



## **DISTRICT OF HUDSON'S HOPE**

### **AGENDA**

Council Chambers

Monday August 28th, 2017 at 6:00 PM

**1. Call to Order:**

**2. Delegations:**

**3. Notice of New Business:**

Mayor's List  
Councillors Additions  
CAO's Additions

**4. Adoption of Agenda by Consensus:**

**5. Declaration of Conflict of Interest:**

**6. Adoption of Minutes:**

M1 August 14<sup>th</sup>, 2017 Regular Council Meeting

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**7. Business Arising From the Minutes:**

**8. Public Hearing:**

PH1 Proposed Official Community Plan Amendment Bylaw 888,  
2017 and Proposed Zoning Amendment Bylaw 889, 2017;

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**9. Staff Reports:**

SR1 CAO Action and Other Updates

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SR2 NDIT

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SR3 Youth Councillor (YC) Policy

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**10. Committee Meeting Reports:**

**11. Bylaws:**

B1 Safe Premises Bylaw

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B2/B3 OCP and Zoning Amendment RFD

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B2 Official Community Plan Amendment bylaw 888

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B3 Zoning Amendment Bylaw 889

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**12. Correspondence**

C1	Batch 9 Coal Licence Applications	Page 54
C2	Site C –BCUC process	Page 58
C3	CEPA's 2017 UBCM Reception	Page 61

**13. Reports by Mayor & Council on Meetings and Liaison Responsibilities**

**14. Old Business:**

**15. Public Inquiries:**

**16. Adjournment:**



**REGULAR COUNCIL MEETING**  
**August 14, 2017**  
**6:00 P.M.**  
**MUNICIPAL HALL COUNCIL CHAMBERS**

**Present: Council:** Mayor Gwen Johansson  
Councillor Dave Helberg  
Councillor Heather Middleton  
Councillor Kelly Miller  
Councillor Nicole Gilliss  
Councillor Caroline Beam  
Councillor Travous Quibell

**Staff:** CAO, Tom Matus  
Director of Protective Services, Robert Norton  
Bylaw Officer/Safety Officer, Wallace Roach  
Office Assistant, Becky Mercereau

**Other:** 1 in the gallery

1. **CALL TO ORDER:**  
The meeting called to order at 6:00 p.m. with Mayor Gwen Johansson presiding.
2. **DELEGATIONS:**  
D1 **Roy Kelly**  
*Community Hall Handrail:* Mr. Kelly offered to remedy this safety issue at the Community Hall by building handrails up onto the stage.  
*Garbage Dump Road:* Requested the dirt berms on each side of this road where you exit be lowered so that drivers can see better both ways, as it is on a blind corner right now. Mayor Johansson will bring this issue up with the Ministry of Transportation.  
*Cemetery Map Sign:* Mr. Kelly offered to build and donate a sign showing the names and locations of grave sites. Council directed staff to look further into this.
3. **NOTICE OF NEW BUSINESS:**  
**Mayors Additions:** Minister Meetings, BUCU Review  
**Councillors Additions:** Library Board Question, General Inquiry  
**Staff Additions:**
4. **ADOPTION OF AGENDA AS AMENDED BY CONSENSUS:**
5. **DECLARATION OF CONFLICT OF INTEREST:**
6. **ADOPTION OF MINUTES:**

**M1**

- M1 **July 26, 2017 Regular Council Meeting** **0550-01**  
CM1-add July 21, 2017 and add water treatment plant.  
SR2 – add "in no particular order"  
**RESOLUTION NO. 163**  
M/S Councillors Miller/Quibell  
That  
"The minutes of the July 26, 2017 Regular Council Meeting be adopted as amended."  
**CARRIED**
7. **BUSINESS ARISING OUT OF THE MINUTES:**
- BA1 **Solar Array Project Change Orders** **0970-01**  
Community Hall is not a priority as it doesn't use much energy. The pool is a better option if we have a choice.
- BA2 **NDIT Community Halls and Recreation Facilities Program** **1855-01**  
No engineering studies have completed for the Community Hall. The Building Inspection has stated that the building is sound. Need long term planning for floor and roof. [Diarize for Strategic Planning Meeting.](#) **0230-20**
- BA3 **Cemetery Letter from Carolyn Stowe** **4100-01**  
Mayor Johansson will be sending the letter. Need to set up work bee and do an assessment for what needs to be completed.
8. **STAFF REPORTS:**
- SR1 **CAO Report- Action and other Updates** **0110-01**  
Council requested that future contractors be required to the weekly updates like what is being currently provided.
- Pool slide will be installed at the end of the 2017 pool season. **0810-20**
- Councillor Gilliss arrived at 6:27 pm.*
- SR2 **Current Bylaw Enforcement Activities** **4000-01**  
Update was provided on the Safety and Bylaw Enforcement Officer's new updates to the safety program. Also addressed the abandoned cat issue.
- SR3 **Solar Array Project Change Orders #3 & #4** **0970-01**  
**RESOLUTION NO.164**  
M/S Councillors Heiberg/Beam  
That  
"Council approve the Peace Energy Cooperative's Contemplated Change Notice numbers "CCN# HHSI-0003-L" in the amount of \$244,308.20 exclusive of GST and Contemplated Change Notice number "CCN# HHSI-0004-BPFH" in the amount of \$19,656.75 exclusive of GST; in regard to the "Community Solar Initiative" project Peace Energy Cooperative contract."  
**CARRIED**

- SR4     **Controlled Substance Policy**     **0340-50**  
Council requested this report be brought back after they had discussion at the In Camera Meeting.
9.     **COMMITTEE MEETING REPORTS:**
10.     **BYLAWS:**     **3900-02**  
B1     **Council Procedure Amendment 887**  
RESOLUTION NO.165  
M/S Councillors Heiberg/Quibell  
That  
"Council adopt the "District of Hudson's Hope Council Procedure Amendment Bylaw No. 887, 2017."  
CARRIED
- Staff directed to create a Policy for the Youth Councillor Duties. Councillor Beam will send information to staff on what can be included.
- B2/B3     **Official Community Plan Amendment Bylaw 888 and Zoning Amendment Bylaw 889**     **3900-02**  
Councillor Gilliss declared a conflict and left the meeting     **6480-01**  
RESOLUTION NO.166     **3360-01**  
M/S Councillors Heiberg/Quibell  
That  
"Council approve First and Second Reading of the "District of Hudson's Hope Official Community Plan Amendment Bylaw No. 888, 2017";  
And That:  
"Council approve First and Second Reading of the "District of Hudson's Hope Zoning Amendment Bylaw No. 889, 2017".  
And That:  
"Council authorize to schedule a public hearing for the proposed Official Community Plan Amendment and for the proposed Zoning Bylaw Amendment."  
CARRIED  
Councillor Gilliss returned to the meeting.
- B4     **Safe Premises Bylaw**     **3900-02**  
Council requested this report be brought back after they had discussion at the In Camera Meeting.     **2640-01**
11.     **CORRESPONDENCE:**
- C1     **BC Hydro Site C Project – Gastrointestinal Virus**     **6660-20**  
For Information
- C2     **Invitation from Asia-Pacific CEO Association**     **0330-01**  
For Information
- C3     **Letter from District of Squamish**     **0400-50**  
For Information

- C4     **Final Report from Hope for Health Society**     **1850-01**  
For Information
- C5     **Northern Health Media Bulletin**     **4920-01**  
For Information
12.     **REPORTS BY MAYOR & COUNCIL ON MEETINGS AND LIAISON RESPONSIBILITIES:**
- CR1     **Mayor's Report**     **5400-01**  
*North Montney Mainline Project: Staff directed to find out our options for holding companies responsible if they damage municipal roads.*  
*Minister's Meetings:*  
Ministry of Municipal Affairs     **0400-01**
  - Peace Moberly Tract Special Management Area
  - Alternates for PRRD
  - Fentanyl damaged property remediationMinistry of Aboriginal Affairs
  - Peace Moberly TractFLNRO
  - Peace Moberly TractHealth
  - Challenges with one-doctor clinic
  - Nurse and lab tech coverage
  - Ambulance & para-medicsNorthern Health
  - Challenges with one-doctor clinic
  - Ambulance ServiceMinistry of Energy, Mines & Petroleum Resources
  - Site C – Impacts on Hudson's Hope: land, opportunity cost, revenue loss, employment implications, devalued properties
  - Mines
  - Oil and Gas
  - Industry TrafficMinistry of Transportation
  - Rural Roads
  - Garbage Dump Road berms
  - Post Office Corner and Info Centre crossings for pedestrians
  - Passing lands for Highway 29 to Fort St. John
  - Wash out of road near Ardill's RanchMinistry of Environment
  - Fentanyl damaged property mediation
- CR2     **British Columbia Utilities Commission (BCUC) Update**     **0400-20**  
Mayor Johansson gave information on the BCUC's mandate for reviewing the Site C project. Three final options available: suspend, cancel or proceed.

13. **NEW BUSINESS:**

NB1 **Arena Concession** **0810-20**  
Council was advised that we received one submission for a contractor to operate the arena concession.

NB2 **Events Calendar** **8100-01**  
Council questioned if there was an Events Calendar that could be created so that when clubs or organizations plan an event they can see if there are any other events planned that day. Council was advised that an Events Calendar is located on the website and we will put an advertisement in the Bulletin to let the public know about this service.

14. **OLD BUSINESS:**

OB1 **Road Wash Out Near Ardill's Ranch** **5400-01**  
Mayor Johansson will contact YRB to request an update on the wash out of the road near Ardill's Ranch.

OB2 **Pool Policy** **0340-50**  
Council requested a copy of the pool policy. **0810-20**

15. **PUBLIC INQUIRIES:**

16. **ADJOURNMENT:**  
Council moved the meeting in-camera at 7:40 pm  
**RESOLUTION NO.167**  
M/S Councillors Heiberg/Miller  
That:  
*"Council move into In-Camera Meeting".*  
**CARRIED**

Council returned to the regular meeting at 9:18 pm.

SR4 **Controlled Substance Policy** **0340-50**  
**RESOLUTION NO.170** **2640-01**  
M/S Councillors Heiberg/Quibell  
That:  
*"Council adopt by resolution the "Controlled Substance Policy" as written".*  
**CARRIED**

B4 **Safe Premises Bylaw** **0340-50**  
**RESOLUTION NO.171** **2640-01**  
M/S Councillors Quibell/Middleton  
That:  
*"Council give first, second and third reading to the Safety Premises Bylaw No. 890, 2017".*  
**CARRIED**

Mayor Johansson declared the meeting adjourned at 9:20 pm.

**DIARY**

***Conventions/Conferences/Holidays***

<i>Beryl Prairie Septic Field</i>	<i>07/25/16</i>
<i>Grant Writer Program Sponsorship</i>	<i>04/10/17</i>
<i>Water and Tax Rates comparison</i>	<i>06/26/17</i>
<i>NDIT Community Halls and Recreation Facilities Program-</i> <i>-to be brought forward at Strategic Planning Meeting</i>	<i>08/14/17</i>

***Diarized***

Certified Correct:

\_\_\_\_\_  
CAO- Tom Matus

\_\_\_\_\_  
Chair/Mayor Gwen Johansson



## **LGA**

### **Division 3 — Public Hearings on Planning and Land Use Bylaws**

#### **Requirement for public hearing before adopting bylaw**

**464** (1) Subject to subsection (2), a local government must not adopt

- (a) an official community plan bylaw,
- (b) a zoning bylaw, or
- (c) a bylaw under section 548 [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) A local government may waive the holding of a public hearing on a proposed zoning bylaw if

- (a) an official community plan is in effect for the area that is subject to the zoning bylaw, and
- (b) the bylaw is consistent with the official community plan.

#### **Public hearing procedures**

**465** (1) A public hearing under section 464 (1) must be held after first reading of the bylaw and before third reading.

(2) 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) Subject to subsection (2), the chair of the public hearing may establish procedural rules for the conduct of the hearing.

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

**PH1**

- (5) 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.
- (6) A report under subsection (5) 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 469.
- (7) 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 are stated to those present at the time the hearing is adjourned.

