



**AGENDA
DISTRICT OF PORT HARDY
COMMITTEE OF THE WHOLE MEETING
6:30 TUESDAY, JUNE 12, 2018
COUNCIL CHAMBERS, MUNICIPAL HALL
7360 COLUMBIA STREET**

Mayor: Hank Bood

Councillors: Pat Corbett-Labatt, Dennis Dugas, Rick Marcotte, Fred Robertson, John Tidbury and Leightan Wishart

Staff: Allison McCarrick, CAO; Abbas Farahbakhsh, Director of Operational Services; Lynda Sowerby, Director of Financial Services; Heather Nelson-Smith, Director of Corporate Services; Sean Mercer, Manager of Operations & Community Services; Leslie Driemel, Recording Secretary

Page

A. CALL TO ORDER

Time:

B. APPROVAL OF AGENDA

Motion required

1.

2.

C. STAFF REPORT

1-8

1. Allison McCarrick, CAO (June 12/18) re: Wind turbine blade.

Motion / direction

1.

2.

D. ADJOURNMENT

Motion required

1.

2.

Time:



DISTRICT OF PORT HARDY

STAFF REPORT



DATE: June 12, 2018

TO: Mayor and Council – Committee of the Whole

FROM: Allison McCarrick, Chief Administrative Officer

RE: Wind turbine blade

PURPOSE

To provide Mayor and Council with background information on the wind turbine blade proposal.

BACKGROUND

Rick Milligan and Dale Dorward on behalf of the Rotary Club presented to the Operational Services Committee in January 2018 a proposal to place a 49-metre wind turbine blade within the District of Port Hardy. The initial proposal was denied. Upon re-submission to the Parks, Recreation, Arts and Culture Committee (PRACC) it was recommended to Council that the wind turbine blade be located on District property at the corner of Highway 19 and the Bear Cove Highway. A draft agreement with respect to CP#10.8, Council motion 2018-099 and the intent of the motion as discussed at the PRACC meeting of May 14, 2018 was drafted and presented to Mr. Milligan and Mr. Dorward.

Clause 2 of the draft agreement “Ownership” was not acceptable to the Rotary club and therefore the sentence indicating ownership has been removed.

The intent from the PRACC was if the wind turbine blade was damaged or there was a need for it to be removed from the location that the District did not assume this cost. Mr. Milligan and Mr. Dorward are requesting the cost for removal clause be removed from the agreement. Due to the intent and motion from Council staff is bringing this matter to a Committee of the Whole for discussion and consideration.

ANALYSIS

- January 23, 2018 Council motion 2018-018 not to proceed with the wind turbine blade project.
- January 29, 2018 Letter of Council decision sent to Mr. Milligan and Mr. Dorward.
- May 22, 2018 Council motion 2018-099 District to enter into an agreement with the Rotary Club to accept the wind turbine blade for placement on District property at the corner of Highway 19 and the Bear Cove Highway.
- May 28, 2018 draft agreement sent to the president of the Rotary Club.
- June 4, 2018 meeting with Mr. Milligan and Mr. Dorward regarding draft agreement.
- The District is currently requesting the removal cost recovery remain in the agreement. The Rotary Club representatives are requesting the removal costs be removed from the agreement.
- Blade is a Vestas V-100 1.8MW, approximate blade dimensions:¹
 - Length 49 metres or 160 feet
 - Max Chord 3.9 meters or 12.8 feet (mean width)
 - Weight 7.5 metric tons or 16,535 pounds (data David Cousins, P.Eng. Site Manager Cape Scott Wind LP)
 - The blade is made up of two fibreglass material shells, a carbon fibre solid tube, and foam fill on the inner shell lining, (data David Cousins, P.Eng. Site Manager Cape Scott Wind LP).

¹ <http://nozebra.ipapercms.dk/Vestas/Communication/Productbrochure/2MWbrochure/2MWProductBrochure/?page=10>

- A work plan, including schedule has not been received by the District.
- Removal of this wind turbine blade would either require specialized transport or disassembly and transport to the local landfill. The Regional District of Mount Waddington Landfill was contacted and will accept the blade material if broken down or crushed.
- District staff do not currently have the staffing expertise to provide removal services. If the District were to remove the blade a contractor would be pursued for this service.

