

**MINUTES** of a Town Council meeting held in the Bear Pit, Town Square, Town/Regional District Offices, Fort Nelson, BC on Monday, December 9, 2002 at 6:20 p.m.

**THOSE PRESENT**

Mayor Morey  
Councillor Craddock  
Councillor Lutsiak  
Councillor Streeper  
Councillor Unruh

**STAFF**

Pat Bailey	-Administrator
Debbie Walker	-Corporate Administrator
Heather Brown	-Deputy Corporate Administrator
Randy McLean	-Treasurer
Walt Lutsiak	-Fire Chief/BEO
Bruce Hupman	-DOP
Stacey Loe	-Recording Secretary

**MEDIA/PUBLIC**

Director Gray	-NRRD
Director Middleton	-NRRD
Myrna Blake	
Dwayne Sarafinchan	-Northgate Industries
Chuck MacDonald	-AllCamp Catering
Richard Magaton	-Mag & Mel Ventures
Melody Magaton	-Mag & Mel Ventures
Paul Davidson	-Slocan
Jerry Coburn	
Edward Cooper	-Coopering Barging Service Ltd.
Roger Cyre	-Ramada Limited

1. Call to Order  
A quorum being present, Mayor Morey called the meeting to order at 6:30 p.m. and proceeded with the business placed before it.
2. Adoption of Agenda  
**MOVED** by Director Lutsiak, **SECONDED** by Director Unruh that the agenda for the December 09, 2002 Town Council meeting be adopted for implementation as presented.

**CARRIED**

Mayor Morey welcomed those present to the meeting noting that those not listed on the agenda as delegations could comment during the open question period at the end of the meeting.

\*Director Gray and Mr. Ed Cooper entered the meeting at 6:32 p.m.

**MINUTES FOR ADOPTION**

3. Town Council  
November 25, 2002

**MOVED** by Councillor Unruh, **SECONDED** by Councillor Streeper that the minutes of the Town Council meeting held November 25, 2002 be adopted as distributed and read, there being no errors or omissions.

**CARRIED**

**INFORMATION PACKAGES**

4. Council/Board Information Package  
November 29, 2002

**MOVED** by Councillor Craddock, **SECONDED** by Councillor Lutsiak that the Council/Board Information Package dated November 29, 2002 be received for information.

**CARRIED**

5. Council/Board Information Package  
December 6, 2002

**MOVED** by Councillor Craddock, **SECONDED** by Councillor Lutsiak that the Council/Board Information Package dated December 6, 2002 be received for information.

**CARRIED**

**PETITIONS/DELEGATIONS**

6. Mr. Jerry Coburn,  
5102, 41<sup>st</sup> Street  
Re: Heavy Vehicle Parking  
in Residential Areas

Mayor Morey welcomed Mr. Coburn to the meeting, noting that members of Council had received a copy of his letter and invited him to make any additional comments.

Mr. Coburn indicated that the Town of Fort Nelson Traffic Control Bylaw states that no vehicles over 5,600 kilos were permitted to park in residential areas except where authorized. He noted that he was requesting Council authorize parking of such vehicles on his property.

Mr. Coburn stated that he ensured the trucks were off the street and advised that power outlets had been installed so the trucks were not left running. He further noted that trailers were not attached to the trucks parked on his property.

6. (Cont'd)

Mr. Coburn identified that there were several vehicles parked throughout the residential areas that were in contravention of the bylaw, noting that he had compiled a list of 29 vehicles and suggested that the bylaw be enforced equally.

\*Mr. Cyre entered the meeting at 6:36 p.m.

Discussion ensued regarding Mr. Coburn's request, during which the following points were noted:

- The Traffic Control Bylaw regarding parking in residential areas was enforced on complaint.
- The weight restriction in the residential area was due to the wear and tear on the streets and the potential for damage to the water and sewer lines beneath.
- When vehicles were parked on private property they had the option of being plugged in and not required to be running at all times, however when left on the frontage roads, they must be left running.
- The intent of the "except where authorized" included in the Bylaw with respect to residential parking, was to allow for Emergency Vehicles and moving trucks.
- When the ground is frozen there would be no damage to underlying water and sewer lines.

