

## DISTRICT OF CHETWYND

### *Minutes of the Regular Council Meeting*

**Date:** February 5, 2018  
**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  
K. Franson, Director of Financial Administration  
E. McAvany, Economic Development Officer  
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. Weisgerber, SECONDED by Coun. Brownlee  
THAT the Regular Council Meeting Agenda for February 5, 2018 be adopted as circulated.  
CARRIED
3. **Minutes**  
M-1 Minutes of the Regular Council Meeting MOVED by Coun. Galbraith, SECONDED by Coun. Brownlee  
THAT the minutes of the Special Regular Council Meeting held on January 10, 2018 be adopted as circulated.  
CARRIED
4. **Delegations & Presentations**  
Nil
5. **Bylaws**  
Nil

## 6. Council Committee and Liaison Reports

### CR-1 Regional District Report

Mayor Nichols submitted the following written Peace River Regional District (PRRD) report dated January 25, 2018:

“Approved in principle: to cosponsor a Flood Mitigation resolution to Union of BC Municipalities. The resolution is to be fine-tuned by staff of Chetwynd and the Regional District to include specifications on when work in the stream beds may be done and how it is to be administered.

Approved: to lobby the Provincial Government, on behalf of the University of Northern British Columbia, Northern Health, and Northern Lights College, to provide capital and operating funds for the Registered Nursing program that is under discussion at this time. The Regional District will consult with the participating agencies before commencing lobbying.”

MOVED by Mayor Nichols, SECONDED by Coun. Brownlee

THAT Mayor Nichols’ written Peace River Regional District Report dated January 25, 2018, be received.

CARRIED

### CR-2 Councillor Reports

Councillor Weisgerber reported that the following funds are available through Northern Development Initiative Trust:

- a) Strategic Initiatives Fund: A proposal-based program that provides grant funding for strategic projects that are large in scale, regional in impact, enhance a community or multiple communities’ ability to overcome economic challenges and will result in incremental capacity or strategic economic infrastructure within a local government of First Nation. It is anticipated that there will be approximately \$900,000 available in 2018.
- b) Northern Industries Innovation: The program will support applied research and development, new or improved products and services and testing of innovative equipment or technologies to support capital investment decisions. The program’s objective is to support the diversification and expansion of the northern B.C. economy as measured through increased business competitiveness, incremental revenue and job creation. Up to \$50,000 in rebate funding to a maximum of 50% of the total project budget.

- c) Fabulous Festivals and Events: The program provides annual grant funding to support unique festivals and events throughout the region that contribute to service sector revenues in the local economy. Up to \$2,500 in grant funding is available to festivals or events with a total project budget less than \$50,000. Up to \$5,000 in grant funding is available to festivals or events with a total project budget of \$50,000 or greater.

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT Coun. Weisgerber's verbal report, be received.

CARRIED

CR-3 Mayor's Report Mayor Nichols submitted the following written Mayor's Report dated February 5, 2018:

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

- December 12: Attended Public Open House for the Economic Development Strategy report.
- December 12: Presented Kabani Auto with Certificate of Appreciation.
- December 13: Attended Seniors Christmas Dinner.  
Attended UNBC discussion re development of nursing program in Fort St. John.
- December 14: Presented at the Passenger Transportation Board Hearing in Fort St. John.
- December 15: Attended presentation of local art at Chetwynd District Centre.
- December 21: Spoke at Chamber Luncheon.
- December 27: Prepared for Peace River Regional District Board meeting.
- January 3: Conference call re Chetwynd Public Library.  
Attended Fringe Area OCP Committee.
- January 4: Discussion re Firefighter Playbook training.
- January 9: Prepared for Peace River Regional District Board meeting.
- January 10: Regular Council meeting.
- January 11: Peace River Regional District Board in Dawson Creek.  
Met with KPMG Consultant re Peace River Regional District Board study.
- January 16: Natural Resource Forum in Prince George.
- January 18: Met with Mark Bartkowski re coal mining developments.
- January 19: Natural Resources Forum in Prince George.
- January 23: Conference call re South Peace Health Services.

- January 25: Peace River Regional District Board meeting in Dawson Creek.
- January 26: Attend Joe's retirement dinner.
- January 29: Phone meeting with Chris Cvic re Two-tier pricing for electricity.
- January 30: Special Council meeting.
- January 31: Regional Community Liaison Committee (BC Hydro) meeting in Fort St. John.
- February 1: Met with University of Northern BC, Northern Health, Northern Lights College re nursing training in the North East FSJ."

MOVED by Mayor Nichols, SECONDED by Coun. Galbraith

THAT Mayor Nichols' written Mayor's Report dated February 5, 2018, be received.

