



PEACE RIVER REGIONAL DISTRICT

Regional Board Meeting Revised Agenda

May 27, 2021, 10:00 a.m.
1981 Alaska Avenue, Dawson Creek, BC

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17.	NOTICE OF MOTION	
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**THIS PAGE IS DEDICATED TO THE MEMORY
OF**

HELLMUT PATZELT

April 20, 1927 to May 16, 2021



PEACE RIVER REGIONAL DISTRICT

**Building Inspector / Director of Environmental Services
1970 – 1992**

**In recognition of Hellmut's lifelong commitment and dedication to local government
and the region.**



PEACE RIVER REGIONAL DISTRICT

REGIONAL BOARD MEETING MINUTES

THURSDAY, MAY 13, 2021

LOCATION Peace River Regional District Office, Dawson Creek, BC

ATTENDANCE

Directors

Chair Sperling, Electoral Area 'C'
Vice-Chair Rose, Electoral Area 'E'
Director Ackerman, City of Fort St. John
Director Bertrand, District of Tumbler Ridge
Director Bumstead, City of Dawson Creek
Director Courtoreille, District of Chetwynd
Director Goodings, Electoral Area 'B'
(via teleconference)
Director Heiberg, District of Hudson's Hope
Director Hiebert, Electoral Area 'D'
Director Smith, Village of Pouce Coupe
Director Zabinsky, City of Fort St. John

Alternate Directors

Alternate Director Turnbull, District of Taylor
(via teleconference)

Absent Directors

Director Fraser, District of Taylor

Staff

Shawn Dahlen, Chief Administrative Officer
Tyra Henderson, Corporate Officer
Teri Vetter, Chief Financial Officer
Tab Young, Deputy Corporate Officer
Paulo Eichelberger, GM of Environmental Services
Trish Morgan, GM of Community Services
Kathy Suggitt, GM of Development Services
Crystal Brown, Electoral Area Manager
(via teleconference)
Jeff McDonald, Communications Manager
(via teleconference)
Leanne Milliken, Procurement Officer
Trevor Ouellette, IT Manager
Brenda Deliman, Recorder
(via teleconference)

1. CALL TO ORDER The Chair called the meeting to order at 10:00 a.m.

2. DIRECTORS' NOTICE OF NEW BUSINESS

Director Goodings Proposed Changes to the *Electoral Boundaries Commission Act*

3. ADOPTION OF AGENDA

3.1 Adoption of Agenda RD/21/05/01
MOVED Director Hiebert, SECONDED Director Smith,
That the Regional Board adopt the May 13, 2021 Board Meeting Agenda, as
amended to include Director's new business (*Electoral Boundaries Commission
Act*):

(continued on next page)