Administrator Bailey noted that the issue of truck parking in the residential areas was discussed at length by the previous Council, and efforts have been made to accommodate the need in the community with the widening of 50<sup>th</sup> Avenue North, and the proposed widening of 50<sup>th</sup> Avenue South. Outside of these changes, the previous Council had continued to hope for someone from the private sector to accommodate the need for parking.

It was **agreed** that Council did not wish to amend the current bylaw or allow an exception with respect to truck parking in residential areas.

Mayor Morey thanked Mr. Coburn for attending the meeting.

7. AllCamp Catering,  
Fort Nelson 5<sup>th</sup> Wheel  
Re: Application for Temporary  
Permit, Lot 2419,  
2714 Alaska Highway

Mayor Morey welcomed Mr. McDonald to the meeting and invited him to begin his presentation.

Mr. McDonald indicated that AllCamp Catering had recently erected a 40 man camp on the property at Fort Nelson 5<sup>th</sup> Wheel, however Mr. Phil Gillis, a seismic contractor, required accommodation for 20 to 30 workers, and rather than having to repeatedly apply for permits, they felt it prudent to apply for another 40 man camp.

Discussion ensued, during which it was noted that the current policy was to have only one camp per property, allowing for no more than 40 workers.

Mayor Morey thanked Mr. McDonald for his presentation, noting that further discussion and a decision would be made during the Regional Board meeting.

8. Cooper Barging Service Ltd.  
Re: Application for Temporary  
Permit, Block 0, Plan 27262,  
DL1606, 4419 Nahanni Drive

Mayor Morey thanked Mr. Cooper for attending the meeting and invited him to begin his presentation.

Mr. Cooper indicated that his request was for a temporary bunkhouse for 8 to 10 workers, during the winter months.

Discussion ensued during which the following was noted:

- Mr. Cooper's intent with his application was to have a permanent bunkhouse for temporary use during the peak season
- S The only policy currently in place was that there would be no bunkhouses permitted in town.
- Some members of Council felt the policy should be changed to allow bunkhouses in Fort Nelson.
- Where permitted, temporary permits only allowed for a finite period of time for use. It is Council's determination on the length of time, however at some point the allowance ceases. A permanent structure with a temporary use would require a change in the zoning bylaw.
- Council/Board position has always been to benefit the community and seek long term and permanent accommodation.

**TOWN COUNCIL MINUTES**

**December 09, 2002**

**Page 5**

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8. (Cont'd)

- Cooper Barging is a tax paying business that requires the employees coming from different areas and it is devastating to their business to be unable to provide accommodation.
- The ability to provide onsite accommodation also affects the ability to attract and keep skilled labour in the area.
- The permitted uses under the current zoning of the property includes the storage of camp units.

Further discussion ensued during which it was noted that the Council had two options, they could either give no further consideration and deny the application or they could give the application further consideration and advertise said consideration at the cost of the applicant.

**MOVED** by Councillor Craddock, **SECONDED** by Councillor Lutsiak that Cooper Barging Service Ltd. be advised that their application for a Temporary Permit for Block O, Plan 27262, DL1606, 4419 Nahanni Drive be denied.

**OPPOSED** - Councillor Streeper - Does not feel temporary permits are in competition with motel/hotel operations and Council should be doing whatever they can to promote the oil and gas and forestry industries.

- Mayor Morey - In terms of recruitment of employees to this area, the lack of on-site accommodation makes it difficult for local business to compete with businesses located in the "field".

**CARRIED**

9. Dwayne Sarafinchan, Manager  
Northgate Contractors Inc.  
Re: Application for Temporary  
Permit, Portion of District Lot 1197,  
2212 Rodeo Road

Mayor Morey thanked Mr. Sarafinchan for attending the meeting, and invited him to begin his presentation.