CARRIED

## 7. Discussion Items

DI-1

\*\*\*BC Small

Business

Roundtable re:

2018 Open for

Business

Awards

MOVED by Coun. Galbraith, SECONDED by Coun. Pfanner

THAT the letter from BC Small Business Roundtable dated January 24, 2018 re: Finalist in the Small Community Category of the 2018 Open for Business Awards, be received; and

THAT Council authorize the Mayor or alternate to attend the Small Business BC Awards Gala on February 23, 2018 in Vancouver, BC.

CARRIED\*\*\*

The Mayor advised that he is not able to attend.

DI-2

\*\*\*High on Ice

Festival 2018 –

Mayor's Ice

Carving

Challenge

MOVED by Coun. Deck, SECONDED by Coun. Bassendowski

THAT the letter from City of Fort St. John dated January 15, 2018 re: High on Ice Festival 2018 – Mayor's Ice Carving Challenge, be received; and

THAT Council authorize the Mayor or alternate to compete in the High on Ice Festival Mayor's Ice Carving Challenge on February 10, 2018 in Fort St. John, BC.

CARRIED\*\*\*

The Mayor advised that he is not able to attend.

DI-3  
\*\*\*2018 Spring  
BC Mayor's  
Caucus

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT the email from District of Squamish dated January 11, 2018 re: 2018 Spring BC Mayor's Caucus -- Update #1, be received; and

THAT Council authorize the Mayor to attend the Spring Mayor's Caucus March 14-16, 2018 in Squamish, BC.

CARRIED\*\*\*

DI-4  
\*\*\*Minerals  
North  
Conference

MOVED by Coun. Pfanner, SECONDED by Coun. Galbraith

THAT the email from Minerals North Conference Association dated January 18, 2018 re: Minerals North 2018 Delegate Registration is Now Available, be received; and

THAT Council authorize the Mayor or alternate to attend the Minerals North Conference April 25-27, 2018 in Houston, BC.

CARRIED\*\*\*

DI-5  
\*\*\*Peace River  
Regional  
District re: Mass  
Communications  
Software

MOVED by Coun. Bassendowski, SECONDED by Coun. Brownlee

THAT the letter from Peace River Regional District dated January 26, 2018 re: Mass Communications Software, be received; and

THAT Council authorize a letter be sent to the Peace River Regional District requesting that the District of Chetwynd be included as a participating municipality in the Everbridge Mass Communications platform.

CARRIED\*\*\*

## 8. Correspondence

C-1  
Enbridge –  
Detailed  
Mapping

MOVED by Coun. Brownlee, SECONDED by Coun. Pfanner

THAT the email from Jay Morrison, Enbridge dated January 19, 2018 re: District of Chetwynd Council Meeting – Detailed Mapping, be received for information; and

C-2  
Colonial Coal  
International  
Corp. – Update

THAT the letter from Colonial Coal International Corp. dated December 29, 2017 re: Huguenot and Flatbed Projects – Update, be received for information; and

C-3  
UBCM – The  
Compass  
0230.30.02

THAT the Compass dated January 3, 2018 be received for information; and

C-4  
UBCM – The  
Compass  
0230.30.02

THAT the Compass dated January 11, 2018, be received for information; and

C-5  
UBCM – The  
Compass  
0230.30.02

THAT the Compass dated January 11, 2018, be received for information; and

C-6  
UBCM – The  
Compass  
0230.30.02

THAT the Compass dated January 17, 2018, be received for information; and

C-7  
FCM – GMF  
Capital Project  
Funding

THAT the email from Federation of Canadian Municipalities dated January 18, 2018 re: Deadline to Apply for GMF Capital Project Funding: March 1, be received for information.

CARRIED

## 9. Information Items

II-1  
Information  
Item  
I-1  
0550.02

MOVED by Coun. Deck, SECONDED by Coun. Weisgerber

THAT Information Item I-1 be received for information.

CARRIED

## 10. Reports for Action

RA-1  
\*\*\*North  
Central Local  
Government  
Association –  
2018  
Resolutions

MOVED by Coun. Pfanner, SECONDED by Coun. Deck

THAT the report dated January 12, 2108 re: North Central Local Government Association – 2018 Resolutions prepared by Administration, be received; and

THAT Council authorize the resolutions as follows, and that the resolutions be forwarded on to the North Central Local Government Association (NCLGA) before the friendly deadline of February 9, 2018.