3.1 Adoption of Agenda
(Cont'd)

1. **Call to Order**
2. **Directors' Notice of New Business**
3. **Adoption of Agenda**
4. **Gallery Comments or Questions**
5. **Adoption of Minutes**
 - 5.1 Regional Board Draft Meeting Minutes of April 29, 2021
 - 5.2 Committee of the Whole Draft Meeting Minutes of April 29, 2021
6. **Business Arising from the Minutes**
7. **Delegations**
8. **Petitions**
9. **Correspondence**
 - 9.1 Obair Economic Society – Youth Employment and Skills Strategy Program
10. **Reports**
 - 10.1 April 9, 2021 Committee of the Whole Recommendation, ADM-BRD-181
 - 10.2 Electoral Area Directors Committee Recommendation – Public Facilities Outside Building Inspection Area, ADM-BRD-184
 - 10.3 Rural Budgets Administration Committee Recommendation – COVID-19 Safe Restart Grant-in-Aid Policy, ADM-BRD-185
 - 10.4 May 6, 2021 Solid Waste Committee Recommendations, ENV-BRD-058
 - 10.5 April 26 and May 6, 2021 Regional Parks Committee Recommendations, CS-BRD-078
 - 10.6 Gotta Go Roadside Facilities Alternate Approval Process, ADM-BRD-188
 - 10.7 Fire Protection Services Establishment Policy, CS-BRD-072
 - 10.8 Draft Agricultural Land Exclusion Policy, 0340-63, DS-BRD-142
 - 10.9 Economic Development Model Proposal – MDB Insight Inc., FN-BRD-070
 - 10.10 Notice of Closed Session – May 13, 2021, ADM-BRD-189
11. **Bylaws**
 - 11.1 Rolla Creek Watercourse Dyking Local Service Area Establishment Amendment Bylaw No. 2428, 2021, ADM-BRD-187
 - 11.2 Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021, DS-BRD-152
12. **Strategic Plan**
 - 12.1 2019-2022 Strategic Plan
13. **New Business**
 - 13.1 Director Goodings – Proposed Changes to the *Electoral Boundaries Commission Act*
14. **Appointments**
 - 14.1 2021 Board Appointments
15. **Consent Calendar**
 - 15.1 Electoral Area Directors Committee Draft Meeting Minutes of April 22, 2021
 - 15.2 Rural Budgets Administration Committee Draft Meeting Minutes of April 22, 2021
 - 15.3 Solid Waste Committee Draft Meeting Minutes of May 6, 2021
 - 15.4 Regional Parks Committee Draft Meeting Minutes of May 6, 2021
 - 15.5 Regional Parks Committee Draft Meeting Minutes of April 26, 2021
 - 15.6 North Peace Airport Society Regular Meeting Minutes of March 3, 2021
 - 15.7 Chetwynd Communications Society Meeting Minutes of March 26, 2021
 - 15.8 Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Conservation of the Southern Mountain Caribou
 - 15.9 Ministry of Municipal Affairs – BC Non-Essential Travel Restrictions
 - 15.10 Letter of Support – Whiskey Jack Nordic Ski Club NDIT Application
 - 15.11 Item Previously Released from a Closed Meeting, ADM-BRD-183

(continued on next page)



- 3.1 Adoption of Agenda (Cont'd) 15.12 Calendar of Events
16. Notice of Motion
17. Media Questions
18. Adjournment

CARRIED

4. GALLERY COMMENTS OR QUESTIONS

5. ADOPTION OF MINUTES

- 5.1 RD/21/05/02
Apr 29/21 Regional Board Minutes MOVED Director Zabinsky, SECONDED Director Heiberg,
That the Regional Board adopt the Board Meeting Minutes of April 29, 2021.

CARRIED

- 5.2 RD/21/05/03
Apr 29/21 CoW Minutes MOVED Director Hiebert, SECONDED Director Smith,
That the Regional Board adopt the Committee of the Whole Meeting Minutes of April 29, 2021.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES

7. DELEGATIONS

8. PETITIONS

9. CORRESPONDENCE

- 9.1 RD/21/05/04
YESS Program MOVED Director Rose, SECONDED Director Zabinsky,
That the Regional Board receive the correspondence dated May 6, 2021, from the Obair Economic Society regarding the Youth Employment and Skills Strategy Program for information.

CARRIED

The Regional Board was advised by the Chief Administrative Officer that the Youth Employment and Skills Strategy Program is in its preliminary stage and awaiting approval from the Province.

10. REPORTS

- 10.1 RD/21/05/05
CoW Rec: Health Related Services Grants Policy MOVED Director Heiberg, SECONDED Director Bertrand,
That the Regional Board be provided with a draft health related services grants policy that mirrors existing grant policies, and provides eligibility parameters for health related services grants.