Mr. Sarafinchan indicated that it had been clarified that he did not require a temporary permit, but would require rezoning of the property to Commercial Industrial. He noted that the intent of the temporary permit had been to get the project started, however the intended use of the final structure was not currently permitted in the permitted uses under the Industrial zone.

TOWN COUNCIL MINUTES  
December 09, 2002  
Page 6

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9. (Cont'd)

Mr. Sarafinchan stated that the structure was made from modular units placed on a permanent foundation, and was not intended for temporary use.

Extensive discussion ensued, during which the following points were noted:

- The facility would be on a permanent foundation, with modular construction and assembled as a permanent unit on site; upon completion would be a motel.
- The business located on the property is a 60' x 140' shop utilized to repair and service camp units utilized in the "field".
- In order to consider the motel facility, Northgate would have to make application for rezoning.

It was noted that the Council could only deal with the temporary permit before it, and not any anticipated permanent uses or zoning changes.

Mr. Sarafinchan stated that although Northgate Contractors Inc. had the motel concept in mind when they purchased the property, they were not aware of the correct process until after they had applied for the temporary permit. He further noted that Northgate Contractors Inc. was in the area for the long-term and therefore were not trying to rush the process and were willing to take whatever steps necessary.

Mayor Morey thanked Mr. Sarafinchan for his presentation, advising that further discussion would be held during the Regional Board meeting.

**ADMINISTRATION REPORTS**

10. Administration Report #99/02  
Re: ZONING & PLANNING -  
Northern Rockies Veterinary Services,  
Intention to Relocate to Landmark  
Plaza Phase II, Request for Interpretation  
of Zoning Bylaw re: Downtown Commercial  
Core (CC) Permitted Uses

Mayor Morey advised that the current zoning bylaw was very specific with regard to veterinary clinics and hospitals. The use is permitted in the Light Industrial and C3 Zones. Veterinary Clinics were not specifically mentioned as professional services in other zones, and professional services was not specifically identified as a permitted use in Light Industrial. She further suggested the bylaw made a distinction by specifically allowing the use in two different zones.

Mayor Morey noted that the previous Council had interpreted "professional service" to include the veterinary clinic, and therefore had previously allowed the use in the Landmark Plaza, and in the C1 Zone.

Discussion ensued during which the following points were noted:

- The Zoning Bylaw is very specific with regard to what is allowed and there are specific areas for veterinary services and clinics, which currently has a lot of space to select from.
- Sick animals may not be conducive to the pedestrian friendly zone desired in the Commercial Core area.
- The location being considered was previously a pet store.
- An influencing factor for the previous council was that veterinary services had taken 25 years to come to Fort Nelson, and it was unlikely the situation would arise where there would be competing veterinarians.

**MOVED** by Councillor Lutsiak, **SECONDED** by Councillor Streeper that the term "Professional Services" as it pertains to permitted uses of the Downtown Commercial Core(CC) Zone in the Town of Fort Nelson Zoning Bylaw No. 571, 1999 be interpreted to include veterinary doctors and their clinics/surgeries, as professional services offered and permitted in this zone.

**OPPOSED** - Councillor Craddock

**CARRIED**

It was noted that a thorough review of the zoning bylaw and permitted uses would be undertaken in 2003.

11. Administration Report #101/02  
Re: WATER UTILITY -  
Tap Test Results,

Discussion ensued regarding DOP Hupman's report during which it was noted that the normal range for Cryptosporidium was 0, and that water test results show that the treated town water "presented no risk to the public."

**MOVED** by Councillor Unruh, **SECONDED** by Councillor Lutsiak that Administration Report #101/02, Re: WATER UTILITY - Tap Test Results be received for information.

