



DISTRICT OF HUDSON'S HOPE COUNCIL MEETING AGENDA

AGENDA ADDITION

Council Chambers
Monday, December 14, 2015 at 7:00 p.m.

Staff Report

SR4 CAO Actions and Updates

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C19 Role of Partnership Committee in Boundary Extensions and Tax Rate Limits
Update from Doug Fleming

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THE DISTRICT OF HUDSON'S HOPE

REPORT TO: MAYOR JOHANSSON and COUNCIL
SUBJECT: ACTION and other UPDATES
DATE: December 14, 2015
FROM: Tom Matus, CAO

CAO Anticipated Travel:
LGMA CAO Forum, Kelowna:

February 24-26, 2016

GPS Cadastral Tie Survey

Work completed on September 17th. FLNRO has rejected the work done by McElhanney due to the following reasons:

"Hi Tom,

I have rejected the McElhanney delivery for numerous reasons which are listed below:

- The deliverable requirement for a project report would have the sketches as part of the project report and not as two separate PDF's. See point 1a for "a singular summary report..."
- The populated values in the sketch tables is not the same as the delivered shape file. The data table (shape file, csv, excel etc..) should be reflected in the sketch tables. There are many fields not populated in the sketch tables such as the scale factor, convergence, lat, long, accuracy etc...
- The x,y values in the shape file are not the same on the sketch tables – what is correct?
- The point descriptions are not in full and are missing in the shape file
Example for point 2 would be – PCON found on the east boundary of Hudson Hope Hwy at the northwest corner of Fractional Section 3 Tp 82

I will wait for a corrected second delivery"

Have informed McElhanney and they have submitted the corrections..

New Horizons Lease Agreement

Assessing insurance documents vis-à-vis requirements re Agreement and Associate Member insurance coverage provided by MIA.

Bullhead Mountain Curling Club

Sent draft agreement for their review and am awaiting their reply.

Atkinson Property

Cost estimates from L&M Engineering for the Atkinson Property relating specifically to utility services for permanent housing received and sent to Darin Thompson.

Wastewater Treatment Facility Upgrade

Survey of the lagoon area completed on November 18th.

Environmental aspects of project have begun: two Monitoring Wells were drilled on Wednesday, December 9th – info attached.

Shop Site Preparation Tender

Have received Urban Systems' Tender documents for this project. We will request/advertise for tenders in the spring of 2016 due to the water main construction and testing.

Shop RFO

Have advertised the Request for Qualifications for the Shop construction, closing December 31, 2015.

Water Comptroller – Site C Water Licence Application

Spoke to WMB in Fort Nelson: will recommend that BCH water licence not be issued prior to BCH-CMA finalized with the District of Hudson's Hope

Crown Grant Offer – Light Industrial

Expiry of the offer has been extended to March 4, 2015 with the change of the ALC to submission of the application be done by March 4, 2015, as oppose to the approval of the application.

Bylaws that need to be done:

OCP, Zoning and Road Closure.

We need to do a Road Closure Bylaw for the Taylor Ave undeveloped road RoW which passes through our subdivision as we cannot deposit a final survey plan of the Light Industrial sub division with a road RoW caveat placed on the SE ¼ section 30, TP81 Range 25 West of the 6th Meridian, Peace River District, Except Plan 16795. We will need to have the Road Closure Bylaw adopted prior to adopting the OCP and Zoning bylaws.

I have requested survey quotes from Tryon Professional Group and McElhanney to do the surveys for the above bylaws.

OCP and Zoning bylaws are included in the Agenda Package for 1st Reading and scheduling of Public Hearing.

MoTI meeting

Met with Maria Butts on November 26th at 1:30pm to discuss aspects of the Light Industrial Subdivision. Minutes are included in the Agenda Package.



Tom Matus, CAO

Tom Matus

From: Eric Sears <ESears@urbansystems.ca>
Sent: December-05-15 9:30 AM
To: Tom Matus; Layton Bressers
Cc: Meldrum, Colin (Colin_Meldrum@golder.com)
Subject: FW: P1539312 Sewage Lagoon Utilities
Attachments: 2015-11-27-Fig1-0664003902-Monitoring Wells.pdf

Hi Guys,

Just an update on the well drilling program for this upcoming week. The drillers and Golder are scheduled to be out there on Wednesday. They will be drilling one deep monitoring well in the shop grounds between the buildings and another on the property north of the site. We have made a BC One call for the site so you may get a request to located District utilities.

We have talked with the front counter BC folks and they have indicated it is ok to drill the well on crown land but it must be followed up with a crown tenure or lease application within a year or it would have to be removed. This shouldn't be an issue.

We managed to track down the property owner information but have yet to talk with Del Herbison. His son gave us his number so hopefully it won't be a big deal to get into his gate. If he deny access we may need some help from you or Ed to talk with him.

I'll keep you posted if any other info comes up.

Regards,

Eric

Eric Sears, P.Eng.

