



**DISTRICT OF HUDSON'S HOPE  
COUNCIL MEETING AGENDA**

**AGENDA ADDITION**

Council Chambers

Monday, September 14, 2015 at 6:00 p.m.

**Staff Reports**

B2 Zoning Bylaw No. 853, 2015

C18 Letter from Ministry of Jobs, Tourism and Skills Training regarding  
Progress Camp Policy

# REQUEST FOR DECISION

<b>RFD#:</b> CM091415-SR	<b>Date:</b> September 14, 2015
<b>Meeting#:</b> CM091415	<b>Originator:</b> Tom Matus, CAO
<b>RFD TITLE:</b> Zoning Amendment – M Gibbs	

## BACKGROUND:

Mattias Gibbs has applied to subdivide Parcel Identifier: 017-741-831, Parcel A (Plan B6747) of the south east ¼ of section 24 Township 81 Range 26 west of the 6th meridian Peace River District except Plan H808, owned by Alces River Farms Ltd. it is presently zoned as P2 Parks and Open Space, requesting to zone to RU1 Rural Residential. The OCP remains the same as Core Residential.

## DISCUSSION:

The property falls under one PID 017741831 though is split in two by Canyon Drive and falls under two different Land Use Plan designated areas. The portion of land south of Canyon Drive is to remain the same as C2 Service Commercial and OCP Land Use Plan designated area Service Commercial. North side of Canyon Drive is requested to be rezoned from P2 Parks and Open Space to RU1 Rural Residential. An OCP amendment is not necessary for the north side (parcel) as the intended use falls under OCP Land Use, Core Residential, (remaining unchanged).

The purpose of the zoning amendment is to provide new housing via creating three lots in the portion of the Parcel north of Canyon Drive.

The Approving Officer's Preliminary Layout Approval letter dated August 28<sup>th</sup>, 2015 requires that prior to any construction for Part D of the subdivision Mattias Gibbs will require a geotechnical survey be done for this lot due to the topographical grade (sloping) of the lands to ensure the stability of the ground to support any construction.

### Local Government Act public hearings

890 (1) Subject to subsection (4), a local government must not adopt an official community plan bylaw, a zoning bylaw or a bylaw under section 914.2 [early termination of land use contracts] without holding a public hearing on the bylaw for the purpose of allowing the public to make representations to the local government respecting matters contained in the proposed bylaw.

(2) The public hearing must be held after first reading of the bylaw and before third reading.

(3) At the public hearing all persons who believe that their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing.

(3.1) Subject to subsection (3), the chair of the public hearing may establish procedural rules for the conduct of the hearing.

(4) A local government may waive the holding of a public hearing on a proposed bylaw, other than a proposed bylaw under section 914.2, if

(a) an official community plan is in effect for the area that is subject to a proposed zoning bylaw, and

(b) the proposed bylaw is consistent with the plan.

(5) More than one bylaw may be included in one notice of public hearing, and more than one bylaw may be considered at a public hearing.

(6) A written report of each public hearing, containing a summary of the nature of the representations respecting the bylaw that were made at the hearing, must be prepared and maintained as a public record.

(7) A report under subsection (6) must be certified as being fair and accurate by the person preparing the report and, if applicable, by the person to whom the hearing was delegated under section 891.  
(8) A public hearing may be adjourned and no further notice of the hearing is necessary if the time and place for the resumption of the hearing is stated to those present at the time the hearing is adjourned.  
(9) Despite section 135 (3) [at least one day between third reading and adoption] of the Community Charter, a council may adopt an official community plan, a zoning bylaw or a bylaw under section 914.2 at the same meeting at which the plan or bylaw passed third reading.

**BUDGET:**

Revenue: \$750, zoning amendment

**RECOMMENDATION / RESOLUTION:**

That Council:

“As per section 890(9) of the Local Government Act motion First, Second, Third Reading and the Adoption of the Zoning Amendment Bylaw # 855, 2013 and as per section 890 (4)(a) and (b) of the Local Government Act waive the holding of a public hearing.”



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Tom Matus, CAO

**BYLAW NO.  
853, 2015**

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A Bylaw to amend Zoning Bylaw No. 823, 2013

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**WHEREAS** the *Community Charter Act* (the "Charter"), provides for the creation and amendment to its Zoning Bylaw;

**NOW THEREFORE** the Council of the District of Hudson's Hope, in a duly assembled open meeting, enacts as follows:

1. This Bylaw may be cited as "Zoning Bylaw Amendment No. 853, 2015".
2. "Zoning Bylaw No. 823, 2013" is hereby amended by:  
  
Rezoning the lot Parcel Identifier # 017-741-831: section of the lot north of Canyon Drive from P2 Parks and Open Space to RU1 Rural Residential.
3. This bylaw comes into effect upon the Adopted date of this bylaw.