#### Notice of public hearing

- 466** (1) If a public hearing is to be held under section 464 (1), the local government must give notice of the hearing
- (a) in accordance with this section, and
  - (b) in the case of a public hearing on an official community plan that includes a schedule under section 614 (3) (b) [designation of heritage conservation area], in accordance with section 592 [giving notice to owners and occupiers].
- (2) The notice must state the following:
- (a) the time and date of the hearing;
  - (b) the place of the hearing;
  - (c) in general terms, the purpose of the bylaw;
  - (d) the land or lands that are the subject of the bylaw;
  - (e) the place where and the times and dates when copies of the bylaw may be inspected.
- (3) The notice must be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 days and not more than 10 days before the public hearing.

(4) If the bylaw in relation to which the notice is given alters the permitted use or density of any area, the notice must

(a) subject to subsection (6), include a sketch that shows the area that is the subject of the bylaw alteration, including the name of adjoining roads if applicable, and

(b) be mailed or otherwise delivered at least 10 days before the public hearing

(i) to the owners, as shown on the assessment roll as at the date of the first reading of the bylaw, and

(ii) to any tenants in occupation, as at the date of the mailing or delivery of the notice,

of all parcels, any part of which is the subject of the bylaw alteration or is within a distance specified by bylaw from that part of the area that is subject to the bylaw alteration.

(5) If the bylaw in relation to which the notice is given is a bylaw under section 548 [early termination of land use contracts], the notice must

(a) subject to subsection (6), include a sketch that shows the area subject to the land use contract that the bylaw will terminate, including the name of adjoining roads if applicable, and

(b) be mailed or otherwise delivered at least 10 days before the public hearing

(i) to the owners, as shown on the assessment roll as at the date of the first reading of the bylaw, and

(ii) to any tenants in occupation, as at the date of the mailing or delivery of the notice,

of all parcels, any part of which is subject to the land use contract that the bylaw will terminate or is within a distance specified by bylaw from that part of the area that is subject to that land use contract.



- (6) If the location of the land can be clearly identified in the notice in a manner other than a sketch, it may be identified in that manner.
- (7) Subsection (4) does not apply if 10 or more parcels owned by 10 or more persons are the subject of the bylaw alteration.
- (8) The obligation to deliver a notice under subsection (4) or (5) is satisfied if a reasonable effort was made to mail or otherwise deliver the notice.

#### Notice if public hearing waived

- 467** (1) If a local government waives the holding of a public hearing under section 464 (2) [waiver for certain zoning bylaws], it must give notice in accordance with this section.
- (2) The notice must state
- (a) in general terms, the purpose of the zoning bylaw,
  - (b) the land or lands that are the subject of the bylaw, and
  - (c) the place where and the times and dates when copies of the bylaw may be inspected.
- (3) Section 466 (3), (4) and (5) to (8) applies to a notice under subsection (2) of this section, except that
- (a) the last publication under section 466 (3) is to be not less than 3 days and not more than 10 days before the bylaw is given third reading, and
  - (b) the delivery under section 466 (4) (b) is to be at least 10 days before the bylaw is given third reading.

#### Posted notices respecting proposed bylaws

- 468** (1) In respect of public hearings being held under section 464 (1) or waived under section 464 (2), a local government may, by bylaw,
- (a) require the posting of a notice on land that is the subject of a bylaw, and

(b) specify the size, form and content of the notice and the manner in which and the locations where it must be posted.

(2) Specifications under subsection (1) (b) may be different for different areas, zones, uses within a zone and parcel sizes.

#### Delegation of public hearings

**469** (1) If a local government makes a delegation in relation to one or more public hearings,

(a) that delegation does not apply to a hearing unless the notice of hearing under section 466 includes notice that the hearing is to be held by a delegate, and

(b) the resolution or bylaw making the delegation must be available for public inspection along with copies of the bylaw referred to in section 466 (2) (a).

(2) If the holding of a public hearing is delegated, the local government must not adopt the bylaw that is the subject of the hearing until the delegate reports to the local government, either orally or in writing, the views expressed at the hearing.

#### Procedure after public hearing

**470** (1) After a public hearing, the council or board may, without further notice or hearing,

(a) adopt or defeat the bylaw, or

(b) alter and then adopt the bylaw, provided that the alteration does not

(i) alter the use,

(ii) increase the density, or

(iii) without the owner's consent, decrease the density

of any area from that originally specified in the bylaw.

(2) A member of a council or board who

(a) is entitled to vote on a bylaw that was the subject of a public hearing, and

(b) was not present at the public hearing

may vote on the adoption of the bylaw if an oral or written report of the public hearing has been given to the member in accordance with subsection (3).

(3) The report referred to in subsection (2) must be given to the member by

(a) an officer or employee of the local government, or

(b) if applicable, the delegate who conducted the public hearing.

(4) After a public hearing under section 464 (1) or third reading following notice under section 467 [notice if public hearing waived], a court must not quash or declare invalid the bylaw on the grounds that an owner or occupier

(a) did not see or receive the notice under section 466 or 467, if the court is satisfied that there was a reasonable effort to mail or otherwise deliver the notice, or

(b) who attended the public hearing or who can otherwise be shown to have been aware of the hearing, did not see or receive the notice, and was not prejudiced by not seeing or receiving it.



## NOTICE OF PUBLIC HEARING

### **FOR PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 888, 2017 AND FOR PROPOSED ZONING AMENDMENT BYLAW 889, 2017 AT THE DISTRICT OF HUDSON'S HOPE COUNCIL CHAMBERS**

Located at 9904 Dudley Drive, at 6:00 p.m., on Monday, August 28<sup>th</sup>, 2017 to allow the public to make verbal or written representation to Council with respect to Council's intention to adopt an Amending Official Community Plan and Zoning Amendment.

Proposed Bylaw No. 888, 2017 is amending Official Community Plan Bylaw 822 to note the land use change from "Light Industrial" to "General Residential" for the area of the District of Hudson's Hope described below.

Proposed Bylaw No. 889, 2017 is amending Zoning Bylaw 823 to change the zoning designation from "M1 Light Industrial" to "R2 Multi-Unit Residential" for the area of the District of Hudson's Hope described below.

Parcel A(R33952) of Block 7, Section 19, Township 81, Range 25 West of the 6<sup>th</sup> Meridian Peace River District Plan 1679 Except Plans H733, 27536, and PGP 36042.

Once adopted, it will amend the current Official Community Plan, Bylaw No. 822, 2013 and Zoning Bylaw No. 823, 2013.

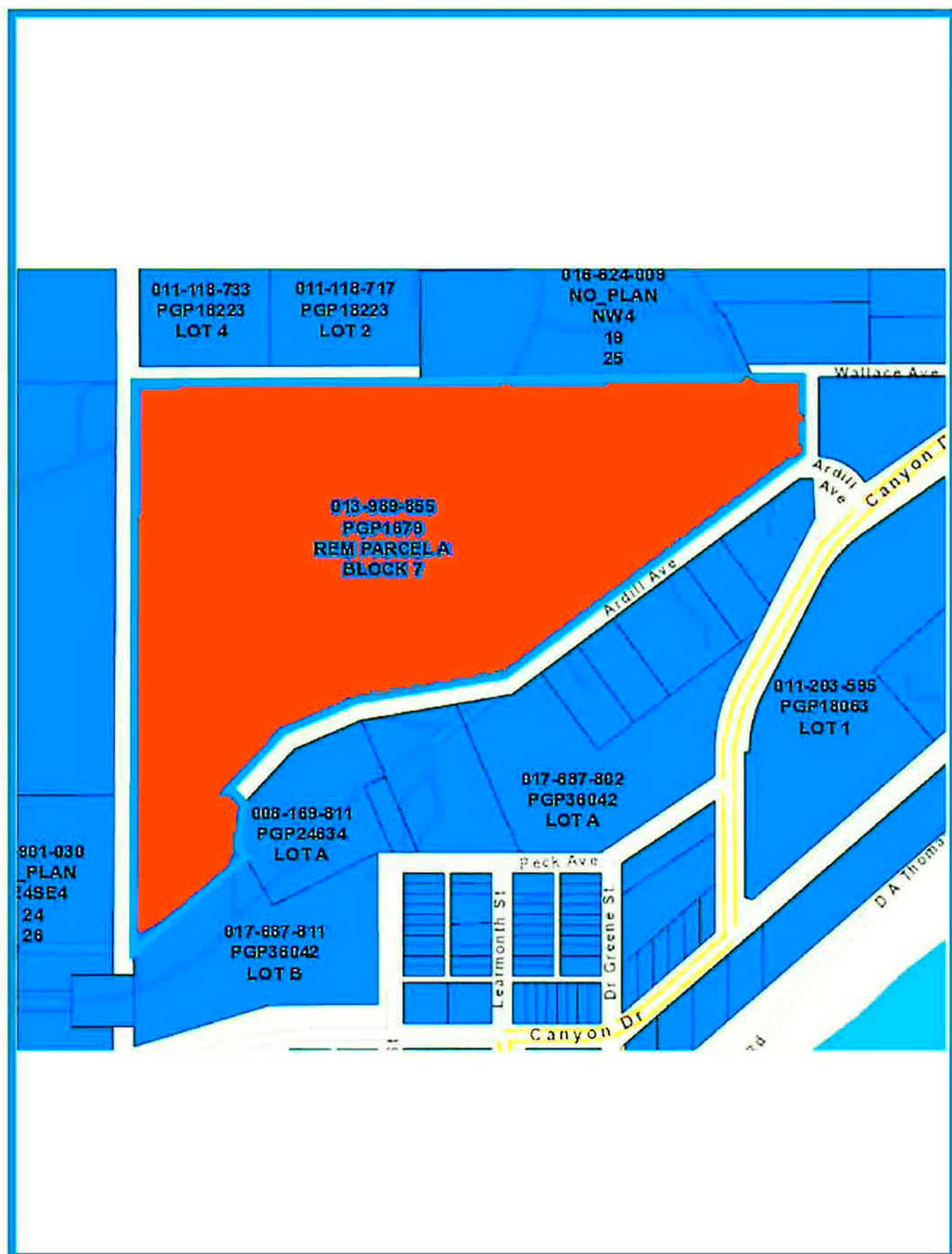
The above synopsis is not intended to be, nor should it be interpreted as the full text and content of the proposed Bylaw No. 888, 2017 or Bylaw No. 889, 2017. A copy of the proposed bylaws and relevant background documents may be inspected between the hours of 8:30 a.m. to 4:30 p.m., Thursday, August 17, 2017 through Monday, August 28, 2017, excepting statutory holidays at the municipal office of the District of Hudson's Hope located at 9904 Dudley Drive, Hudson's Hope, BC.

All persons who believe that their property interests are affected by this proposed Bylaw may:

- deliver or fax written briefs to the District of Hudson's Hope prior to the Hearing; or
- present verbal or written briefs at the Hearing.

NOTICE is also given that the Council will not accept any written or verbal presentations subsequent to the close of the Public Hearing.









### **Public Hearing Opening Statement**

### **Official Community Plan Amendment Bylaw No. 888, 2017, and Zoning Amendment Bylaw No. 889, 2017**

At this Public Hearing, Council will consider applications for the following proposed bylaws, in order as presented:

- Official Community Plan Amendment Bylaw No. 888, 2017
- Zoning Amendment Bylaw No. 889, 2017

At this meeting, the public are invited to make presentations to Council, and all persons who believe their interest in property is affected by this proposal. Please direct all your comments to the Chair.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council is to listen to the views of the public. It is not the function of Council during this Public Hearing to debate the merits of the proposal with individual citizens. Please observe these rules, and if you have any concerns with the manner in which the hearing is conducted, direct your comments to the Chair.

Everyone shall be given a reasonable opportunity to be heard at this hearing. No one will be, or should feel, discouraged or prevented from making his or her views known. No one, however, may repeat themselves when making a submission. Any person who wishes to present a written submission to Council may do so by presenting it to the Administrator. All those submissions will be retained by the Administrator and copies of submissions will be available at the District Office during regular office hours. **Any person making a verbal presentation must state their name and address for the record of the hearing before commencing.**

Your only opportunity to comment on this proposal will be during this hearing, as members of Council, are not permitted to receive further information after the close of this hearing.

Again, please direct all your comments to the Chair.

I will now request the Chief Administrative Officer, *Tom Matus*, to provide a synopsis of the first application.

**Public Hearing for OCP Amendment Bylaw #888, 2017, and Zoning Amendment Bylaw #889, 2017**

**6:00 PM, August 28, 2017**

**BYLAW SYNOPSIS.**

It is required that Council hold a Public Hearing when making amendments to the Zoning and OCP Bylaw as per Local Government Act Division 3 Public Hearing.