CARRIED



- 10.2
EADC Rec: Public Facilities
Outside Bldg Insp Area
- RD/21/05/06
MOVED Director Goodings, SECONDED Director Heiberg,
That the Regional Board authorize that the Electoral Area Directors Committee be provided with a report on risk and liability to the PRRD regarding public facilities outside the building inspection area that are funded by the PRRD, or located on Regional District property.
- AMENDED BY THE FOLLOWING**
- Motion to Amend
- RD/21/05/07
MOVED Director Ackerman, SECONDED Director Bertrand,
That the Regional Board amend the motion by removing 'authorize that the Electoral Area Directors Committee'.
- CARRIED**
- The Chair Called the Question to the Motion as Amended:
- Motion as Amended
- That the Regional Board be provided with a report on risk and liability to the PRRD regarding public facilities outside the building inspection area that are funded by the PRRD, or located on Regional District property.
- CARRIED**
- 10.3
RBAC Rec: COVID-19 Safe
Restart GiA Policy
- RD/21/05/08
MOVED Alternate Director Turnbull, SECONDED Director Zabinsky,
That the Regional Board adopt the COVID-19 Safe Restart Grant-in-Aid Policy, which sets out principles and guidelines for giving grants to external organizations that provide core community services from the COVID-19 Reserve fund.
- CARRIED**
- 10.4
SWC Rec #1: RFQ - NPRL
Concrete Crushing
- RD/21/05/09
MOVED Director Zabinsky, SECONDED Director Smith,
That the Regional Board award RFQ 14-2021 "North Peace Regional Landfill Concrete Crushing" to Brocor Construction Ltd. for a cost not to exceed \$110,000 (excluding taxes); and further, that the Chair and Chief Administrative Officer be authorized to sign the contract on behalf of the Peace River Regional District.
- CARRIED**
- SWC Rec #2: Sort /
Separate Dimensional
Lumber
- RD/21/05/10
MOVED Director Zabinsky, SECONDED Director Heiberg,
That the Regional Board authorize the sorting and separation of approximately 25 end dump truck-loads of dimensional lumber at the Bessborough Landfill be conducted by Whissell Contracting Ltd. for an estimated cost of \$8,200.
- CARRIED**
- SWC Rec #3: Report on
Dimensional Lumber
- RD/21/05/11
MOVED Director Zabinsky, SECONDED Director Bumstead,
That the Regional Board request a report to be brought back to a future Solid Waste Committee meeting after the dimensional lumber at the Bessborough Landfill has been sorted to discuss volumes and recommendations for disposal of the product.
- CARRIED**



- 10.5
RPC Rec #1: Bylaw No. 2450, 2021 – Effective Date for Fees
- RD/21/05/12
MOVED Director Zabinsky, SECONDED Director Rose,
That the Regional Board start charging fees 14 days after the adoption of the Regional Parks Regulation and Fees Bylaw No. 2450, 2021, by inserting a clause in the bylaw specifying an effective date of May 27, 2021.
- CARRIED**
- RPC Rec #2: Bylaw No. 2450, 2021 – 3 Readings
- RD/21/05/13
MOVED Director Courtoreille, SECONDED Director Smith,
That the Regional Board give first, second, and third readings to Regional Parks Regulation and Fees Bylaw No. 2450, 2021, which provides for the regulation, use and fees related to Regional Parks.
- CARRIED**
- RPC Rec #3: Bylaw No. 2450, 2021 - Adopt
- RD/21/05/14
MOVED Director Heiberg, SECONDED Director Rose,
That the Regional Board adopt Regional Parks Regulation and Fees Bylaw No. 2450, 2021.
- CARRIED**
- RPC Rec #4: Park Reservation Policy
- RD/21/05/15
MOVED Director Courtoreille, SECONDED Director Smith,
That the Regional Board adopt the Park Reservation Policy, which defines mandatory requirements for application and approval of a camp site reservation at a Peace River Regional District Regional Park.
- CARRIED**
- RPC Rec #5: Blackfoot Regional Park
- RD/21/05/16
MOVED Director Zabinsky, SECONDED Director Rose,
That the Regional Board open reservations for Blackfoot Regional Park one day after the adoption of the Parks Reservation Policy, for site reservations on or after May 27, 2021.
- CARRIED**
- 10.6
Gotta Go Roadside Facilities AAP
- RD/21/05/17
MOVED Director Goodings, SECONDED Director Heiberg,
That the Regional Board approve the elector response form for the Alternate Approval Process to obtain elector approval for 'Gotta Go Roadside Facilities Service Establishment Bylaw No. 2440, 2021', which must be used if a resident wishes to object to the Gotta Go Service; further, that the deadline for elector responses is July 5, 2021; and finally, that the eligible number of voters in the service area boundary is 7,965.
- CARRIED**
- OPPOSED: Director Rose**
- 10.7
Fire Protection Service Est Policy
- RD/21/05/18
MOVED Director Hiebert, SECONDED Director Bertrand,
That the Regional Board adopt the 'Fire Protection Service Establishment Policy', which specifies minimum standards for the establishment and funding of a new or expanded fire protection service within the Peace River Regional District.
- CARRIED**