FINANCIAL IMPLICATIONS – REMOVAL

The financial implication for the removal of the wind turbine blade in this report is based on rate information from the Manager of the Mount Waddington Regional landfill and on the premise the wind turbine blade be broken down into smaller sections or crushed and transported to the local landfill. Other options may be available. Costs are based on 2018 rates and have not been escalated past 2018.

Contract to disassemble or crush and haul	2,800	2,800
Tipping based on crushed volumetric mass	7,200	
Tipping based on RDMW physical mass		26,870
Total	\$10,000	\$29,670

OPTIONS

“2.0 REMOVAL

At the District’s discretion, the windmill blade may be required to be removed for reasons including but not limited to damage, end of life or the location is required for another purpose. The District will provide the Rotary with ninety (90) days’ written notice and the Rotary will be responsible for the removal and disposal of the Project including any site cleanup required to bring the location back to its natural state before the Project was installed.”

- Option 1 Remove “2.0 Removal” from the draft agreement.
- Option 2 Retain “2.0 Removal” in the draft agreement
- Option 3 Accept a monetary amount from the Rotary Club to be placed in a reserve with the District to be used for the removal of the wind turbine blade if there is such a need or desire in the future.

STAFF RECOMMENDATION

Staff recommends the Committee of the Whole choose one of the three options presented and the chosen option be recommended to Council for consideration.

Respectfully submitted,



Allison McCarrick
Chief Administrative Officer

2018-017
STAFF PROCEED
WITH OCP &
AMENDMENTS RE:
EMERGENCY
SHELTER

- b. *THAT Council direct staff to continue with the steps included in a Zoning and Official Community Plan amendment including but not limited to the following:*
- *Preparing bylaw amendments as recommended.*
 - *Notifying the applicant to post signage stating the proposed amendment.*
 - *Notifying the neighbouring properties of the proposed change.*
 - *Notifying provincial agencies.*
 - *Scheduling a public hearing.*
 - *Advertising a public hearing.*

Moved/Seconded/Carried

THAT Council direct staff to continue with the steps included in a Zoning and Official Community Plan amendment including but not limited to the following:

- **Preparing bylaw amendments as recommended.**
- **Notifying the applicant to post signage stating the proposed amendment.**
- **Notifying the neighbouring properties of the proposed change.**
- **Notifying provincial agencies.**
- **Scheduling a public hearing.**
- **Advertising a public hearing.**

2. Draft minutes of the First Nations Relations Committee meeting held January 9, 2018 were received for information

Council members commented on the good work and progress made by the First Nations Relations Committee.

3. Draft minutes of the Operational Services Committee meeting held January 15, 2018 was received for information.

The Operational Services Committee recommends:

THAT Council direct staff to contact the proponents of the windmill blade project, that they be thanked for the opportunity to be part of the project and be advised that the District of Port Hardy has reviewed all aspects of the project including locations on District properties, funding sources and future maintenance costs and further advise that the District cannot proceed with the windmill blade project at this time.

Council discussion included:

- At the time of presentations to the Committee the proponents could not provide a firm cost of installation or confirm outside funding sources and amounts.
- No funding in the District's 2018 budget for the project and that during budget discussions District projects had been cut.
- Once installed maintenance costs and upkeep are not known.

Mayor Bood commented that the proponents want to get the project done, that they are community minded people and that they could do the work from the private sector,

2018-018
WINDMILL BLADE
PROJECT

Moved/Seconded/Carried

THAT Council direct staff to contact the proponents of the windmill blade project, that they be thanked for the opportunity to be part of the project and be advised that the District of Port Hardy has reviewed all aspects of the project including locations on District properties, funding sources and future maintenance costs and further advise that the District cannot proceed with the windmill blade project at this time.

4. Draft minutes of the Parks & Recreation Review Committee meeting held January 17, 2018 were received for information.

J. STAFF REPORTS

1. Heather Nelson-Smith, Director of Corporate Services (Jan.17/18) re: AVICC Resolution 2018: Cannabis Tax Revenue Sharing.