Read a first time this	14 <sup>th</sup> day of September, 2015
Read a second time this	14 <sup>th</sup> day of September, 2015
Read a third time this	14 <sup>th</sup> day of September, 2015
Adopted this	14 <sup>th</sup> day of September, 2015

\_\_\_\_\_  
Gwen Johansson,  
MAYOR

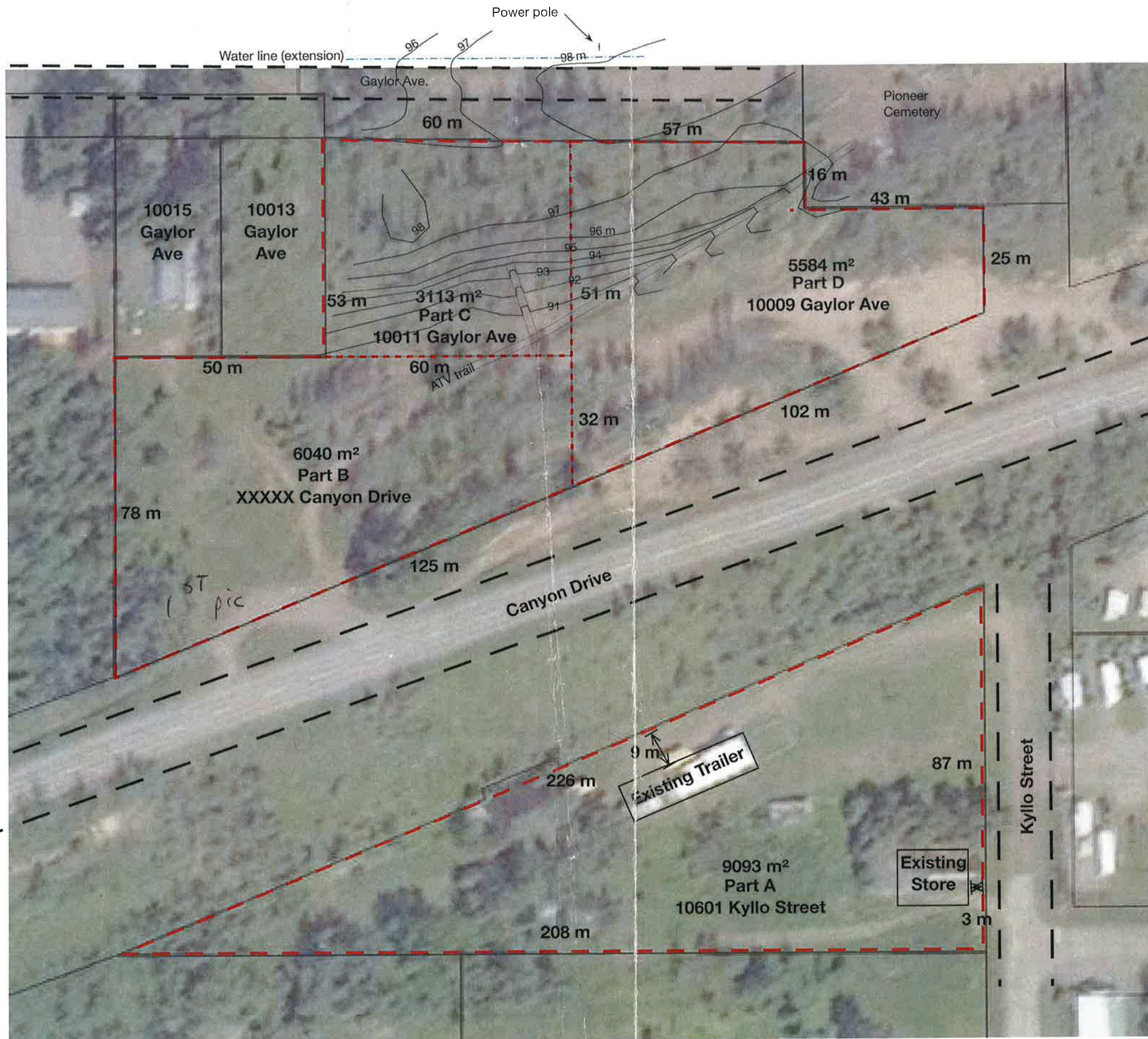
  
\_\_\_\_\_  
Tom Matus,  
CAO

Certified a true copy of Bylaw No. 853  
This \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
Clerk



Subdivision of 10601 Kylo St.  
Scale: 1:1000  
July 9, 2015  
Mattias Gibbs



Proposed Lot boundaries

Existing lot boundaries



## Tom Matus

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**From:** Gwen Johansson  
**Sent:** September-11-15 4:08 PM  
**To:** Clerk; Tom Matus  
**Subject:** FW: Concerns that you and other residents of Hudson Hope have about missed opportunities for your community to benefit from natural gas development in your area.  
**Attachments:** Progress Camp Policy May 27 2015.doc

Would you please add this to the agenda for Monday. It just came in. Please also include my May 26 letter, which Ms Morisho refers to. I have attached it.

