), be received for information.
Community
0510.20.05 CARRIED

9. Correspondence – Information Items

Information MOVED by Coun. Bassendowski, SECONDED by Coun. Deck
Items I-1 – I-4
0550.02 THAT Information Items I-1 - I-4 be received for information.

CARRIED

10. Reports – Discussion

RD-1 MOVED by Coun. Weisgerber, SECONDED by Coun. Pfanner

***Council

Meeting THAT the report dated August 11, 2015 re: Council Meeting Schedule
Schedule prepared by Administration, be received; and

THAT the Regular Council meeting schedule for the month of September, 2015 be revised to reflect that the September 21, 2015 Regular Council meeting has been cancelled.

CARRIED ***

RD-2 MOVED by Coun. Pfanner, SECONDED by Coun. Bassendowski

***Grants-In-

Aid Requests THAT the report dated August 18, 2015 re: Grants-In-Aid Requests –
– Community Arts Council Community Arts Council prepared by the Finance Department, be received;
Arts Council and

THAT the District of Chetwynd provide a Grant in Aid to the Chetwynd Community Arts Council in the amount of \$4,000 as requested.

CARRIED***

RD-3 MOVED by Coun. Weisgerber, SECONDED by Coun. Galbraith

***Acquiring

Funds THAT the report dated August 18, 2015 re: Acquiring Funds Through Long-
Through Term Borrowing From the Municipal Finance Authority prepared by
Long-Term Administration, be received; and
Borrowing

From the THAT Council approve Resolution No. DOC-MFA-2015-1 to borrow up to
Municipal \$1,500,000 from the Municipal Finance Authority, as authorized through the
Finance District of Chetwynd Sewage Treatment Plant Improvements Loan
Authority Authorization Bylaw No. 1020, 2015, and that the Peace River Regional
District be requested to consent to the borrowing over a 20 year term and
include the borrowing in its Security Issuing Bylaw.

CARRIED***

RD-4 MOVED by Coun. Bassendowski, SECONDED by Coun. Galbraith
***Temporary
Borrowing THAT the report dated August 18, 2015 re: Temporary Borrowing Bylaw No.
Bylaw No. 1027, 2015 – Sewage Treatment Plant Improvements prepared by
1027, 2015 – Administration, be received; and
Sewage
Treatment THAT Council authorize “District of Chetwynd Sewage Treatment Plant
Plant Improvements Temporary Borrowing Bylaw No. 1027, 2015” to be introduced
Improvements and given first, second and third readings.

CARRIED***

RD-5 MOVED by Coun. Pfanner, SECONDED by Coun. Bassendowski

Disposition of THAT the report dated August 18, 2015 re: Disposition of Property at 5000 and
Property at 5060 North Access Road prepared by Administration, be received; and
5000 and 5060
North Access THAT Council provide direction with regard to further marketing of the
Road District-owned property at 5000 and 5060 North Access Road.

CARRIED***

RD-6 MOVED by Coun. Pfanner, SECONDED by Coun. Brownlee
***Unsafe
Structure – 41 THAT the report dated August 18, 2015 re: Unsafe Structure – 41 – 4800 53
– 4800 53 Street (MHP Roll #27-514-00435.000) prepared by Administration, be
Street (MHP received; and
Roll #27-514-
00435.000 THAT Council authorize the following:

WHEREAS Division 12 of Part 3 of the *Community Charter* (the “Charter”) authorizes Council to impose a remedial action requirement of the owner or owners of a building including a requirement to remove or demolish the building where: 1) Council considers that the building is in or creates an unsafe condition; 2) Council considers that the building contravenes the Provincial building regulations or a District of Chetwynd bylaw under Section 8(3)(1) [*(buildings and other structures)*]; and 3) Council declares the building is a nuisance;

AND WHEREAS Kenneth Bruce Wood is the registered owner (the “Owner”) of a building (the “Building”) known as 41 – 4800 53 Street, Chetwynd BC (MHP Roll #27-514-00435.000),

NOW THEREFORE, the Council of the District of Chetwynd, in open meeting assembled, resolves as follows:

1. THAT Council, having received a report from the Fire Chief dated July 28, 2015 hereby considers that the Building located at 41 – 4800 53

Street, Chetwynd BC (MHP Roll #27-514-00435.000) is in and creates an unsafe condition within the meaning of 73(2)(a) of the Charter, as a result of the Building being left vacant and not being maintained, and continuing to deteriorate.

2. THAT Council hereby declares that the Building is a nuisance, within the meaning of Section 74 (2) of the Charter, as Council considers the building to be so dilapidated and unclean so as to be offensive to the community.
3. THAT Council hereby requires pursuant to its remedial action powers under Part 3, Division 12 of the Charter that the Owner demolish and remove the Building no later than thirty (30) days after notice of this remedial action requirement under Section 77 of the Charter has been sent by the District of Chetwynd to the owner;
4. THAT the District of Chetwynd provide notice to the Persons entitled to notice under Section 77 of the Charter;
5. THAT the District of Chetwynd notify the Persons entitled to Notice under Section 77 of the Charter that they may request that Council reconsider the *Remedial Action Requirement* pursuant to Section 78 of the Charter by providing the District of Chetwynd written notice within 14 days of the date on which notice under Section 77 of the Charter was sent; and
6. THAT if any or all of the actions required by the *Remedial Action Requirement* are not completed by the date set out above, the District of Chetwynd may undertake any or all of the actions required by the *Remedial Action Requirement* at the expense of the Owner, as authorized by Section 17 of the Charter.