Heather Nelson-Smith, Director of Corporate Services reviewed Council's request to staff to draft a cannabis tax revenue sharing resolution, the AVICC resolution deadline and the date of the next Cannabis Advisory Committee meeting



District of Port Hardy

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Port Hardy BC V0N 2P0 Canada

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Email: general@porthardy.ca ♦ www.porthardy.ca



January 29, 2018

File: 230-20 Misc

Rick Milligan
Bill Milligan
John Milligan
Dale Dorward

Dear Rick, Bill, John and Dale,

Re: Wind Farm Blade Project

The District of Port Hardy Council would like to thank you for the opportunity to be a part of the Wind Farm Blade Project. Your time and effort with respect to this project are commendable.

Our Operations Committee has reviewed all aspects of the project including locations on District properties, funding sources and future maintenance costs. The Committee has advised Council that based on its findings it would not be in the best interests of the District to move forward as a partner at this time. If more detailed information regarding the blade placement, guaranteed project funding, ongoing maintenance funding is established you may request another meeting with the Operations Committee for discussion regarding this project.

The District Council do believe this is an interesting project and wish you much success in finding a privately owned location for the wind farm blade.

Sincerely,

Hank Bood,
Mayor District of Port Hardy

Sent via email

2018-097
COMMITTEE OF
THE WHOLE
MINUTES MAY 9/18
ACCEPTED

6. Minutes of the Committee of the Whole meeting held May 9, 2018.

Moved/Seconded/Carried

THAT the minutes of the Committee of the Whole meeting held May 9, 2018 be accepted.

D. DELEGATIONS

No Delegations

E. ACTION ITEMS

ACTION ITEMS

1. Council action items were received for information.

F. CORRESPONDENCE

1. Rob Fleming, Minister of Education (Apr 23/18) re: Premier's Awards for Excellence in Education was received for information.

G. NEW BUSINESS

No New Business.

H. COUNCIL REPORTS

COUNCIL REPORTS

Councillors Pat Corbett-Labatt, Dennis Dugas, Fred Robertson, John Tidbury and Leightan Wishart reported on their recent meetings and other activities they attended and/or undertook on behalf of the District.

Council Corbett-Labatt wanted to recognize Allison McCarrick, CAO for always being approachable by the public and quick to respond to concerns and inquiries.

I. COMMITTEE REPORTS

1. Draft minutes of the Bear Smart Port Hardy meeting held May 11, 2018 were received for information.

2. Recommendations from the Parks, Recreation, Arts and Culture Committee meeting held May 14, 2018.

- a) "Parks, Recreation, Arts & Culture Committee recommends that Council offer Ocean Argyle the opportunity to paint her presented mural on the District Sea-Can container being purchased to house emergency preparedness supplies which will be located near the tennis courts and that staff be directed to enter into an installation and maintenance agreement with Ocean if the offer is accepted."

Moved/Seconded/Carried

THAT Council approve the recommendation from the Parks, Recreation, Arts & Culture Committee to offer Ocean Argyle the opportunity to paint her presented mural on the District Sea-Can container being purchased to house emergency preparedness supplies which will be located near the tennis courts and that staff be directed to enter into an installation and maintenance agreement with Ocean if the offer is accepted.

2018-098
PRACC
RECOMMENDATION
ART PROJECT

- b) "Parks, Recreation, Arts & Culture Committee recommends that Council authorize the Port Hardy Rotary Club be permitted to place the donated windmill blade at the agreed upon location located on the District property at the corner of Highway 19 and the Bear Cove Highway and that staff be directed to enter into an installation and maintenance agreement with the Port Hardy Rotary Club prior to the installation."

2018-099
PRACC
RECOMMENDATION
WINDMILL
PROJECT

Moved/Seconded/Carried

THAT Council approve the recommendation from the Parks, Recreation, Arts & Culture Committee to authorize the Port Hardy Rotary Club be permitted to place the donated windmill blade at the agreed upon location located on the District property at the corner of Highway 19 and the Bear Cove Highway and that staff be directed to enter into an installation and maintenance agreement with the Port Hardy Rotary Club prior to the installation.

J. STAFF REPORTS

1. CP.2.5 Fire Department Remuneration Policy Amendment.

2018-100
CP2.5 FIRE DEPT
REMUNERATION
POLICY

Moved/Seconded/Carried

THAT Council approve amending CP2.5 Fire Department Remuneration Policy.

2. Lynda Sowerby, Director of Finance (May 22/18) Climate Action Revenue Incentive Public Report 2017 (CARIP).

2018-101
2017 CARIP

Moved/Seconded/Carried

THAT Council receive the 2017 Climate Action Revenue Incentive Public Report.