Resolution “A”

Ambulance Services District of Chetwynd

WHEREAS the ongoing shortages of manpower in Ambulance Halls throughout rural British Columbia are prevalent in most communities outside of larger Urban Centres;

Motion continued

AND WHEREAS because of the declining volunteer nature of the B.C. Health Emergency Service (BCHES)'s ambulance service it is critical that the BCHES be properly addressed by the Province to ensure life safety while respecting budgets:

NOW THEREFORE be it resolved that the North Central Local Government Association adopt the following resolution and forward it to the Union of British Columbia Municipalities for ratification and submission to the Province of British Columbia:

"THAT the Provincial Government be requested to initiate a full and in-depth review of B.C. Health Emergency Service (BCHES)'s ambulance service in British Columbia, with the intent of modernizing those services to consider additional duties to warrant more full time value and work for ambulance personnel, and that such review be made a high priority of the government of British Columbia."

Resolution "B"

#### STREAMLINED PROCESS FOR SEDIMENT MANAGEMENT – FLOOD MITIGATION

District of Chetwynd and Peace River Regional District

WHEREAS the accumulation of gravel, sediment and debris such as trees and other obstructions in an active creek bed (aggradation) can increase flood hazards on alluvial fans and promote erosion of previously deposited materials, and an environmentally appropriate in-stream sediment and obstruction management program can be an important part of a local government's flood hazard mitigation program; and

WHEREAS careful consideration needs to be given to the scale of intended actions, and recognizing that much larger excavations done under emergency conditions during flood events could greatly increase the scale of unintended actions to the environment; and

Motion continued

WHEREAS removal of gravel and obstructions from creek beds as a means of managing water surface elevations is possible, the regulatory requirements are relatively complex, and the timing of the various steps must be considered well in advance of the intended works since the approval process needs to be completed prior to nesting periods and fisheries work windows.

Motion continued

NOW THEREFORE be it resolved that the North Central Local Government Association endorse and forward a resolution to the Union of BC Municipalities, that in anticipation of heavy rain events in the not distant future, the Province of British Columbia is urged to work with municipalities and regional districts to streamline the regulatory processes and develop management guidelines, best practices, policies, and regulations to permit municipalities and regional districts to perform sediment and obstruction removal work in the most minimally disturbing way to aquatic habitats in streambeds that have been dry for at least one week prior to commencement of work in order to minimize flooding during heavy-rain events; and be it further resolved that the development of these stream-bed management guidelines, best practices, policies, and regulations be given high priority.

Resolution "C"

**TWO-TIER PRICING FOR ELECTRICITY**  
District of Chetwynd

WHEREAS the two-tier pricing for electricity introduced in 2008 on the pretext of reducing electricity consumption has had the effect of increasing the financial burden of homeowners who do not have access to lower-priced fuels such as natural gas; and

WHEREAS the two-tier pricing for electricity has failed to reduce consumption in the manner the architects of the system envisioned.

NOW THEREFORE be it resolved that the North Central Local Government Association endorse and forward a resolution to the Union of BC Municipalities, that the Province of British Columbia be urged to discontinue the two-tier electricity pricing model and request the Province of British Columbia to eliminate it.

CARRIED\*\*\*

RA-2  
\*\*\*Fetal  
Alcohol  
Syndrome  
Warning –  
NCLGA  
Resolution

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT the report dated January 12, 2018 re: Fetal Alcohol Syndrome Warning – NCLGA Resolution prepared by Administration, be received for information.

Opposed: Mayor Nichols and Coun. Pfanner

CARRIED\*\*\*



RA-3  
\*\*\*Unsafe  
Structure –  
5024 49<sup>th</sup>  
Avenue

MOVED by Coun. Pfanner, SECONDED by Coun. Bassendowski

THAT the report re: Unsafe Structure – 5024 49<sup>th</sup> Avenue prepared by Administration, be received; and

THAT Council authorize the following:

WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes the municipal Council of the District of Chetwynd (the “**District**”) to impose a remedial action requirement on the owner of land and the occupier of a building or structure on the land, including a requirement to remove or demolish a structure or part thereof, where Council considers that the structure is in or creates an unsafe condition or contravenes building regulations or is so dilapidated as to be offensive to the community;

AND WHEREAS George Karl Schilling, deceased, is the registered owner of the land and premises located at 5024 49<sup>th</sup> Avenue, Chetwynd, British Columbia and legally described as PID 012-831-255, Lot 7 Block C District Lot 398 Peace River District Plan 9830 (the “**Property**”);

AND WHEREAS the Property is presently managed by the Public Guardian and Trustee of British Columbia;

AND WHEREAS the District is in receipt of a report prepared by the District’s Building Official regarding the structures on the Property, with respect to an inspection of the Property conducted on December 14, 2017 (the “**Report**”);

AND WHEREAS the Report discloses numerous contraventions of the *Building Code* and *Building Bylaw No. 973, 2012*, (collectively, the “**Building Regulations**”);