Due to a zoning application submission, Council requires an OCP Bylaw amendment to change the land use designation of Parcel A(R33952) of Block 7, Section 19, Township 81, Range 25 West of the 6th Meridian Peace River District Plan 1679 Except Plans H733, 27536, and PGP 36042, owned by Anitoli Hocha, from Light Industrial to General Residential. Council also wishes to change the zoning of this property from M1 (Light Industrial) to R2 (Multi-unit residential).

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Tom Matus, CAO

## Bylaw No. 888, 2017

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A bylaw to amend the "*District of Hudson's Hope Official Community Plan Bylaw No. 822, 2013*".

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**WHEREAS** under Part 26 of the *Local Government Act*, the Council may, by bylaw, amend an official community plan; and

**WHEREAS** the "*District of Hudson's Hope Official Community Plan Bylaw No. 822, 2013*" includes Schedule "C", which illustrates land use designations for properties within the municipality;

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

1. This Bylaw shall be cited as the "*District of Hudson's Hope Official Community Plan Amendment Bylaw No. 888, 2017*".
2. Schedule "C" of "*District of Hudson's Hope Official Community Plan Bylaw No. 822, 2013*" is hereby amended by changing the land use designation of the following land:

Parcel A(R33952) of Block 7, Section 19, Township 81, Range 25 West of the 6<sup>th</sup> Meridian  
Peace River District Plan 1679 Except Plans H733, 27536, and PGP 36042;

from Light Industrial to General Residential, shown in red on Appendix B, which is attached to and forms part of this Bylaw.

3. If any section, subsection, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

Read for a First Time on the 14<sup>th</sup> day of August, 2017.

Read for a Second Time on the 14<sup>th</sup> day of August, 2017.

A Public Hearing was held on the    day of    , 2017.

Read for a Third Time on the    day of    , 2017.

Adopted on the    day of    , 2017.



**Official Community Plan Bylaw Amendment  
Bylaw No. 888, 2017**

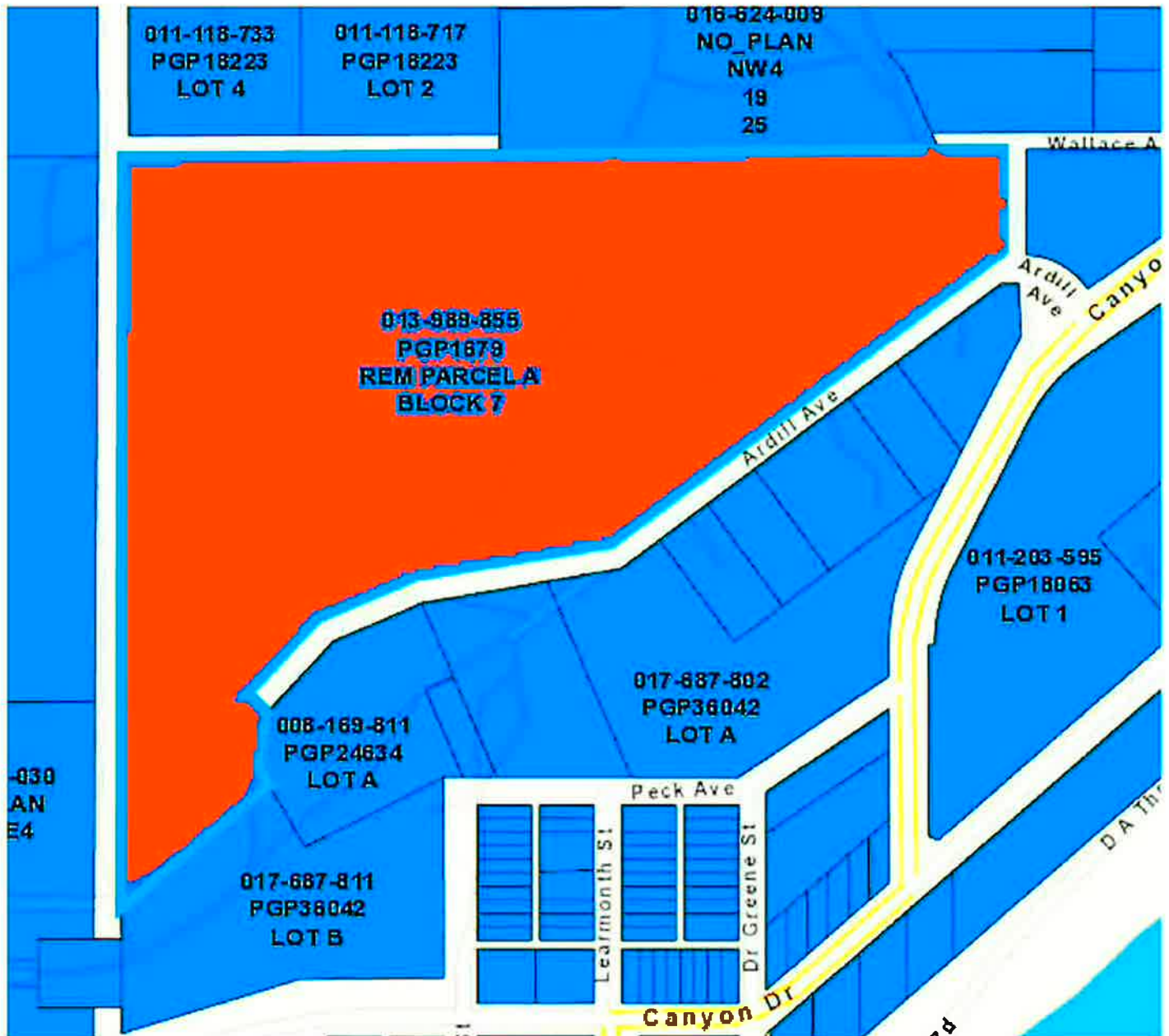
\_\_\_\_\_  
Gwen Johansson,  
MAYOR

\_\_\_\_\_  
Tammy McKeown  
Corporate Officer

Certified a true copy of Bylaw No. 888  
this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Clerk

**APPENDIX "B"**





**BYLAW NO. 889, 2017**

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A Bylaw to amend the District of Hudson's Hope Zoning Bylaw No. 823, 2013

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**WHEREAS** the Council of the District of Hudson's Hope wishes to amend "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*";

**AND WHEREAS** Council will hold a Public Hearing pursuant to the *Local Government Act*;

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

1. This bylaw will be cited as "*District of Hudson's Hope Zoning Amendment Bylaw No. 889, 2017.*"
2. Schedules "D", "E", and "F" of the "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*" are hereby amended by changing the zoning of the area identified in Appendix "B" attached to and forming part of this bylaw from "M1 (Light Industrial)" to "R2 (Multi-unit Residential)."
3. If any section, subsection, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

Read a first time this 14<sup>th</sup> day of August, 2017

Read a second time this 14<sup>th</sup> day of August, 2017

Public hearing held on this \_\_\_\_ day of \_\_\_, 2017

Read a third time this \_\_\_\_ day of \_\_\_, 2017

Adopted this \_\_\_\_ day of \_\_\_, 2017

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Gwen Johansson,  
MAYOR

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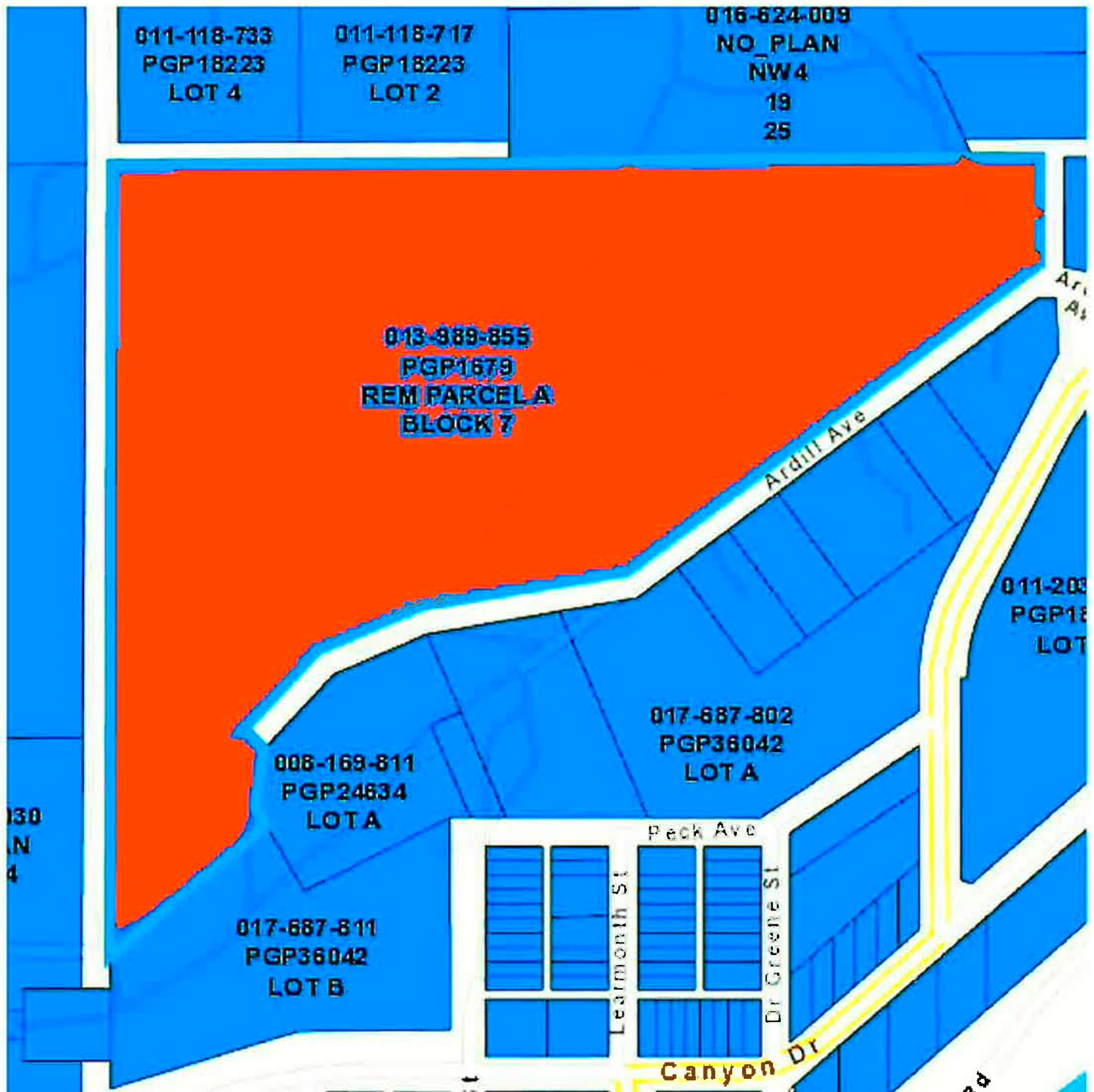
Tammy McKeown  
Corporate Officer

Certified a true copy of Bylaw No. 889  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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Clerk

## Appendix B



## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** MAYOR JOHANSSON and COUNCIL

**SUBJECT:** ACTION and other UPDATES

**DATE:** August 28, 2017

**FROM:** Tom Matus, CAO

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### Staff Anticipated Travel:

OA1: LGMA Administrative Professionals Conference, Richmond

September 20<sup>th</sup> – 22<sup>nd</sup>

CO: MATI® Community Planning- West Kelowna (confirmed)

October 1<sup>st</sup> – 6<sup>th</sup>,

CO: 2017 Clerks & Corporate Officers Forum, Victoria

October 11<sup>th</sup> – 13<sup>th</sup>,

CO: EMRG 1331 & 1332 Courses, Prince George

October 24<sup>th</sup> – 29<sup>th</sup>.

### RAR

Boarding/fencing of the building/property, (respectively), completed.

### Valve Replacement Project Report

DPW Staff had requested amending the needed valves from 14 valves to 16 valves due to the Library location requiring three valves as opposed to one valve. Its since been determined that 2 curb stops are required as opposed to two valves. Hence we have reduced the total number of required valves to 14 from 16.

Valve locations:

Project Status:

4	Kyllo and Beattie	
4	Water Treatment Plant:	
2	Fredette & Montieth streets:	valve install complete, paving to do.
1	Holland & Beattie Drive	

Valve and fire hydrant locations:

1@	Jones Crescent;
1@	Library on Dudley Drive
1@	Bach residence on Dudley Drive

Total: 14 valves, 3 fire hydrants.