K. CURRENT BYLAWS AND RESOLUTIONS

1. Bylaw 1078-2018 A Bylaw to Amend District of Port Hardy Zoning Bylaw No. 1010-2013 (addition of CD-9 Comprehensive Development 9) Lot 1, Section 1, Township 8, Rupert District, Plan 45379 PID 008-079-188 Civic Address 8700 Park Drive. For 2nd and 3rd Reading and Adoption.

2018-102
BYLAW 1078-2018
AMEND ZONING
BYLAW 1010-2013
FOR 2ND, 3RD AND
FINAL ADOPTION

Moved/Seconded/Carried

THAT Bylaw 1078-2018 A Bylaw to Amend District of Port Hardy Zoning Bylaw No. 1010-2013 (addition of CD-9 Comprehensive Development 9) Lot 1, Section 1, Township 8, Rupert District, Plan 45379 PID 008-079-188 Civic Address 8700 Park Drive receive second and third reading and receive final adoption.

2. Bylaw 1080-2018 A Bylaw to Amend District of Port Hardy Zoning Bylaw No. 1010-2013 Cannabis Retail Amendments. For 1st Reading.

2018-103
BYLAW 1080-2018
AMEND ZONING
BYLAW 1010-2013
FOR 1ST READING

Moved/Seconded/Carried

THAT Bylaw 1080-2018 A Bylaw to Amend District of Port Hardy Zoning Bylaw No. 1010-2013 be read a first time.

L. ADJOURNMENT

Moved

THAT the meeting be adjourned.

Time: 7:43 pm

CORRECT

APPROVED

2018-104
ADJOURNMENT

DIRECTOR OF
CORPORATE SERVICES

MAYOR



DISTRICT OF PORT HARDY



WINDMILL PROJECT BEAR COVE HIGHWAY

THIS AGREEMENT made the _____ day of _____, 2018

BETWEEN:

DISTRICT OF PORT HARDY
Municipal Hall
7360 Columbia Street
P.O. Box 68
Port Hardy, British Columbia
V0N 2P0

(the "District")

AND:

PORT HARDY ROTARY CLUB
P.O. Box 1890
Port Hardy, British Columbia
V0N 2P0

(the "Rotary")

WHEREAS the Rotary intends to display a 48 metre (160 foot) windmill blade on the District's Property as authorized by Council resolution 2018-099 at the Bear Cove Highway turnoff, hereinafter referred to as the 'Project'.

THEREFORE, IN CONSIDERATION the following terms and conditions must be met by the Rotary.

1. LOCATION

The Rotary will display the Project at the tourist information turn off located at Bear Cove Highway and Highway 19 (attached in Schedule 'A').

2. OWNERSHIP REMOVAL

Once the Project is complete the Rotary will remain the sole owner of the windmill blade on the District's Property. At the District's discretion, the windmill blade may be required to be removed for reasons including but not limited to damage, end of life or the location is required for another purpose. The District will provide the Rotary with ninety (90) days' written notice and the Rotary will be responsible for the removal and disposal of the Project including any site cleanup required to bring the location back to its natural state before the Project was installed.

3. MAINTENANCE

The District will not be responsible for damage or any loss of the Project, including vandalism or graffiti. The Rotary will be responsible for the maintenance of the Project. The District will notify the Rotary when maintenance is required.

4. INDEMNIFICATION

The Rotary will indemnify and save harmless the District, its officials, members of Council, employees and agents, whether past, present or future, from and against any and all losses, claims, damages, actions, causes of action, costs, interest, fees, taxes and expenses that the District may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, where the same or any of them are based upon, arise out of, or occur, directly or indirectly, by reason of any act or omission of the Contractor or of any agent, employee, officer, director or sub-contractor of the Contractor pursuant to this Agreement, except for liability arising out of the independent

negligent acts of the District.

5. INSURANCE

The Rotary will obtain, maintain and pay for Comprehensive General Liability insurance of not less than Five Million (\$5,000,000.00) Dollars, with the District named as additional insured while the Project is being completed.

**SIGNED on behalf of the District of Port
Hardy by its authorized signatory:**

SIGNED on behalf of the Rotary

**Heather Nelson-Smith,
Director of Corporate Services**

**Heather Patriquin,
President**