Cheers, Gwen

**From:** Saini, Sukie JTST:EX [mailto:Sukie.Saini@gov.bc.ca] **On Behalf Of** Yuma Morisho, Okenge JTST:EX  
**Sent:** Friday, September 11, 2015 3:02 PM  
**To:** 'gheyergraham@hotmail.com' <gheyergraham@hotmail.com>  
**Cc:** OfficeofthePremier, Office PREM:EX <Premier@gov.bc.ca>; Minister, JTST JTST:EX <JTST.Minister@gov.bc.ca>; Minister, MNGD MNGD:EX <MNGH.Minister@gov.bc.ca>; Gwen Johansson <mayor@hudsonshope.ca>; OfficeofthePremier, Office PREM:EX <Premier@gov.bc.ca>; Minister, JTST JTST:EX <JTST.Minister@gov.bc.ca>; Minister, MNGD MNGD:EX <MNGH.Minister@gov.bc.ca>; Gwen Johansson <mayor@hudsonshope.ca>  
**Subject:** Concerns that you and other residents of Hudson Hope have about missed opportunities for your community to benefit from natural gas development in your area.

Ref: 109486

Gary and Marcy Heyer  
Graham River RV Park

Dear Mr. and Mrs. Heyer:

Thank you for your emails of June 1, 2015, regarding the concerns that you and other residents of Hudson Hope have about missed opportunities for your community to benefit from natural gas development in your area. On behalf of the Honourable Christy Clark, Premier, the Honourable Shirley Bond, Minister of Jobs, Tourism and Skills Training, and the Honourable Rich Coleman, Minister of Energy and Mines, I am pleased to respond.

From the emails and letters that you have forwarded, it is evident that a number of entrepreneurs in your area have put significant investment into an RV park, apartment, and other facilities and businesses, in preparation for the anticipated opportunities. I can certainly understand your frustration with the decision of Progress Energy Canada Ltd. to require its employees to live in camps provided by the company, rather than in accommodations in and around your community.

I was pleased to see that your mayor, among others, has reached out to Progress Energy to discuss this decision, and the impact it will have on entrepreneurs like you. As noted in Mayor Gwen Johansson's letter of May 26, 2015 to the company, ongoing open discussions will have the benefit of identifying potential partnerships between Progress Energy and members of the community. If it would be helpful, I encourage you to suggest to Mayor Johansson that Tammy Danshin, the Province's Regional Manager, Northeast Office, Regional



Economic Operations, Ministry Jobs, Tourism and Skills Training be invited to attend any future open discussions, to assist in moving this dialogue along, where possible. Ms. Danshin can be reached by phone at 250 787-3351, or via email at [Tamara.Danshin@gov.bc.ca](mailto:Tamara.Danshin@gov.bc.ca).

Thank you for writing to update the Premier on the situation in your community. I look forward to hearing about the outcomes of your discussions with Progress Energy.

Sincerely,

Okenge Yuma Morisho  
Assistant Deputy Minister  
Economic Development Division  
Ministry of Jobs, Tourism and Skills Training and Minister Responsible for Labour



Box 330  
9904 Dudley Drive  
Hudson's Hope BC V0C 1V0  
Telephone 250-783-9901  
Fax: 250-783-5741

May 26, 2015

Julie Bourdon  
Stakeholder & Community Relations Advisor  
Progress Energy Canada LTD

Dear Julie:

As you know, business people in and around Hudson's Hope who offer accommodations or RV facilities have expressed concern about Progress' requirement that employees live in camps provided by the company.

The point made by local entrepreneurs is that they have made significant investments in order to offer services to the gas field workers and that Progress' policy threatens their investment and is harmful to the local community. They further point out that Progress' policy conflicts with the province's rationale that industrial development is desirable because it creates jobs and local business opportunity.

I understand that the company implemented this directive based on a desire to reduce traffic, dust, and noise, and to keep their workers near the worksite in a controlled environment. We recognize that companies are entitled to run their business as they see fit. However, there is also a need for local benefits to accrue from exploitation of local resources.

The District of Hudson's Hope supports local entrepreneurs as they seek to build their businesses. In this case, perhaps a first step would be to get together to talk things over. We would like to suggest that Progress schedule a meeting in Hudson's Hope where local business people and Progress representatives could meet to discuss resolutions to the accommodation issue as well as to explore what other opportunities might exist for partnerships.

If it would be helpful, I would offer to facilitate such a meeting.

Yours truly,

Gwen Johansson, Mayor

Cc: Pat Pimm, MLA,  
Lynx Creek RV Park,  
Beattie RV Park  
Gary Heyer

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