### Wastewater Facility Upgrade

Reports have been sent via email; hard copies can be provided upon request.

### Atkinson Subdivision

Reports have been sent via email; hard copies can be provided upon request.

### Solar Array

Reports have been sent via email; hard copies can be provided upon request.

### Water Sewer Rates



As discussed at the previous meeting, the Excel "Wtr & Swr Rates Review" file has been previously provided to Council for its perusal and action.

#### **Arena Floor**

Install commenced August 23<sup>rd</sup>, scheduled finishing date is September 2<sup>nd</sup>.

After removing the existing floor tile, we have found that water has been leaking onto the change room floors (under the floor tile) from the showers. The metal and cement floor shower bases have been deteriorating through the years and crumble at the touch. We have asked Energetic Plumbing and Heating to assist us in identifying a company that could do the work to demolish and remove the existing floor bases and replace with new shower stall: the total number of shower stall placement is ten: 2, 3-person shower stalls; and 4, 1-person shower stalls. We will replace the showers with single person stalls. We await an estimate/quote for this work. In the meantime, we will be prohibiting the use of showers in these affected change rooms until the showers are replaced, as we do not want to jeopardize the replacement floor work we are presently doing.

#### **Pool Turf**

Scheduled install date for September 19<sup>th</sup>.

#### **Asphalting:**

Dudley Drive has been grinded for preparation for asphalting which will occur once all the valves have been installed. Contractor seems to be moving with caution.

#### **Multi-Use Trail Project**

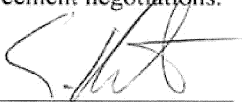
District of Hudson's Hope has been awarded grant funding for this project in the amount of \$25,400.00, 100% funded. A Letter of Agreement must be signed by September 6th in order to process the payments. We are awaiting arrival of this letter.

#### **Road Use Agreements/Road Haul Permits**

I have compiled some good information from Alberta in the form of a Road Use Agreement (RUA) which the County of Leduc uses, and informative documents. I am going to edit/amend the RUA for our use and check with the Acts to ensure we have the authority to implement such road/hauling agreements on District of Hudson's Hope owned road right of ways. Should have either a report or request for decision for the next Regular Council meeting.

#### **Director of Public Works Position**

I am to hear back from the preferred candidate on Monday or Tuesday as to whether we will enter into employment agreement negotiations.



Tom Matus, CAO

## REQUEST FOR DECISION

<b>RFD#:</b>	<b>Date: August 23, 2017</b>
<b>Meeting#: CM082817</b>	<b>Originator: Tom Matus, CAO</b>
<b>RFD TITLE: NDIT -</b>	

### **BACKGROUND:**

Initially an NDIT grant had been approved to do structural integrity study/work on the Community Hall, \$30,000 share from NDIT, \$25,000.00 share for District of Hudson's Hope in regard to the solar panel installation project.

### **DISCUSSION:**

It has since been determined that a solar panel project for the Hudson's Hope Community Hall would not be feasible. It would be more appropriate to do a solar panel project on the Hudson's Hope Museum building.

Decision required: since we are not proceeding with the Hudson's Hope Community Hall solar panel infrastructure integrity study/work we would need to "withdraw" the current contract for the Community Hall and apply separately for the museum, under the same program: Community Halls and Recreation Facilities Program.

I spoke with Johanna; the Community Hall Society has no objections to the District pulling this funding from the Community Hall. They note a structural study is still required for the Community Hall.

Do we want to proceed with an application to NDIT under the Community Halls and Recreation Facilities Program for a structural integrity study and work for the Hudson's Hope Museum?

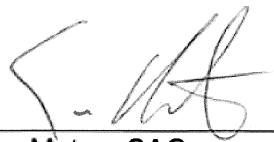
### **BUDGET:**

\$30,000.00, is allocated under the Community Hall O&M budget which we may transfer to either the Museum O&M budget or to General Capital.

### **RECOMMENDATION / RESOLUTION:**

That:

"Council approve an application to NDIT's Community Halls and Recreation Facilities Program for a structural integrity study and possible construction of the Hudson's Hope Museum and match the \$30,000.00 grant funding from the Museum O&M activity accounts."

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

## REQUEST FOR DECISION

<b>RFD#:</b>	<b>Date:</b> August 23, 2017
<b>Meeting#:</b> CM082317	<b>Originator:</b> Tom Matus, CAO
<b>RFD TITLE: Youth Councillor (YC) Policy</b>	

### BACKGROUND:

Administration has been requested to draft a Youth Councillor Policy to govern the YC's duties.

### DISCUSSION:

Clarification from Council is required on some key points of the policy:

1) how is the Liaison councillor different from the "contact" councillor; and how would the Liaison Councillor be defined in the policy?

- Recommend the Liaison and "contact" Councillor be the same person.

2) define/determine the number of meetings a YC may miss before they are disqualified and how many meetings would a replacement YC need to attend to be eligible for the award?

- Note: the disqualification edict may be included in the Council Procedures Bylaw if it is known with reasonable certainty that the disqualification edict will not be changed.

3) Determine the Youth Councillor term vis-à-vis the award: if a Youth councillor is given a term that extends two years as noted in the Council Procedures Bylaw do they receive an award for each year or just the fixed term?

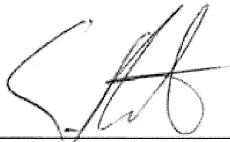
- Recommend that Council only fix one-year terms for the Youth Councillor; and/or allow for only one award for each term regardless of the length of the term.

### BUDGET:

Yearly award of \$1,000.00 from the Legislation Activity O&M budget.

**RECOMMENDATION / RESOLUTION:**

That Council make determination on the above noted recommendations for inclusion in the draft Youth Councillor Policy and/or Council Procedure Bylaw.

A handwritten signature in black ink, appearing to be 'T. Matus', written over a horizontal line.

Tom Matus, CAO



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

## YOUTH COUNCILLOR POLICY

Council Resolution No. 4/11

Effective Date:

Section Administration

### Purpose:

*To govern the Youth Councillor duties while holding the seat of Youth Councillor in the District of Hudson's Hope Municipal Council.*

### Definitions:

*District: means the District of Hudson's Hope Council;*

*HHESS: means the Hudson's Hope Elementary-Secondary School;*

*Liaison Councillor: designated Councillor to be the mentor to the Youth Councillor*

*Youth Councillor: is a student provided by the HHESS, to hold a Youth Councillor seat in the District of Hudson's Hope Council, Youth Councillor appointed as per the District of Hudson's Hope Council Procedure Amendment Bylaw No. 887, 2017.*

### Policy Application:

*Upon the District of Hudson's Hope Council designating an HHESS student the position of Youth Councillor.*

*HHESS will provide a Youth Councillor by the first District Council meeting in October.*

### Policy Details or Policy Objectives:

*To allow the student body of the HHESS be represented at District Council meetings by a Youth Councillor appointed by the HHESS as per the District of Hudson's Hope Council Procedure Amendment Bylaw No. 887, 2017.*

### Procedures or Guiding Principles:

*Youth Councillor will establish a Student Council at the school and provide the list of names to*

*District Council by the first Council meeting in November.*

*Youth Councillor will maintain their position from the first District Council meeting in October to the last meeting in May of the following year. If necessary, the Youth Councillor term may be extended to the first District meeting in the following month of June.*

*Youth Councillor will establish a portfolio of ideas/goals with Student Council and present them to District Council by first meeting in December.*

*Youth Councillor will provide monthly reports during the school year to council regarding the progress of this portfolio.*

*Youth Councillor may enlist the help of the Liaison Councillor at any time when YC requires assistance.*

*The Youth Councillor may designate a member of Student Council as an alternate Youth Councillor to attend up to three meetings in their place, provided that:*

*The alternate Youth Councillor may not attend more than three meetings during the school year, otherwise the appointed Youth Councillor may forfeit their Youth Councillor position and be disqualified. Disqualification to be determined by the District of Hudson's Hope Council.*

*Awarding of the full scholarship will be at the discretion of Council, considering the progress and attendance shown by the Youth Councillor at the end of the Youth Councillor term.*

*Youth Councillor will plan and hold a Teen Youth event, such event to be approved by the District Recreation Advisory Committee or District.*

*Youth Councillor will plan a public youth consultation forum or survey, to collect ideas from the youth to enhance youth engagement in the community, in any and all positive and constructive venues, such event must be held anytime during the Youth Councillor's term and topics may be chosen by the District or the District Recreation Advisory Committee*

**Commented [TM1]:** Need to determine maximum number of meetings a YC may miss before disqualification. As two students cannot each receive a scholarship. Recommend that disqualification clause be included in the Council Procedures Bylaw in the section governing the Youth Councillor appointment.

**Commented [TM2]:** a. Please note section 2. A), (2) g. which reads: "The term of office for a Youth Councillor shall be established with the appointment but shall not exceed two terms with each term being equivalent to a school year;"

Or: does the YC receive a scholarship after each year if appointed to two terms?

May need to amend the above section in the bylaw? Is it fair to receive one scholarship for two years when someone else may receive a scholarship after two years?

## REQUEST FOR DECISION

<b>RFD#:</b>	<b>Date: August 22, 2017</b>
<b>Meeting#: CM081417</b>	<b>Originator: Tom Matus, CAO</b>
<b>RFD TITLE: Safe Premises Bylaw</b>	

### BACKGROUND:

#### **First, Second and Third Readings were given at the August 14, 2017 Regular Council Meeting.**

During the process of developing a Controlled Substance Policy, Administration researched pertinent accompanying bylaws that would govern how the District of Hudson's Hope administers properties that become unsafe to the community via various forms of uninhabitability, decreed by Council through its bylaws.

### DISCUSSION:

Administration, through discussions with the District of Tumbler Ridge (DTR), obtained the DTR's draft Safe Premises Bylaw that had been developed and vetted by it's Legal counsel. An interesting comment made by Dustin Curry was that the DTR had developed its bylaw due to

*"Many of the other Controlled Substances Bylaws which we researched were deemed to impinge on privacy rights or were designed to enforce regulations which were outside of a municipality's jurisdiction."*

The bylaw's purpose is to govern how owners maintain their property in allowing tenants to inhabit their property re the safety conditions thereof. It spells out the owner's safety responsibility in maintaining standards and living conditions of the property before a landlord may allow someone to inhabit such property. And should a landlord find the property has deteriorated from the initial acceptable conditions the landlord must vacate the premise until such premise has been brought back to the bylaw's standard.

The bylaw addresses items such as:

- 1) Hazardous conditions: substances due to mould, controlled substances etc.;
- 2) Health and safety requirements;
- 3) Powers of its designated officers;
- 4) Duties of the owners;
- 5) Discontinuance of water service to a premise;
- 6) Offence and penalty.

### BUDGET:

N/A.

**RECOMMENDATION / RESOLUTION:**

That:

“Council adopt the Safety Premises Bylaw.”

---

Tom Matus, CAO



## DISTRICT OF HUDSON'S HOPE SAFE PREMISES BYLAW

### BYLAW NO. 890, 2017

#### A BYLAW TO REGULATE, PROHIBIT AND IMPOSE REQUIREMENTS RESPECTING HEALTH AND SAFETY ON PROPERTY.

---

WHEREAS the Council of the District of Hudson's Hope wishes to enact a bylaw to regulate, prohibit and impose requirements respecting health and safety matters on property;

AND WHEREAS the alteration of plumbing, heating, air conditioning, electrical wiring and equipment, gas piping and fittings, appliances and accessories in buildings results in risks to the health and safety of occupiers, neighbours and first responders;

AND WHEREAS the growth of mould and use of toxic chemicals in buildings results in risk to the health and safety of occupiers, neighbours and first responders;

AND WHEREAS properties used for the cultivation or production of certain controlled substances, including marijuana plants and amphetamines, are particularly susceptible for the above risks to health and safety;

AND WHEREAS inspection and bylaw enforcement with respect to properties used for the cultivation or production of controlled substances create unique risks and costs to the District and its agents;

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

#### **PART 1 CITATION**

1.1 This Bylaw may be cited as "Hudson's Hope Safe Premises Bylaw No. 890, 2017."

#### **PART 2 DEFINITIONS**

2.1 In this Bylaw:

"*amphetamines*" includes dextroamphetamines and methamphetamines;

"*building*" means any structure or construction for any use or occupancy and, in the case of a building with multiple units or occupancies, means any portion of a building held as a separate unit, but may also include additional units in the same building that are reasonably expected to be affected by a *hazardous condition* in another part of the building;

"*Building Bylaw*" means District of Hudson's Hope Building Bylaw No. 741, 2008;

"*Building Code*" means the British Columbia Building Code, 2012;

"*Building Inspector*" means the chief building official for the *District* and every *inspector*

appointed by the *District* to inspect *buildings* and structures, including plumbing, gas, and electrical standards or components;

"*Bylaw Enforcement Officer*" means an officer or employee appointed by *Council* as such;

"*Community Charter*" means the *Community Charter*, S.B.C. 2003, c. 26;

"*Controlled Substance*" means a controlled substance as defined and described in Schedules I, II, III, IV, V or VI of the *Controlled Drugs and Substances Act*, R.S.C. 1996, c.19, as amended, but does not include the trade or manufacture of a controlled substance that is permitted under that Act.