CARRIED***

RD-7
***Nuisance
Property –
4900 50th
Street

MOVED by Coun. Deck, SECONDED by Coun. Pfanner

THAT the report dated August 24, 2015 re: Nuisance Property – 4900 50th Street prepared by Administration, be received; and

THAT Council instruct Administration to establish a dialogue with Chetwynd Petroleums Ltd., Inc. No. 71662, the owner of the property at 4900 50th Street, and that nine months be provided to allow the owner to paint the fuel tanks (a nine-month period would end on June 8, 2016).

CARRIED

- RD-8
***FortisBC
Community
Giving
Contribution
- MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee
- THAT the report dated August 28, 2015 re: FortisBC Community Giving Contribution prepared by Administration, be received; and
- THAT Council authorize Administration to nominate the Chetwynd Chamber of Commerce for a FortisBC Community Giving Contribution of up to \$15,000 for use in constructing a new walkway to allow safe access for community members, including those who are mobility-challenged, to view the Chainsaw Carving Competition.
- CARRIED***
- RD-9
***Building
Amendment
Bylaw No.
1028, 2015
- MOVED by Coun. Pfanner, SECONDED by Coun. Brownlee
- THAT the report dated August 28, 2015 re: Building Amendment Bylaw No. 1028, 2015 prepared by Administration, be received; and
- THAT Building Amendment Bylaw No. 1028, 2015 be introduced and given first, second and third readings.
- CARRIED***
- RD-10
***Dragon
Palace –
Development
Variance
Permit 01-
2015
- MOVED by Coun. Deck, SECONDED by Coun. Galbraith
- THAT the report dated September 1, 2015 re: Dragon Palace – Development Permit 01-2015 prepared by Administration, be received; and
- THAT pursuant to Section 922 of the *Local Government Act*, Council give notice that it will be receiving an application at its October 5, 2015 Regular Council Meeting from Lai Wan Der (the Dragon Palace) for an addition to an existing building located at Lots A and B, DL 1813, Plan 26748 (5317 and 5309 South Access Road), requesting approval for Development Variance Permit No. 01-2015 for the:
- a) Reduction of the exterior side parcel line setback from 3 m to .95 m;
and
 - b) Reduction of interior parcel line setback from 2 m to 1.42,
subject to consolidation of Lots A and B, Plan 26748, DL 1813.
- CARRIED***

RD-11
***Regional
District
Access to
Chetwynd
Water and
Sewer
Services

MOVED by Coun. Weisgerber, SECONDED by Coun. Bassendowski

THAT the report dated September 3, 2015 re: Regional District Access to Chetwynd Water and Sewer Services prepared by Administration, be received; and

THAT Council ratify the resolution adopted by the Water and Sewer Task Group on September 3, 2015 to authorize Administration to negotiate an agreement with the Peace River Regional District which would include a contribution to Sewage Treatment Plant improvements in order to continue to provide domestic liquid waste services for rural residents.

CARRIED***

RD-12

Application
for Renewal of
Licence of
Occupation

MOVED by Coun. Pfanner, SECONDED by Coun. Bassendowski

THAT the report dated September 8, 2015 re: Application for Renewal of Licence of Occupation prepared by Administration, be received; and

THAT Council support the application for renewal of Licence of Occupation 814132 Tenure over Crown Land located at Sections 11 and 12, Township 78, Range 24, W6M (Motocross Park).

CARRIED***

11. Reports – Information

RI-1
Accounts
Payable
Cheque List
1630.01

MOVED by Coun. Brownlee, SECONDED by Coun. Galbraith

THAT the report dated August 5, 2015 re: July Accounts Payable Cheque List prepared by the Finance Department, be received; and

THAT the cheque register for the month of July 2015 totaling \$4,642,290.58 be received.

CARRIED

12. New Business

Keith Maisey
re: Bylaw No.
932, 2010 –
See Item D-1

Coun. Weisgerber declared a perceived conflict of interest with regard to her employment and left the meeting at 5:40 pm.

MOVED by Coun. Brownlee, SECONDED by Coun. Galbraith

THAT Council instruct Administration to enforce Zoning Bylaw No. 932, 2010 and instruct the owner of the property located at 5425 South Access Road to remove the shipping container from the subject property.

DEFEATED

MOVED by Coun. Pfanner, SECONDED by Coun. Bassendowski

THAT Council instruct Administration to initiate the process to file a *Community Charter* Section 57 notice in the land title office for Keith and Brenda Maisey's property at 5425 South Access Road with regard to the illegal structure (shipping container) located on that property.

CARRIED

Coun. Weisgerber returned to the meeting at 6:15 p.m.

Daniel Dunn
re: Building
Permit Fees --
See Item D-2

MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee

THAT Council instruct Administration to charge Daniel and Gina Dunn a revised building permit amount for his single family residential home under construction at 5217 41st Street NE, based on Mr. Dunn's redeclared construction value of \$315,000 (subtracting previously paid permit fee of \$1,195 from the revised total of \$2,072, resulting in an outstanding balance of \$877).

CARRIED

13. Question/Answer Period

Wanda Tremblay and Connie Campen addressed Council regarding reducing the speed limit on 53rd Avenue SE legion Subdivision and the excessive speeds at which traffic travels on the road.

The Director of Engineering & Public Works responded that a speed reader board up was set on 53rd Avenue for several days.

Wanda Tremblay replied that the traffic did slow down while the speed board was there.

Coun. Pfanner responded that as the RCMP Liaison he will bring the issue forward to the RCMP and request the RCMP to enforce the speed limits.

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


THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 6:46 p.m.



Carol Newsom
Director of Corporate Administration



Merlin Nichols
Mayor

Certified a true and correct copy of the Minutes of the Regular Council Meeting held on September 8, 2015 in the Cottonwood Hall, Chetwynd & District Recreation Centre.



Carol Newsom
Director of Corporate Administration