10.8
ALR Excl Policy
RD/21/05/19
MOVED Director Zabinsky, SECONDED Director Heiberg,
That the Regional Board adopt the “ALR Exclusion Policy 0340-63”, which is intended to address how the Peace River Regional District deals with Agricultural Land Reserve Exclusion Applications.

AMENDED BY THE FOLLOWING

Motion to Amend
RD/21/05/20
MOVED Director Ackerman, SECONDED Director Bertrand,
That the Regional Board amend the motion by replacing ‘adopt’ with ‘amend’ and adding the following to the end of the motion:
“, by removing Section 5 (iv), and adopt the Policy as amended.”

CARRIED

The Chair Called the Question to the Motion as Amended:

Motion as Amended
That the Regional Board amend the “ALR Exclusion Policy 0340-63”, which is intended to address how the Peace River Regional District deals with Agricultural Land Reserve Exclusion Applications, by removing Section 5 (iv), and adopt the Policy as amended.

CARRIED

10.9
Ec Dev Model Proposal
RD/21/05/21
MOVED Director Zabinsky, SECONDED Director Rose,
That the Regional Board receive the report titled Economic Development Model Proposal – MDB Insight Inc. “FN-BRD-070” for information.

DEFEATED

IN FAVOR: Directors Bertrand and Rose

RD/21/05/22
MOVED Director Bertrand, SECONDED Director Hiebert,
That the Regional Board receive the report titled Economic Development Model Proposal – MDB Insight Inc. “FN-BRD-070” for discussion.

CARRIED

OPPOSED: Director Zabinsky

The Regional Board discussed the definition of economic development, and timelines for stakeholder engagement and the development of a regional economic development strategy.

RD/21/05/23
MOVED Director Ackerman, SECONDED Director Bertrand,
That the Regional Board authorize that MDB Insight Inc. be invited to a future meeting to facilitate a workshop style discussion with the Regional Board on the parameters of an Economic Development function for the region.

CARRIED



Vary Agenda RD/21/05/24
MOVED Director Bertrand, SECONDED Director Ackerman,
That the Regional Board vary the agenda to deal with Item 10.10 (Closed Session)
at the end of the meeting.

CARRIED

11. BYLAWS

11.1 RD/21/05/25
Bylaw No. 2428, 2021 MOVED Director Hiebert, SECONDED Director Zabinsky,
That the Regional Board adopt Rolla Creek Watercourse Dyking Local Service Area
Establishment Amendment Bylaw No. 2428, 2021.

CARRIED

11.2 RD/21/05/26
Bylaw No. 2449, 2021 MOVED Director Courtoreille, SECONDED Director Hiebert,
That the Regional Board give “Development Application Procedures, Fees and
Delegation Bylaw No. 2449, 2021”, first, second, and third readings, which
establishes the procedures under which an owner of land may apply for a variety
of permits and bylaw amendments, as required by *the Local Government Act*,
Section 460, and imposes fees for those applications as permitted under *Local
Government Act* Section 397 and Section 462, and delegates the issuance of
development permits to the General Manager of Development Services.