"*Council*" means the Council of the *District*;

"*District*" means the District of Hudson's Hope;

"*Electrical Code*" means the British Columbia Electrical Code, 2015;

"*Fire Chief*" means the person appointed to be the head of the *District's* fire and rescue services and every person designated by *Council* by name of office or otherwise to act in the place of the Fire Chief;

"*Fire Code*" means the British Columbia Fire Code, 2012;

"*grow operation*" means the cultivation or growth of marijuana plants or production of *amphetamines* on a parcel and includes a *licensed grow operation*;

"*hazardous condition*" means a contravention of any regulation in Part 3 of this Bylaw;

"*hazardous condition requirement list*" means a list of *hazardous conditions* present on a parcel, and any work required to address or remove those *hazardous conditions*, as prepared or compiled by the *Building Inspector* following an inspection or *special safety inspection*, and which may be in the form of Schedule B;

"*hazardous substance*" means a substance listed in Schedule E;

"*inspector*" means:

- (a) the *Fire Chief* and every person appointed by *Council* or by the *Fire Chief*, as applicable, to be an officer or employee of the *District's* fire and rescue service;
- (b) the *Building Inspector*;
- (c) a *Bylaw Enforcement Officer*;
- (d) a peace officer;

- (e) the deputy of a person, officer or employee referred to in paragraphs (a) to (d);
- (f) other persons designated by *Council* by name of office or otherwise to act in the place of the persons, officers or employees referred to in paragraphs (a) to (e);

“*licensed grow operation*” means the cultivation or growth of marijuana plants with authority of a valid permit issued by the federal or provincial government agency having jurisdiction over the cultivation and growth of marijuana;

“*mould*” includes any mould or fungi, including any genus listed in Schedule F;

“*Mould Remediation Guidelines*” means s.9.0 of the Canadian Construction Association’s Standard Construction Document CCA 82-2004: Mould Guidelines for the Canadian Construction Industry;

“*owner*” includes, in addition to the definition in the *Community Charter*, the lessee, licensee, tenant, caretaker, user or occupier of a *building* or a part of a *building*, or the agent of the owner;

“*qualified environmental professional*” means a person qualified with a post-secondary degree in a field related to health, biology, or environmental science, and registered as a professional in that field, and experienced and qualified in overseeing the removal of contaminants from *buildings*;

“*registered owner*” means a person who is registered in the Land Title Office as the title holder of a parcel;

“*residential premises*” means a *building* on a parcel that is used or may be used as a residence, including any *buildings* that may be accessory to a residential use, including garages and sheds;

“*special safety inspection*” means an inspection coordinated by the *Building Inspector* for the purpose of determining the presence of any *hazardous conditions*, as may be conducted or coordinated with the RCMP and other authorities;

“*unauthorized alteration*” means any change made to the structural, mechanical, electrical, or natural gas system of a *building* that requires a permit, but for which no permit has been issued pursuant to the *Building Bylaw*, and which results in an increased risk to health or safety on the parcel;

“*utility*” means a lawful provider of an electrical, water or natural gas service from a distribution system to consumers.

- 2.2 All references to an enactment in this Bylaw refer to that enactment as it is in force from time to time.

### **PART 3      HAZARDOUS CONDITIONS**

- 3.1 No *owner* may occupy or permit the occupancy of a *building* where a meter installed for the purpose of ascertaining consumption of electricity, water, or natural gas from an electrical, water or natural gas distribution system has been disconnected or bypassed, except where such disconnection has been specifically permitted or required by the *District*, a *utility*, or a government authority.
- 3.2 No *owner* may occupy or permit the occupancy of a *building* where exhaust vents for hot water tanks or furnaces exhaust into or within a *building*.
- 3.3 No *owner* may occupy or permit the occupancy of a *residential premises* where a *controlled substance* or *hazardous substance* is present inside a *building* in an amount that exceeds the limits set out for that *hazardous substance* in Schedule E of this Bylaw.
- 3.4 No *owner* may occupy or permit the occupancy of a *building* where:
- (a) an exit or access to an exit required under the *Building Code* is blocked or obstructed;
  - (b) fire stopping provided or required under the *Building Code* has been removed; or
  - (c) the number of electrical circuits or connections to an electrical service exceeds the amount permitted under the *Electrical Code* or another enactment.
- 3.5 No *owner* may occupy or permit the occupancy of a *residential premises* where there is a visible accumulation of *mould* on the interior of any window, wall or other structural component of the *building*, or where air samples indicate a concentration of airborne *mould* levels in excess of 150 colony forming units per cubic metre of air (CFU/cubic metre).
- 3.6 No *owner* may occupy or permit the occupancy of a *building* where there is an *unauthorized alteration*.

### **PART 4      HEALTH AND SAFETY REQUIREMENTS**

- 4.1 If an *unauthorized alteration* exists in, on, or at a *building* with a *grow operation*, no *owner* may use or occupy or permit the occupancy of the *building* until:
- (a) the *owner* has paid the *special safety inspection* fee set out in Schedule A;
  - (b) a *special safety inspection* of the *building* coordinated by the *Building Inspector* has been carried out;
  - (c) the *Building Inspector* has issued a *hazardous conditions requirement list*;
  - (d) the *owner* has obtained all building permits, approvals and authorizations required to carry out any work identified in the *hazardous conditions requirement list*;

- (e) the *owner* has carried out or caused to be carried out all the work stated in the *hazardous conditions requirement list*;
  - (f) the *Building Inspector* has inspected the *building* and determined that the work required in the *hazardous conditions requirement list* has been completed in accordance with all requirements of this Bylaw, the *Building Bylaw*, the *Building Code*, the *Fire Code* and all other applicable enactments and that no *hazardous condition* remains in the *building*; and
  - (g) the *Building Inspector* has removed any notices under Part 5 of this Bylaw and issued a new occupancy permit for the *building* pursuant to the *Building Bylaw*.
- 4.2 Where a *Building Inspector* has reasonable grounds to believe that a *hazardous condition* exists on a parcel which affects the structural integrity of a *building* on the parcel, the *Building Inspector* may include in the *hazardous conditions requirement list* a requirement that the *owner* must obtain a report from a qualified professional engineer certifying that the *building* is safe for occupancy and complies with the *Building Code*.
- 4.3 Where a *Building Inspector* has reasonable grounds to believe that a *hazardous condition* involving a *hazardous substance* or *mould* exists in a *building*, the *Building Inspector* may include in the *hazardous conditions requirement list* any or all of the following requirements:
- (a) all carpets and curtains in the *building* must be removed and disposed of;
  - (b) if a *building* contains a forced air heating or ventilation system, the furnace, ventilation equipment, all air ducts, main distribution ducts, venting and filtering must be cleaned by a *qualified environmental professional* or by a duct cleaning company;
  - (c) all walls, floors and ceilings in the *building* must be replaced or cleaned and disinfected by a *qualified environmental professional*;
  - (d) all *mould* must be removed in compliance with this Bylaw and with the *Mould Remediation Guidelines*;
  - (e) a certificate must be provided in the form attached as Schedule C to this Bylaw from a *qualified environmental professional* along with a detailed report certifying that the *building* has been remediated in accordance with the *Mould Remediation Guidelines* and that the level of *moulds* and *hazardous substances* are at safe levels for occupancy and meet the requirements of this Bylaw.

## **PART 5 POWERS OF BUILDING INSPECTOR, FIRE CHIEF AND INSPECTORS**

- 5.1 Subject to s. 16 of the *Community Charter*, an *inspector* may enter on real property to:
- (a) inspect and determine whether there is compliance with this Bylaw;

- (b) carry out a *special safety inspection*; or
  - (c) take any action authorized under Part 7 of this Bylaw.
- 5.2 If the *Building Inspector* or *Fire Chief* has reasonable grounds to believe that all or part of a *building* contains an *unauthorized alteration*, the *Building Inspector* may post a notice in the form of Schedule D in a conspicuous place at the entrances of the parcel or a *building* on the parcel and deliver to the *owner* of the parcel a notice that the *building* is unsafe and that no person may enter or occupy the *building*.
- 5.3 A person must not:
  - (a) interfere with or obstruct the *Building Inspector* or the *Fire Chief* from posting a notice under this Part;
  - (b) remove, alter, cover or deface a notice posted under this Part;
  - (c) occupy a *building* until the *Building Inspector* or the *Fire Chief*, as applicable, has removed the notice posted under this Part, except with the express written permission of the *Building Inspector* or *Fire Chief* who issued the notice.
- 5.4 No action by the *District*, including without limitation:
  - (a) the removal of a notice posted under this Part;
  - (b) the issuance of a permit under this Bylaw;
  - (c) the acceptance or review of plans, drawings, specifications or supporting documents submitted under this Bylaw;
  - (d) any inspections made by or on behalf of the *District*;

will in any way relieve the *owner* from full and sole responsibility to perform work required or contemplated under this Bylaw, the *Building Bylaw*, and the *Building Code* and all other applicable enactments, nor does it constitute in any way a representation, warranty, assurance or other statement that this Bylaw, the *Building Bylaw*, the *Building Code*, or any other applicable enactment has been complied with.
- 5.5 When a *qualified environmental professional*, engineer or architect provides certification or other documentation to the *District* under this Bylaw that work required or contemplated under this Bylaw substantially conforms to the requirements of this Bylaw, the health and safety requirements of the *Building Code*, *Fire Code*, *Electrical Code* or any other health and safety requirements established by applicable enactments, the *District* may rely solely on that documentation as evidence of conformity with those requirements and not on receipt of plans, monitoring of work, acknowledgement of completion, or removal of a notice.

## **PART 6 DUTIES OF REGISTERED OWNERS**

- 6.1 Every *registered owner* of a parcel that contains a *residential premises* subject to a tenancy agreement who is aware of or has attended the *residential premises* at a time when there is a contravention of this Bylaw must:
- (a) within 24 hours of the discovery of the contravention, deliver written notice to the *Building Inspector* of the particulars of the contravention; and
  - (b) take such action as may be necessary to bring the *residential premises* into compliance with this Bylaw.
- 6.2 Where a *registered owner* inspects and reports to the *District* a contravention under section 6.1 of this Bylaw of which the *District* or its inspectors were not previously aware, the *special safety inspection* fee arising in respect of the contravention may be waived in respect of that *building*.

## **PART 7 DISCONTINUATION OF SERVICE**

- 7.1 A person must not use water from the *District's* water distribution system in a *grow operation*, other than a *licensed grow operation*.
- 7.2 The *District* may discontinue providing water service to a parcel if the water is being used for or in relation to a *grow operation* on the parcel, other than a *licensed grow operation*, subject to the requirement that the *District* must:
- (a) give the *owner* seven (7) days' written notice of an opportunity to make written representations to *Council* with respect to the proposed discontinuance of the water service;
  - (b) if the *owner* makes representations to *Council*, the *Council* must consider those representations and, if *Council* decides to proceed with the discontinuance of the water service, it must give the owner an additional seven (7) days' written notice of the date of that discontinuance.
- 7.3 Despite section 7.2, where the *Building Inspector* reasonably considers that there is a risk of backflow or contamination to the *District's* water distribution system from a parcel used as a *grow operation*, and there is no apparent mechanism to prevent that backflow or contamination, then:
- (a) the *Building Inspector* may discontinue the provision of water to the parcel within 24 hours of posting a notice on the front door of any *building* on the parcel that the *District* is disconnecting the water supply to the parcel until such time as a mechanism to prevent backflow and contamination is installed, inspected and approved by the *District*;
  - (b) the *District* must reconnect a water supply to a parcel that was disconnected under

this section upon being satisfied that there is an adequate mechanism in place to prevent the backflow and contamination of water from the parcel into the *District's* water distribution system; and

- (c) the *owner* may seek a reconsideration of the *Building Inspector's* decision at the next regularly scheduled meeting of *Council*.