**CARRIED**

12. **BYLAWS/POLICIES**  
For Third Reading  
The Town of Fort Nelson  
Zoning Amendment  
(Construction Camps)  
Bylaw No. 633, 2002

Mayor Morey noted that the Town of Fort Nelson, Zoning Amendment (Construction Camps) Bylaw No. 633, 2002 had been supported by the previous Council and had been given first and second readings.

Discussion ensued regarding the possibility of outlining a maximum duration of time for construction camps, rather than leaving it open to the "duration of construction".

13. Temporary Adjournment

**MOVED** by Councillor Unruh, **SECONDED** by Councillor Streeper that the December 09, 2002 Town Council meeting be temporarily adjourned at 7:25 p.m.

14. ReCall to Order

The meeting was recalled to order at 7: 30 p.m.

12. (Cont'd)

Corporate Administrator Walker noted that the current zoning bylaw did not allow for a temporary construction camp in the commercial zone, only in the industrial, and should be amended to include the commercial zone.

**MOVED** by Councillor Unruh, **SECONDED** by Councillor Craddock that the Town of Fort Nelson, Zoning Amendment (Construction Camps) Bylaw No. 633, 2002, Section 4.10, (B.584) (a), be amended to read: "permit temporary commercial or industrial uses in the Industrial and Commercial Zones only of the Town of Fort Nelson..." and thereafter be given third reading as amended.

**CARRIED**

**NEW BUSINESS/VERBAL STATUS REPORTS**

15. Town Council Portfolio Reports Mayor Morey requested that this item be removed from the Town Council agenda and in the future, only be placed on Regional Board agendas.

16. Statutory Appointments  
& Acting Positions  
For Adoption

**MOVED** by Councillor Lutsiak, **SECONDED** by Councillor Streeper that the following persons be appointed to the positions and acting capacities as noted, effective December 09, 2002 unless otherwise noted:

<b>Position</b>	<b>Appointee/Acting</b>
Business License Inspector	Bob Pattison Acting: Bruce Hupman
Clerk	Debbie Walker Acting: Heather Brown
Deputy Clerk	Heather Brown
Fire Chief	Walt Lutsiak Acting: Lieutenant Al Bone
Animal Control Officer	Cheryl Mclean, Tyler McLean Byron McLean Acting: Christine Pyke, Gailand Pyke
Administrator	Pat Bailey Acting: Randy McLean

TOWN COUNCIL MINUTES  
December 09, 2002  
Page 10

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16. (Cont'd)
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| Approving Officer                                    | Pat Bailey<br>Acting: Bruce Hupman     |
| Information & Privacy<br>Coordinator/Records Manager | Debbie Walker<br>Acting: Heather Brown |
| Building Inspector                                   | Bob Pattison<br>Acting: Bill Woodworth |
| Bylaw Enforcement Officer                            | Walter Lutsiak<br>Acting: Bob Pattison |
| Treasurer  | Randy McLean<br>Acting: Pat Higgins    |
| Deputy Treasurer                                     | Pat Higgins                            |
| Director of Operations                               | Bruce Hupman<br>Acting: Randy McLean   |

**CARRIED**

17. 2003 Budget Schedule
- MOVED** by Councillor Streeper, **SECONDED** by Councillor Unruh that the 2003 Budget Schedule be adopted for implementation.

**CARRIED**

18. Appointment by Resolution:  
Acting Mayor, December 09 to  
December 31, 2002
- MOVED** by Councillor Craddock, **SECONDED** by Councillor Lutsiak that Councillor Unruh be appointed Acting Mayor, December 09, to December 31, 2002.

**CARRIED**

19. Adjournment
- MOVED** by Councillor Unruh, **SECONDED** by Councillor Lutsiak that the December 9, 2002 Town Council meeting be adjourned at 7:40 p.m.

**CARRIED**

**CERTIFIED** a true and correct copy of the minutes of a Town Council meeting held on Monday, December 9, 2002.

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Chris Morey, Mayor

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Debbie Walker, Corporate Administrator

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Stacey Loe, Recording Secretary