DEALT WITH BY THE FOLLOWING

RD/21/05/27
MOVED Director Rose, SECONDED Director Goodings,
That the Regional Board table consideration of Resolution No. RD/21/05/26 which
states:

That the Regional Board give “Development Application Procedures, Fees
and Delegation Bylaw No. 2449, 2021”, first, second and third readings,
which establishes the procedures under which an owner of land may apply
for a variety of permits and bylaw amendments, as required by *the Local
Government Act*, Section 460, and imposes fees for those applications as
permitted under *Local Government Act* Section 397 and Section 462, and
delegates the issuance of development permits to the General Manager
of Development Services.

until the Electoral Area Directors Committee has reviewed “Development
Application Procedures, Fees and Delegation Bylaw No. 2449, 2021.”

CARRIED

12. STRATEGIC PLAN

12.1 The Strategic Plan was included for the Regional Board’s information.
Strat Plan

13. NEW BUSINESS

13.1 RD/21/05/28
Electoral Boundaries MOVED Director Bertrand, SECONDED Director Bumstead,
Commission Act That the Regional Board authorize that a letter be forwarded to the Electoral
Boundaries Commission to express concern that proposed amendments to the
Electoral Boundary Commission Act could result in the redrawing of a large



13.1 (Cont'd)
Electoral Boundaries
Commission Act

geographic area in Northeast BC which may be represented by a single MLA, and request that this concern be taken to the Legislative Assembly, with copies to the Premier of BC, North and South Peace MLA's, North Central Local Government Association, Northern Rockies Regional Municipality, and member municipalities.

CARRIED

RD/21/05/29

MOVED Director Zabinsky, SECONDED Director Heiberg,

That the Regional Board invite South Peace MLA, Mike Bernier, and North Peace MLA, Dan Davies, to a Committee of the Whole meeting to discuss proposed amendments to the *Electoral Boundary Commission Act*.

CARRIED.

14. APPOINTMENTS

15. CONSENT CALENDAR

15.1
Consent

RD/21/05/30

MOVED Director Heiberg, SECONDED Director Hiebert,

That the Regional Board receive the May 13, 2021 consent calendar.

CARRIED

16. NOTICE OF MOTION

17. MEDIA QUESTIONS

10. REPORTS

10.10
Closed Session

RD/21/05/31

MOVED Director Hiebert, SECONDED Director Rose,

That the Regional Board recess to a Closed Meeting for the purpose of discussing the following items:

Agenda Item 3.1 – Closed Meeting Minutes (CC Section 97 (1)(b))

Agenda Item 7.1 – Negotiations (CC Section 90 (2)(b))

DEFEATED

IN FAVOUR: Director Goodings and Alternate Director Turnbull

RD/21/05/32

MOVED Director Rose, SECONDED Director Heiberg,

That the Regional Board recess to a Closed Meeting to discuss whether or not the items proposed properly belong in a Closed Session (*Community Charter* Section 90(1)(n)).

CARRIED

Recess

The Chair recessed the meeting to a Closed Session at 11:03 a.m.

Reconvene

The Chair reconvened the meeting at 11:42 a.m. to continue the discussions regarding the report titled "Economic Analysis for the Partnership Agreement Working Group DR-BRD-018."



13. NEW BUSINESS

13.2

Authorize New Business
Item – Socio Economic
Assessment Working
Group

RD/21/05/33

MOVED Director Bertrand, SECONDED Director Rose,
That the Regional Board authorize a New Business item regarding the Socio
Economic Assessment Working Group to continue discussions on the matter in an
open meeting.

CARRIED

RD/21/05/34

MOVED Director Bertrand, SECONDED Director Ackerman,
That the Regional Board advise Russ Laroche, Executive Director, Species at Risk
Recovery, that it will participate in the Socio Economic Assessment Working Group
for the conservation of the Central Group of Southern Mountain Caribou with the
Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

AMENDED BY THE FOLLOWING

RD/21/05/35

Motion to Amend

MOVED Director Ackerman, SECONDED Director Bertrand,
That the Regional Board amend the motion by adding the following to the end of
the motion:

;further, that PRRD participation should not be interpreted as
participation on behalf of Municipalities within the Regional District."