## **PART 8 OFFENCE AND PENALTY**

- 8.1 Every person who contravenes any provision of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine not less than \$2,000 and not more than \$10,000.
- 8.2 If an offence is a continuing offence, each day that the offence is continued constitutes a separate and distinct offence.

## **PART 9 SEVERABILITY**

- 9.1 If a court finds any portion of this Bylaw invalid, that portion will be severed and the remainder of this Bylaw will remain in effect.

## **PART 10 SCHEDULES**

- 10.1 The following schedules are included in and form part of this Bylaw:

Schedule A – Fees

Schedule B – Hazardous Conditions Requirement List

Schedule C – Certification Form

Schedule D – Notice

Schedule E – Hazardous Substances

Schedule F – Moulds

RECEIVED FIRST READING on the 14th day of August, 2017

RECEIVED SECOND READING on the 14th day of August, 2017

RECEIVED THIRD READING on the 14th day of August, 2017

ADOPTED on the \_\_\_\_ day of \_\_\_\_, 2017



---

Mayor

---

Corporate Officer

DRAFT

**SCHEDULE A**

**FEES**

Special Safety Inspection Fee: \$2,500

DRAFT

## SCHEDULE B

### HAZARDOUS CONDITIONS REQUIREMENT LIST

Re: \_\_\_\_\_ [Property Address] (the “Property”)

Pursuant to District of Hudson’s Hope Safe Premises Bylaw No. 890, 2017 a *special safety inspection* has been carried out on the above Property, and the Property has been posted with a Notice that it may not be occupied due to *hazardous conditions* and *unauthorized alterations* on the Property.

No person is permitted to occupy the Property until this Notice has been removed. If you wish to reoccupy the Property, you are required to perform the following works, and provide the following certifications, as indicated:

- ☐ Provide evidence from the following utility providers that the Property has been properly connected to the following utilities:
  - ☐ Gas
  - ☐ Water
  - ☐ Electricity
- ☐ Vent all furnace/hot water tank/gas appliances in accordance with the *Building Code*
- ☐ Provide/Restore all egress points as required under the *Building Code*
- ☐ Provide/Restore all fire stopping materials as required under the *Building Code*
- ☐ Bring all electrical panels and circuits up to standards in *Building Code*
- ☐ Provide a report from a qualified professional engineer certifying that the *building* is safe for occupancy and complies with the *Building Code*
- ☐ Remove and dispose of all carpets and curtains
- ☐ Have the furnace, all air ducts, main distribution ducts, venting, and filtering cleaned by a *qualified environmental professional* or by a duct cleaning company
- ☐ Have all walls, floors and ceilings in the *building* replaced or cleaned and disinfected by a *qualified environmental professional*
- ☐ Have *mould* removed in compliance with the Bylaw, and in accordance with the *Mould Remediation Guidelines*

- Provide a certificate report in the form prescribed in Schedule C of the Bylaw, from a *qualified environmental professional*, certifying that the Property has been remediated in accordance with the *Mould Remediation Guidelines* and meets the standards of this Bylaw for the removal of substantially all *moulds* and/or *hazardous substances*

You are required to obtain building permits from the *District* prior to performing any of the above works that may require a permit under the *District's Building Bylaw*.

Until the above requirements above have been completed, and the *Building Inspector* has re-inspected the Property and removed the Notice, the Bylaw prohibits occupancy of the Property by any person.

We enclose a copy of the Bylaw for your reference. If you have any questions concerning the regulations in the Bylaw, please call the *District's* [Relevant Municipal Official] at [insert contact number].

DRAFT

## SCHEDULE C

### CERTIFICATION FORM

TO:	District of Hudson's Hope	
FROM:	[insert name of <i>qualified environmental professional</i> , name of company]	
RE:	residential premises located at [insert address]	
This is to certify that, in accordance with District of Hudson's Hope Safe Premises Bylaw No. 890, 2017, the professional identified in this certification:		
	(1)	is a <i>qualified environmental professional</i> under the Safe Premises Bylaw, with the following degrees, qualifications, and professional affiliations: [insert degrees, qualifications, certifications and professional affiliations] and
	(2)	has completed an inspection of the residential premises on [Date]; and
	(3)	the residential premises have been remediated in accordance with the <i>Mould Remediation Guidelines</i> and all hazardous substances, moulds or fungi, are now within safe levels for occupancy, and are in accordance with District of Hudson's Hope Safe Premises Bylaw No. 890, 2017.
The undersigned professional may be contacted at: [insert business contact information].		
CERTIFIED AS OF [insert date]		
[Insert signature of <i>qualified environmental professional</i> ]		

## **SCHEDULE D**

### NOTICE

TAKE NOTICE THAT these premises have been found to contain unauthorized alterations and are in a hazardous condition.

EFFECTIVE IMMEDIATELY

Pursuant to District of Hudson's Hope Safe Premises Bylaw No. 890, 2017, no person may occupy these premises until cleaning and/or repairs have been completed in accordance with that Bylaw and the Building Inspector has confirmed that a satisfactory occupancy inspection has been completed.

It is an offence to remove or deface this notice.

Any inquiries should be directed to the [Relevant Municipal Inspector] at \_\_\_\_\_.

\_\_\_\_\_  
[Relevant Municipal Official]  
District of Hudson's Hope

[Date]

## SCHEDULE E

### HAZARDOUS SUBSTANCES

Hazardous Substance	Maximum Stored in Container designed for storage of that substance	Maximum ppm in air
Acetic Acid	0.5 Litres	10 ppm
Acetone	1.0 Litres	250 ppm
Ammonia Solution (>50% ammonia)	0.0 Litres	25 ppm
Ammonia Solution (35%-50%)	0.125 Litres	25 ppm
Ammonia Solution (10%-35%)	5.0 Litres	25 ppm
Ammonia, Anhydrous	0.0 Litres	25 ppm
Carbon Monoxide	0.0 Litres	25 ppm
Chloroform	5.0 Litres	2 ppm
Ethanol	1.0 Litres	1000 ppm
Ethyl Ether	0.0 Litres	400 ppm
Hexane	1.0 Litres	20 ppm
Hydrochloric Acid	1.0 Litres	2 ppm
Iodine Azid (Dry)	0.0 Litres/Kilograms	0 ppm
Iodine Monochloride	1.0 Kilograms	0.1 ppm
Iodine Pentafluoride	0.0 Kilograms	0.1 ppm
Isopropyl Alcohol	1.0 Litres	220 ppm
Methanol	1.0 Litres	200 ppm
Methylamine, Anhydrous	0.125 Litres	5 ppm
Methylamine, Aqueous Solution	1.0 Litres	5 ppm
Methylamine Dinitramine	0.0 Litres	0 ppm
Methylamine Perchlorate (dry)	0.0 Litres/Kilograms	0 ppm
Methyl Ethyl Ketone	1.0 Litres	50 ppm
Nitroethane	5.0 Litres	100 ppm
Phosphine	0.0 Litres	0.3 ppm
Propane	1.0 Litres	1000 ppm
Thionyl Chloride	0.0 Litres	1 ppm
Toluene	1.0 Litres	20 ppm
Xylene	1.0 Litres	100 ppm

**SCHEDULE F**  
**CLASSES OF MOULD AND FUNGI**

<i>Absidia</i> sp.	<i>Emericella rugulosa</i>
<i>Acremonium</i> sr. ( <i>Cephalosporium</i> sp.)	<i>Epidermophyton</i> sp.
<i>Acrodontium salmoneum</i>	<i>Fusarium solani</i>
<i>Alternaria</i> sp.	<i>Fusarium</i> sp.
<i>Ascomycete</i>	<i>Geotrichum</i> sp.
<i>Aspergillus</i> sp.	<i>Gliocladium</i> sr
<i>Aspergillus candidus</i>	<i>Helminthosporium</i> sp.
<i>Aspergillus flavipes</i>	<i>Humicola</i> sp.
<i>Aspergillus flavus</i>	<i>Hyaline Mycelia</i>
<i>Aspergillus fumigatus</i>	<i>Myxomycetes</i>
<i>Aspergillus glaucus</i>	<i>Nigrospora</i> sr
<i>Aspergillus niger</i>	<i>Paecilomyces</i> sp.
<i>Aspergillus ochraceus</i>	<i>Papulospora</i> sr.
<i>Aspergillus oryzae</i>	<i>Penicillium</i> sp.
<i>Aspergillus penicilloides</i>	<i>Phoma</i> sr.
<i>Aspergillus restrictus</i>	<i>Rhizomucor</i> sr
<i>Aspergillus sydowi</i>	<i>Rhizopus</i> sp.
<i>Aspergillus versicolor</i>	<i>Rhodotorula</i> sp.
<i>Aureobasidium pullulans</i>	<i>Saccaromyces</i> sp.
<i>Basidiomycetes</i>	<i>Scopulariopsis</i> sp.
<i>Bipolaris</i> sr.	<i>Serpula lacrymans</i>
<i>Bipolaris australiensis</i>	<i>Sporobolomyces</i> sr.
<i>Bipolaris hawaiiensis</i>	<i>Sporothrix</i> sp.
<i>Bipolaris spicifera</i>	<i>Sporotrichum</i> sr.
<i>Blastomyces</i> sp.	<i>Stachybotrys</i> sr.
<i>Botrytis</i> sp.	<i>Stemphylium</i> sp.
<i>Chaetomium</i> sp.	<i>Syncephalastrum</i> sp.
<i>Chaetomium atrobrunneum</i>	<i>Trichoderma</i> sp.
<i>Chaetomium globosum</i>	<i>Trichothecium</i> sp.
<i>Chaetomium strumarium</i>	<i>Tritirachium</i> sr.
<i>Chrysosporium</i> spp.	<i>Ulocladium</i> sr
<i>Cladophialophora</i> spp.	
<i>Indoor Cladosporium</i> sp.	
<i>Cladosporium cladosporioides</i>	
<i>Cladosporium herbarum</i>	
<i>Cladosporium macrocarpum</i>	
<i>Cladosporium sphaerospermum</i>	
<i>Conidobolus</i> sp.	
<i>Cunninghamella</i> sp.	
<i>Curvularia</i> sp.	
<i>Emericella nidulans</i>	
<i>Emericella quadrilineata</i>	



## REQUEST FOR DECISION

<b>RFD#:</b>	<b>Date: August 8, 2017</b>
<b>Meeting#:</b>	<b>Originator: Tammy McKeown</b>
<b>RFD TITLE: Hocha's Property OCP &amp; Zoning Bylaws</b>	

### BACKGROUND:

#### **First and Second Readings were approved at the August 14, 2017 Regular Council Meeting.**

We received a request from the Hochas to change the zoning of Parcel A(R33952) of Block 7, Section 19, Township 81, Range 25 West of the 6<sup>th</sup> Meridian Peace River District Plan 1679 Except Plans H733, 27536, and PGP 36042 from Light Industrial to Multi-residential. The existing zoning is causing a hardship for the owner and the owner is not considering developing an industrial site.

### DISCUSSION:

The requested changes to the OCP and the Zoning Bylaws had come before Council as part of Bylaws 872 and 873. We had to amend Bylaws 872 and 873, removing all references to the Hocha's property due to a technicality presented by the Ministry of Transportation.

The Ministry has recently informed the District that they had been in error when they requested a Traffic Impact Study. As the study was the cause for the delay in receiving the Ministry's approval, the Ministry has now approved the requested changes.

The attached Draft OCP Amending Bylaw changes the land designation of Hocha's property from Light Industrial to Multi-residential. The attached Draft Zoning Amending Bylaw changes the zoning for the property from an M1 (Light Industrial) to R2 (Multi-Unit Residential)

As you may know amending OCPs and Zoning bylaws involves a Public Notice process as per the CCA Part 4 and a Public Hearings process as per the LGA Part 14. Though the property had been part of the Bylaw 872 and 873 Public Notice process, it was not part of the adopted bylaws so we will have to hold a new Public Hearing prior to third reading of Bylaws 888 and 889.