AND WHEREAS the owners and occupiers of the Property have, among other infractions, not maintained the Property and allowed the structures on the Property (the “**Structures**”) to deteriorate to the extent that the Structures are so dilapidated as to be offensive to the community and create an unsafe condition and contravene the Building Regulations;

AND WHEREAS the District has previously advised the owners and occupiers of the Property in writing that the structures are in contravention of the Building Regulations and has requested compliance;

NOW THEREFORE the Council of the District resolves as follows:

1. THAT Council receive the Report for information;

Motion (Continued)

2. THAT Council considers that the Structures are so dilapidated as to be offensive to the community and create an unsafe condition within the meaning of s. 73(2)(a) of the *Community Charter* and contravene the Building Regulations;
3. THAT Council hereby requires pursuant to its remedial action powers under Part 3, Division 12 of the *Community Charter*, that the owners and occupiers of the Property:
  - a. remove or demolish the Structures in compliance with all applicable bylaws and enactments respecting safety; or
  - b. bring the Structures up to a standard specified by the Building Regulations in compliance with all applicable bylaws and enactments;within 60 days after notice of this remedial action requirement has been given by the District to the owners and occupiers of the Property under s. 77 of the *Community Charter*;
4. THAT the District shall provide notice of this remedial action requirement to the persons entitled to notice under s. 77 of the *Community Charter*, including a copy of this resolution;
5. THAT the District shall notify the persons entitled to notice under s. 77(1) of the *Community Charter* that they may request that Council reconsider the remedial action requirement pursuant to s. 78 of the *Community Charter*, by providing the District written notice within 14 days of the date on which notice under s. 77 of the *Community Charter* was given; and
6. THAT if any or all of the actions in paragraph 3 of this remedial action requirement are not completed by the date set out above, the District may undertake any or all of the actions required by this remedial action requirement at the expense of the owners, as authorized by s. 17 of the *Community Charter*.

CARRIED\*\*\*

RA-4  
\*\*\*Request for  
Extension –  
Temporary  
Use Permit  
No. 03-2017  
(Black  
Diamond  
Group)

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT the report dated January 30, 2018 re: Request for Extension – Temporary Use Permit No. 03-2017 (Black Diamond Group) prepared by Administration, be received; and

THAT Council authorize Notice of Intent to authorize a two-year extension 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.

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT the motion be tabled until later in the meeting in order for Council to receive and consider additional information.

CARRIED

MOVED by Mayor Nichols, SECONDED by Coun. Weisgerber

THAT Mike Klukus be invited to provide Council with additional information on behalf of the proponent, Black Diamond Group.

CARRIED

Mike Klukus provided a brief verbal presentation to Council including:

- the camp is currently powered by diesel generators
- considering making a major capital expenditure to install BC Hydro to their site but it would be a substantial cost to the company
- have already applied to BC Hydro
- would be an improvement to the property that would stay with the property when the camp moves out

MOVED by Coun. Galbraith, SECONDED by Coun. Weisgerber

THAT Norah Newsom, on behalf of the Pomeroy Group be invited to address Council regarding the vacancy rate at the Pomeroy.

CARRIED

Norah Newsom was asked about the vacancy rate at the Pomeroy; she responded it has been at 90% occupancy recently, but Pomeroy Group is more concerned about the future vacancy rate.

MOVED by Coun. Weisgerber, SECONDED by Coun. Brownlee

THAT the motion re: Request for Extension – Temporary Use Permit No. 03-2017 (Black Diamond Group) be taken from the table; and

THAT Council authorize Notice of Intent to authorize a two-year extension 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.

Opposed: Councillors Bassendowski, Deck, Galbraith and Pfanner

DEFEATED

RA-5  
\*\*\*2018  
Boulevard  
Tree Removal  
Tender

MOVED by Coun. Bassendowski, SECONDED by Coun. Brownlee

THAT The report dated January 30, 2018 re: 2018 Boulevard Tree Removal Tender prepared by the Public Works and Engineering Department, be received; and

THAT Council award the 2018 Boulevard Tree Removal project as advertised to Quantum Tree Services for the amount of \$10,500.00.

CARRIED\*\*\*

#### **11. Reports for Information**

Nil

#### **12. New Business**

Nil

#### **13. Public Question Period**

Leo Sabulsky, Peace FM asked if the Black Diamond camp was paying taxes on the Temporary Use Permit to the District and if so, what the amount is that is being paid.

The Director of Financial Administration responded that he is not sure if BC Assessment had included it in the 2018 roll but there will be improvements that the property owner will be taxed on as it was previously classified and taxed as vacant land.

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

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 5:14 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 February 5, 2018 in the Council Chambers.



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