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From: Meldrum, Colin [mailto:Colin_Meldrum@golder.com]
Sent: December-03-15 11:17 AM
To: Eric Sears
Subject: RE: P1539312 Sewage Lagoon Utilities

That's ok Eric. I just contacted a utility locates company to be onsite for next Wednesday morning and they are handling the BC One Call. I just wanted to have any drawings that might be available there for them to look at to search out those lines.

Everything seems to be on schedule for Wednesday. I'm really happy that BC Hydro was so accommodating with that well. It definitely means that we can drill 2 deep wells now on budget. I spoke with Front Counter BC and they confirmed that we can drill the well on the piece of crown land as long as we remove any structures (i.e. wells) within one year. Now that's without any paperwork. We can also simultaneously apply for a tenure application that can take 6 months or more to receive approval which then allow the well to stay in place. That means we can drill the well, apply once the well is installed and if for some surprising reason they didn't allow the monitoring well in future we would have to remove it.

Last thing I need to do is contact that property owner for access through his gate. Have you talked to him by chance already?

Colin

From: Eric Sears [<mailto:ESears@urbansystems.ca>]
Sent: Thursday, December 03, 2015 9:59 AM
To: Meldrum, Colin
Subject: RE: P1539312 Sewage Lagoon Utilities

Hi Colin,

Unfortunately all we have is the attached. I know they guys said there was gas to the shop but I don't believe we have done a one-call for the site utilities yet.

Eric

From: Meldrum, Colin [mailto:Colin_Meldrum@golder.com]
Sent: December-03-15 10:48 AM
To: Eric Sears
Subject: P1539312 Sewage Lagoon Utilities

Eric,

I just wondered if you have drawings of the inlet pipe for the sewage lagoons and then if a single pipe coming in (plus culverts or something I assume) are all the utilities we should expect on site.

Colin

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Tom Matus

From: Doug Fleming <DFleming@gochamwmd.com>
Sent: December-10-15 3:32 PM
To: Chris Chute <chris.chute@districtoftaylor.com>, Tom Matus, Carol Bishop, <carol@peacecountymd.com>, Dianne Hunter <D.Hunter@peacecountymd.com>
Cc: Dianne Hunter <D.Hunter@peacecountymd.com>
Subject: FW: Send data from MFP07307648 12/10/2015 15:03
Attachments: DOC121015-12102015150346.pdf

We had a meeting of the Partnership Committee today. The attached 'Role of Partnership Committee in Boundary Extensions and Tax Rates' was discussed. While originally intended by Chetwynd to be written into the Peace River Agreement, it ended up being included in the duties of the Partnership Committee. We have, therefore, further clarified the intention of this provision. Today it was modified to include language dealing with New Taxation Schemes and Revenue Schemes. If this document fully serves the interests of your local government please advise Dianne Hunter (Committee Co-Chair) and cc Jim Chute and myself. We will use it as an attachment to the Terms of Reference for the Partnership Committee.

Thank you.

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

From: District of Chetwynd <mailto:office@districtofchetwynd.com>
Sent: December-10-15 4:04 PM
To: Doug Fleming
Subject: Send data from MFP07307648 12/10/2015 15:03

Scanned from MFP07307648
Date:12/10/2015 15:03
Pages:1
Resolution:200x200 DPI

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Role of Partnership Committee in Boundary Extensions and Tax Rate Limits

In dealing with matters related to municipal boundary extension and tax rate limits, the role of the Partnership Committee shall be restricted to extraordinary matters arising out of the administration and/or operation of the Peace Region Agreement (*the Agreement*) only.

Where the Agreement provides solutions to matters through the document itself, or its attached Appendices, Committee intervention shall not be required, except in 'exceptional circumstance' cases.

Examples of Committee Intervention:

<u>Required</u>	<u>Not Required</u>
<ul style="list-style-type: none">• Boundary extension to amalgamate two or more municipalities• Incorporation of a new municipality• Dissolution of a municipality	<ul style="list-style-type: none">• Normal municipal boundary extension/reduction which are addressed through the formulas in the Agreement's Appendices• Provincial Tax Rate (tax fettering)• New taxation schemes• New revenue schemes

Explanation:

During the most recent Fair Share (Peace Region Agreement) negotiations, the community of Chetwynd raised issues of boundary extension (which could impact all Peace Region communities) and tax rate limitations. The intent of these requests were to bring these issues back into alignment with the earliest 1993/1994 Fair Share Agreement discussions, wherein provision was written into the Agreement recognizing the unique situation of the Peace Region municipalities as industry service centres, a growing infrastructure deficit, and the fact that strong municipalities equate to a strong Province. Specific reference was made in the earlier Agreement for support of a 'restructure process involving industrial properties'. Those comments reflected the essence and spirit of the Agreement, which was to enhance sustainable, self-reliant local communities.

Chetwynd truly believes that it was the Province's sincerest intent to recognize Chetwynd's concerns. But, rather than enshrine or embody these principles into a new Agreement, the authors responded to the issues through inclusion in the Terms of Reference of the Partnership Committee. A need therefore now exists to clarify the intent and purpose of these requests, and their ultimate application.

Matters which fall under the 'Intervention Not Required' heading are best dealt with directly between the affected municipalities and Ministry of Community Services and Cultural Development.