### ADMINISTRATOR COMMENTS:

Report Approved by:

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

**BUDGET:**

n/a

**RECOMMENDATION / RESOLUTION:**

That:

“Council approve Third Reading and adopt the “*District of Hudson’s Hope Official Community Plan Amendment Bylaw No. 888, 2017*”;

And That:

“Council approve Third Reading and adopt the “*District of Hudson’s Hope Zoning Amendment Bylaw No. 889, 2017*”.

---

Tammy McKeown, Corporate Officer

## **Bylaw No. 888, 2017**

---

A bylaw to amend the "*District of Hudson's Hope Official Community Plan Bylaw No. 822, 2013*".

---

**WHEREAS** under Part 26 of the *Local Government Act*, the Council may, by bylaw, amend an official community plan; and

**WHEREAS** the "*District of Hudson's Hope Official Community Plan Bylaw No. 822, 2013*" includes Schedule "C", which illustrates land use designations for properties within the municipality;

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

1. This Bylaw shall be cited as the "*District of Hudson's Hope Official Community Plan Amendment Bylaw No. 888, 2017*".
2. Schedule "C" of "*District of Hudson's Hope Official Community Plan Bylaw No. 822, 2013*" is hereby amended by changing the land use designation of the following land:

Parcel A(R33952) of Block 7, Section 19, Township 81, Range 25 West of the 6<sup>th</sup> Meridian  
Peace River District Plan 1679 Except Plans H733, 27536, and PGP 36042;

from Light Industrial to General Residential, shown in red on Appendix B, which is attached to and forms part of this Bylaw.

3. If any section, subsection, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

Read for a First Time on the 14<sup>th</sup> day of August, 2017.

Read for a Second Time on the 14<sup>th</sup> day of August, 2017.

A Public Hearing was held on the    day of    , 2017.

Read for a Third Time on the    day of    , 2017.

Adopted on the    day of    , 2017.

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

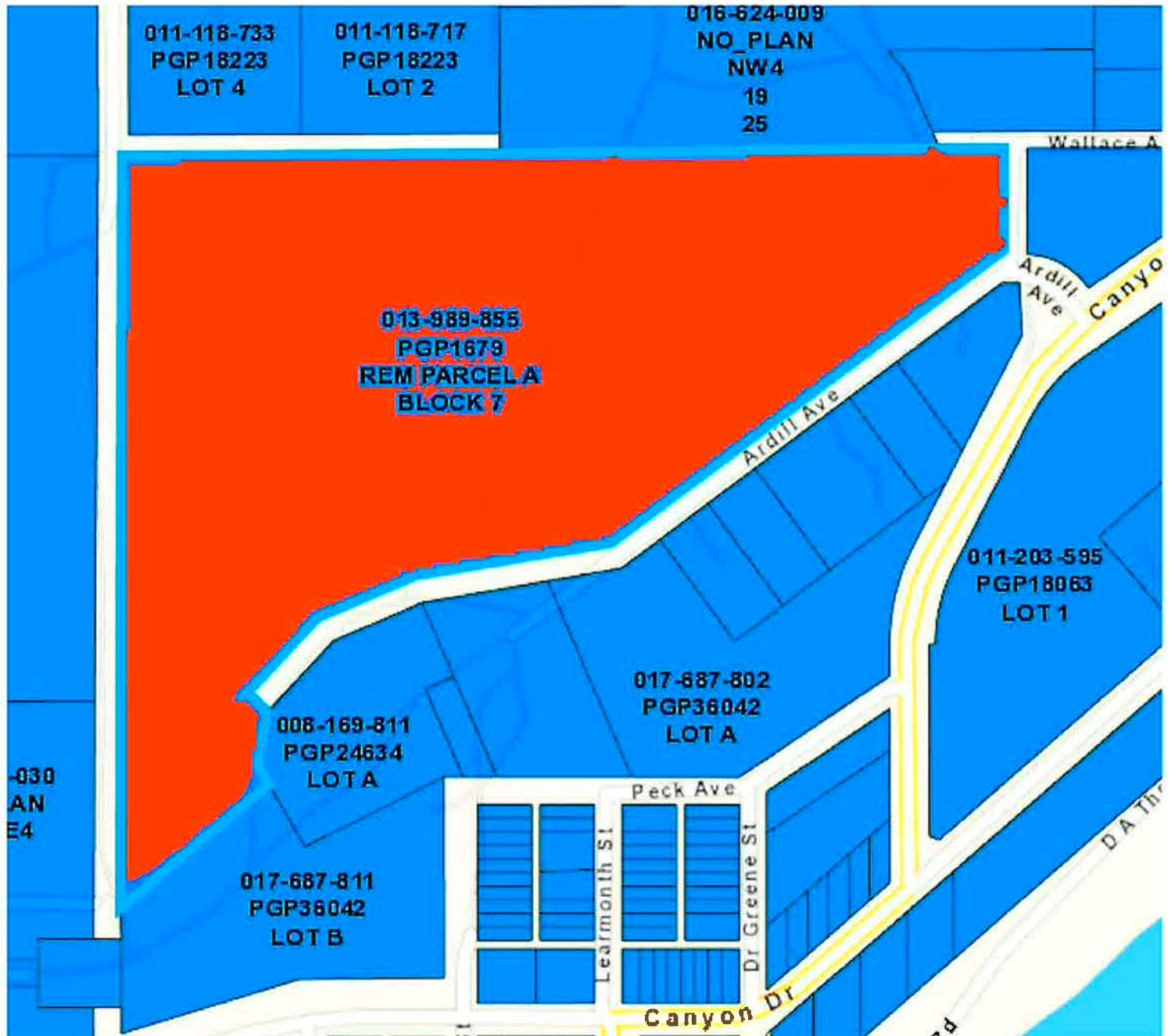
\_\_\_\_\_  
Tammy McKeown  
Corporate Officer

Certified a true copy of Bylaw No. 888  
this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Clerk

DRAFT

## APPENDIX "B"





**BYLAW NO. 889, 2017**

---

A Bylaw to amend the District of Hudson's Hope Zoning Bylaw No. 823, 2013

---

**WHEREAS** the Council of the District of Hudson's Hope wishes to amend "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*";

**AND WHEREAS** Council will hold a Public Hearing pursuant to the *Local Government Act*;

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

1. This bylaw will be cited as "*District of Hudson's Hope Zoning Amendment Bylaw No. 889, 2017.*"
2. Schedules "D", "E", and "F" of the "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*" are hereby amended by changing the zoning of the area identified in Appendix "B" attached to and forming part of this bylaw from "M1 (Light Industrial)" to "R2 (Multi-unit Residential)."
3. If any section, subsection, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

Read a first time this 14<sup>th</sup> day of August, 2017

Read a second time this 14<sup>th</sup> day of August, 2017

Public hearing held on this \_\_\_\_ day of \_\_\_, 2017

Read a third time this \_\_\_\_ day of \_\_\_, 2017

Adopted this \_\_\_\_ day of \_\_\_, 2017

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Gwen Johansson,  
MAYOR

---

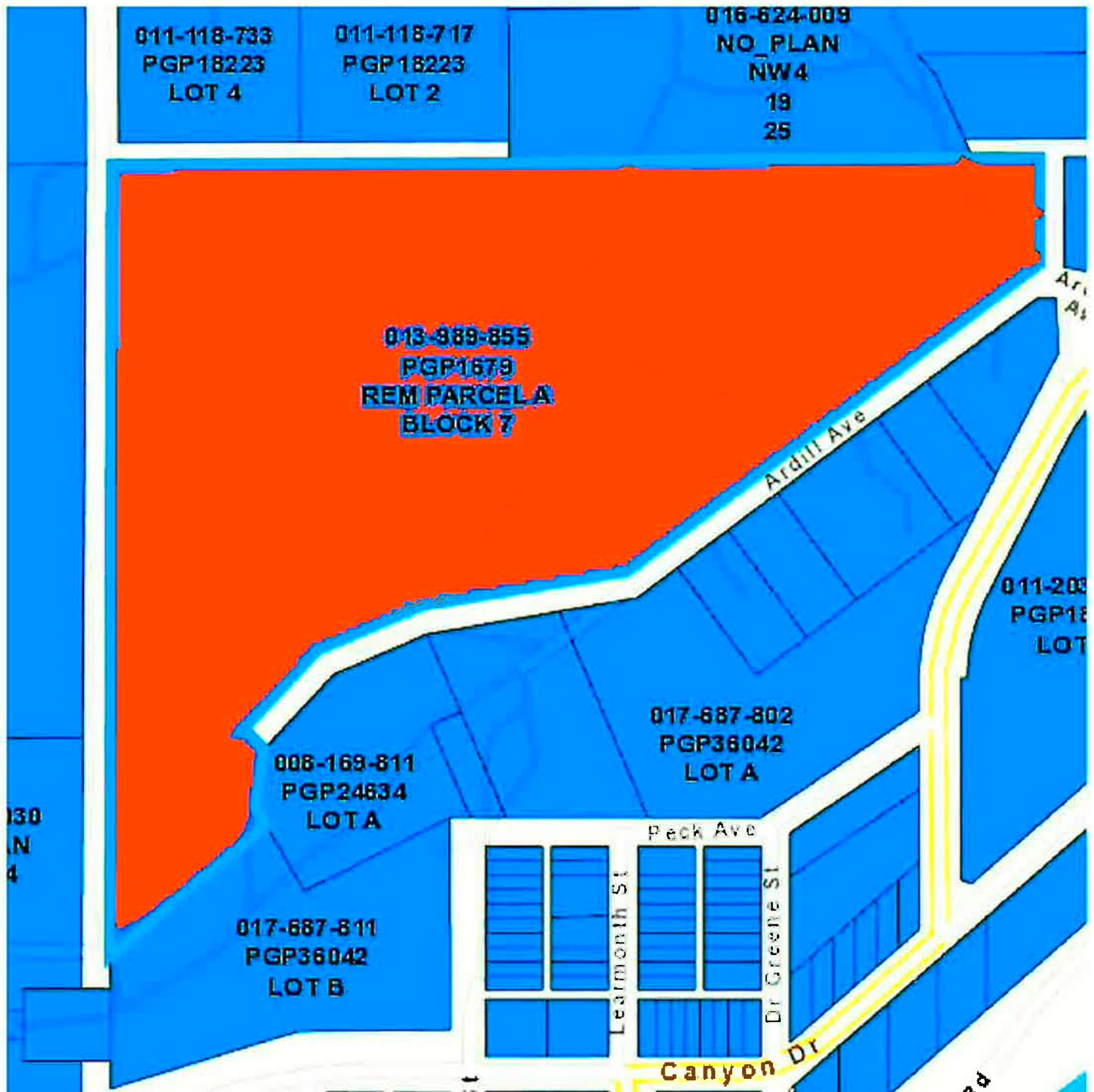
Tammy McKeown  
Corporate Officer

Certified a true copy of Bylaw No. 889  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

---

Clerk

## Appendix B





Tammy McKeown

---

**Subject:** FW: Batch 9 Coal Licence Applications

**From:** Marshall, Rhonda MEM:EX [<mailto:Rhonda.Marshall@gov.bc.ca>]  
**Sent:** Tuesday, August 22, 2017 10:19 AM  
**To:** Gwen Johansson <[mayor@hudsonshope.ca](mailto:mayor@hudsonshope.ca)>  
**Subject:** RE: Batch 9 Coal Licence Applications

Good morning Gwen,

It is unfortunate that you are struggling to find the answers to your questions. I can tell you that Canadian Kailuan Dehua has put their request on hold. I have a note on file to bring this forward in December if I have not heard anything further from them by that time. As for the Canada Beneland applications, the person that we have been in contact with is out of the country and is scheduled to return sometime in September. When I hear from either of these companies, I will forward that information on to yourself.

As well, we will be improving our internal process to ensure that we can give yourself and others better contact information of the proponents. Although the information you are seeking would come out during the Mines Act permit application referral, I do understand your interest in the proposed plans ahead of time and am hopeful that you do make contact with these companies. Although the 30 day referral periods may run out, we would still note comments received after this time prior to the file being reviewed by the decision maker.

I will keep you posted as I find out about these companies and who you can contact.

Thank you,  
Rhonda

---

**From:** Gwen Johansson [<mailto:mayor@hudsonshope.ca>]  
**Sent:** Monday, August 21, 2017 4:39 PM  
**To:** Marshall, Rhonda MEM:EX  
**Subject:** RE: Batch 9 Coal Licence Applications

Hello Rhonda,

Thank you for your email. It has been a trial getting information about the Batch 0 coal licence applications. So far, my attempts have resulted in the following:

Canadian Kailuan Dehua – I called and left a message. Called a second time and someone answered but did not seem to understand what I was talking about. I had the impression he may have been more knowledgeable about other aspects of their operation.

Canada Benelund Energy Ltd - This area is quite distant from Hudson's Hope and I suspect would have little effect on Hudson's Hope. However, I did leave a message on their voice mail. No response.

P. Burns Resources – this is an extension to their existing tenure. Larry Horan did return my call but I was not here. I responded to his and he wasn't there. There were a couple more similar exchanges but we have not yet managed to connect. I appreciate his taking the time to respond though.

**Riuchfield Resources Ltd.** – This is the one in which we would be most interested in commenting because it overlaps the District boundaries and appears to be in an area where there are private land holdings, some of which have residences. Also, some



appears to encroach on an area that the District has identified as not suitable for more industrial development. I did eventually get the name of an individual through your Ministry, as your email below notes. I contacted that person, who knew nothing about this application, but who had previously worked with the individual who "is" Richfield and passed on my request. I sent an email there, explaining our request and inviting him to come to the district to provide Council with some information. He responded saying that when he was next in the area, he would do that. I don't have the impression that he has much, if any, on-the-ground knowledge of the area or the people of the area.

I note that in the Minister's mandate letter, it mentions the need for "an improved and properly resourced approvals process to assess mining applications..." I hope that refers to involvement with local communities because with the present process, we don't get sufficient information to be able to properly comment, and what little we do get comes after the deadline. It is not a good process in my estimation.

**Gwen Johansson, Mayor**  
District of Hudson's Hope

9904 Dudley Drive, PO Box 330  
Hudson's Hope, BC V0C 1V0

Office: 250-783-9901  
Fax: 250-783-5741  
Cell: 250-783-0820  
Email: [mayor@hudsonshope.ca](mailto:mayor@hudsonshope.ca)

[www.hudsonshope.ca](http://www.hudsonshope.ca)



**From:** Marshall, Rhonda MEM:EX [<mailto:Rhonda.Marshall@gov.bc.ca>]  
**Sent:** Monday, August 21, 2017 2:16 PM  
**To:** Gwen Johansson <[mayor@hudsonshope.ca](mailto:mayor@hudsonshope.ca)>  
**Subject:** FW: Batch 9 Coal Licence Applications

Good afternoon Ms. Johansson,

I would like to apologize for the delay in sending this email. I understand that you are wanting to make contact with a few of the companies regarding their applications for coal licences. As mentioned below, Andrew Chand of our office did give you some contact information but I'm wondering if you had any success in making contact or if I can try to assist further.

Please let me know if you have not yet been able to make contact and I will see if there is any further information that we have on file.

Thank you,  
Rhonda

---

**From:** Mineral Titles Branch MEM:EX  
**Sent:** Thursday, July 27, 2017 9:04 AM  
**To:** Marshall, Rhonda MEM:EX  
**Cc:** Mineral Titles Branch MEM:EX  
**Subject:** RE: Batch 9 Coal Licence Applications

Rhonda,

I am forwarding this one to you for reply. I am not up on the batches and I think you are the correct person to reply to Ms. Johansson about batches. As for Richfield Minerals Inc., I believe this is Taylor Wu's company and Bob Hart is working for him. Could be wrong on this but if you look at the company information in MiDA explain somewhat.

Thank you, Claudia

---

**From:** Mineral Titles Branch MEM:EX  
**Sent:** Wednesday, July 26, 2017 3:18 PM  
**To:** Fleming, Claudia MEM:EX  
**Cc:** Mineral Titles Branch MEM:EX  
**Subject:** FW: Batch 9 Coal Licence Applications

Hi Claudia,

I spoke to the client over the phone and I provided the public contact information for a few of the companies listed in the email. Can you please look into the email and respond accordingly?

Thank you.

Regards,

Andrew Chand  
Titles Technician, Technical  
Mineral Titles Branch  
Ministry of Energy, Mines and Petroleum Resources  
300-865 Hornby Street, Vancouver, BC V6Z 2G3

Toll Free: 1-866-616-4999 Fax: (604) 660-2653  
Mineral Titles: [www.MineralTitles.gov.bc.ca](http://www.MineralTitles.gov.bc.ca)  
Mineral Titles Email: [Mineral.Titles@gov.bc.ca](mailto:Mineral.Titles@gov.bc.ca)

---

**From:** Gwen Johansson [<mailto:mayor@hudsonshope.ca>]  
**Sent:** Wednesday, July 26, 2017 2:36 PM  
**To:** Mineral Titles Branch MEM:EX  
**Subject:** Batch 9 Coal Licence Applications

Hello,

The District of Hudson's Hope received notice of Batch 9 coal licence applications, referral number 94271530 - 002. Applications are for four companies, Canadian Kailuan Dehua Mines Co., Ltd; Canada Beneland Energy Inc.; P. Burns Resources Ltd.; and Richfield Minerals Inc.

Hudson's Hope Council wished to find out more about the companies and their plans. It has been very difficult to get information on Richfield, for instance, and would appreciate it if you could provide information as to who they are, what they have developed in the past, and so on. Half the area applied for by Richfield falls within the District of Hudson's Hope.

**Gwen Johansson, Mayor**  
District of Hudson's Hope

9904 Dudley Drive, PO Box 330  
Hudson's Hope, BC V0C 1V0

Office: 250-783-9901  
Fax: 250-783-5741  
Cell: 250-783-0820  
Email: [mayor@hudsonshope.ca](mailto:mayor@hudsonshope.ca)

[www.hudsonshope.ca](http://www.hudsonshope.ca)



**Tammy McKeown**

---

**Subject:** FW: Site C - BCUC Process  
**Attachments:** image001.jpg; image002.jpg

For agenda – information (and record). It has already gone to BCUC. They have acknowledged receipt; letter has been passed to Panel for a decision.

Gwen Johansson, Mayor  
District of Hudson's Hope

9904 Dudley Drive, PO Box 330  
Hudson's Hope, BC V0C 1V0

Office: 250-783-9901  
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Cell: 250-783-0820  
Email: [mayor@hudsonshope.ca](mailto:mayor@hudsonshope.ca)

[www.hudsonshope.ca](http://www.hudsonshope.ca)

-----Original Message-----

From: Gwen Johansson  
Sent: Tuesday, August 22, 2017 9:30 AM  
To: Tammy McKeown <[clerk@hudsonshope.ca](mailto:clerk@hudsonshope.ca)>  
Subject: FW: Site C - BCUC Process

For agenda. Does Council wish to involve John Kelly of Urban Systems in preparation of a Hudson's Hope submission to the BCUC?

Gwen Johansson, Mayor  
District of Hudson's Hope

9904 Dudley Drive, PO Box 330  
Hudson's Hope, BC V0C 1V0

Office: 250-783-9901  
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Cell: 250-783-0820  
Email: [mayor@hudsonshope.ca](mailto:mayor@hudsonshope.ca)

[www.hudsonshope.ca](http://www.hudsonshope.ca)

-----Original Message-----

From: John Kenney [<mailto:JKenney@urbansystems.ca>]  
Sent: Monday, August 21, 2017 9:16 PM  
To: Gwen Johansson <[mayor@hudsonshope.ca](mailto:mayor@hudsonshope.ca)>

Cc: Tom Matus <cao@hudsonshope.ca>; Edward Stanford <estanford@urbansystems.ca>; Eric Sears <ESears@urbansystems.ca>  
Subject: Re: Site C - BCUC Process

Hi Mayor,

Thanks for your note.

As you say the ToR is limited in scope and it's very clearly a scope that is focused on the economics of the project vs the alternatives.

I have a few follow up thoughts on the above, and to the alternatives paper that we helped craft during the JRP process. Purely economic focused, and reflective of what I'm seeing/working on in Alberta and Saskatchewan these days.

I'm off this week vacationing with the family, but would love to touch base next week if you're keen to chat, brainstorm. I would certainly value your insights on this all!

Respectfully,

John Kenney  
Urban Systems

On Aug 21, 2017, at 10:25 AM, Gwen Johansson <mayor@hudsonshope.ca<mailto:mayor@hudsonshope.ca>> wrote:

I have been following the BCUC process with some interest. Following the visit of the Panel and Deloitte representatives, Karen Goodings and I wrote to the Chair indicating our support for their visit to the site and first highway realignment, but pointing out that the dam structure is only one part of the project and that the reservoir is equal importance. Additionally, there are three more highway realignments, each with their own impacts.

The terms of reference are very specific and the BCUC interpretation of the already narrow ToR are even narrower. There are a few areas where HH issues can be fit within the terms, so I've been looking at where HH might be able to get our oar in.

Gwen Johansson, Mayor  
District of Hudson's Hope

9904 Dudley Drive, PO Box 330  
Hudson's Hope, BC V0C 1V0

Office: 250-783-9901  
Fax: 250-783-5741  
Cell: 250-783-0820  
Email: mayor@hudsonshope.ca<mailto:clerk@hudsonshope.ca>

www.hudsonshope.ca<http://www.hudsonshope.ca/>

<image001.jpg>

From: John Kenney [mailto:JKenney@urbansystems.ca]  
Sent: Tuesday, August 08, 2017 5:15 PM

To: Gwen Johansson <mayor@hudsonshope.ca<mailto:mayor@hudsonshope.ca>>; Tom Matus <cao@hudsonshope.ca<mailto:cao@hudsonshope.ca>>; Edward Stanford <estanford@urbansystems.ca<mailto:estanford@urbansystems.ca>>  
Cc: Eric Sears <ESears@urbansystems.ca<mailto:ESears@urbansystems.ca>>  
Subject: Site C - BCUC Process

Hello Mayor and Tom,

I hope you are both doing well.

I was chatting with Edward today about the District's recommendations to the JRP (and other forms) becoming a reality, with Site C being pushed to the BCUC. Our hard work from a few years ago paid off. Congratulations!

With that, we got to wondering if the District is planning to participate in the BCUC review / inquiry process?  
<http://www.bcuc.com/Sitecinquiry.html>

We can only assume so, and if so, we would be more than happy to brainstorm / explore the District's perspectives on the project and how you may wish to advance them within the BCUC process. Based on the link above, it looks like the process of engagement is still being defined, but given the timeframe of the inquiry, it would be useful to start proactively thinking about how you may wish to participate, and what the District wishes to share about the project with the BCUC. Thoughts?

I look forward to touching base soon.

Regards,

John Kenney

<image002.jpg>

200 – 286 St. Paul Street  
Kamloops, BC V2C 6G4  
T: 250 374 8311 x 7220  
C: 250 819 5771  
[urbansystems.ca](http://urbansystems.ca)<<http://urbansystems.ca>>

If you are not the intended recipient or agent, do not rely on, distribute, or copy any part of this e-mail. If you received this e-mail in error, please delete the message, and if possible let me know it has been received in error. Many thanks.  
If you are not the intended recipient or agent, do not rely on, distribute, or copy any part of this e-mail. If you received this e-mail in error, please delete the message, and if possible let me know it has been received in error. Many thanks.

Tammy McKeown

---

**Subject:** FW: Your invited to CEPA'S 2017 UBCM Reception

**From:** Canadian Energy Pipeline Association [<mailto:AMiller=cepa.com@cmail20.com>] **On Behalf Of** Canadian Energy Pipeline Association

**Sent:** Tuesday, August 22, 2017 7:15 AM

**To:** Gwen Johansson <[mayor@hudsonshope.ca](mailto:mayor@hudsonshope.ca)>

**Subject:** Your invited to CEPA'S 2017 UBCM Reception

There are a number of reasons why  
we'd like you to join us for  
**CEPA's 2017 UBCM Reception.**

**99.999% is one of them.**

**The 2017 Pipeline Performance Report** is out and  
99.999% of all oil and gas products transported through  
CEPA member pipelines reached their markets safely  
(to see view the report visit [www.pr17.cepa.com](http://www.pr17.cepa.com))

## **CEPA'S 2017 UBCM RECEPTION**

Tuesday, September 26, 2017 | 6PM-9PM

Oceanview Suites, Pan Pacific Hotel,  
Vancouver

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REGISTRATION DEADLINE: THURSDAY, SEPTEMBER 21, 2017  
PLEASE RESPOND BY CLICKING ONE OF THE BUTTONS BELOW



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**Canadian Energy Pipeline Association**  
**505 3 St SW #1110, Calgary, Alberta, Canada**  
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