CARRIED

The Chair Called the Question to the Motion as Amended:

Motion as Amended

That the Regional Board advise Russ Laroche, Executive Director, Species at Risk
Recovery that it will participate in the Socio Economic Assessment Working Group
for the conservation of the Central Group of Southern Mountain Caribou with the
Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
further, that PRRD participation should not be interpreted as participation on
behalf of Municipalities within the Regional District.

CARRIED

RD/21/05/36

MOVED Director Bumstead, SECONDED Director Ackerman,
That the Regional Board defer consideration of the proposed Draft Terms of
Reference for the Socio Economic Assessment Working Group for the conservation
of the Central Group of Southern Mountain Caribou until such time as the
composition of the Working Group has been defined by the Province.

CARRIED

RD/21/05/37

MOVED Director Bumstead, SECONDED Director Rose,
That the Regional Board authorize that a letter be forwarded to Russ Laroche,
Executive Director, Species at Risk Recovery, to advise that while the PRRD wishes
to participate in the Socio Economic Working Group, the consideration of the
proposed draft Terms of Reference has been deferred until the Board has received
written confirmation that the municipalities within the Region who wish to
participate in the working group have received an invite to do so.

CARRIED



- 10.10 RD/21/05/38
Closed Session MOVED Director Rose, SECONDED Director Courtoreille,
That the Regional Board recess to a Closed Meeting for the purpose of discussing
the following item:
Agenda Item 3.1 – Closed Meeting Minutes (CC Section 97 (1)(b))
CARRIED
- Recess The Chair recessed the meeting to a Closed Session at 12:03 p.m.
- Reconvene The Chair reconvened the meeting at 12:22 p.m.
- 18. ADJOURNMENT** The Chair adjourned the meeting at 12:22 p.m.

CERTIFIED a true and correct copy of the Minutes of the Regional Board of the Peace River Regional District from a meeting held on May 13, 2021 in the Regional District Office Board Room, Dawson Creek, BC.

Brad Sperling, Chair

Tyra Henderson, Corporate Officer

May 20, 2021

Crystal Brown
Electoral Area Manager
Peace River Regional District

Dear Crystal Brown:

Thank you for your recent letter regarding protocols for the transport of patients between BC and Alberta. It would be helpful for us if you could clarify what difficulties your District is experiencing with regards to cross-border ambulance services. As there are a number of areas this could refer to, more information on specific issues would help us provide a more fulsome response.

While nothing has changed in terms of our 911 response, we began using a new process involving the automatic launching of STARS to take patients back to Grande Prairie last year.

In terms of where patients are transported to, the regional health authorities are responsible for determining this once they are in a hospital setting. Northern Health provides BCEHS with the referral patterns and agreements with Alberta. Prior to the COVID-19 pandemic the BC Ministry of Health, regional health authorities and BCEHS were working with the Alberta Ministry of Health on a Memorandum of Understanding (MOU) regarding the transportation of patients between provinces, but unfortunately the sign-off of this MOU has been delayed due to the pandemic.

Throughout the pandemic, BCEHS and the regional health authorities have been meeting weekly with their partners in Alberta looking at all cross-border concerns, including hospital capacity. This has enabled us to build and grow on already established relationships. During the pandemic, our Ministry of Health has also signed off on a ministerial order allowing Alberta air resources to move patients from one BC facility to another in the event that Alberta hospitals are over capacity and not able to accept BC patients.

As you can imagine, transporting patients safely, effectively, and in a timely manner is complex, and we are always looking for ways to improve the service we provide. Again, if you can provide us with more information on specific issues or concerns, we are happy to respond. We also welcome a conversation to discuss this, and are open to meeting with a representative of the Regional District to better understand the challenges you are facing in advance of the meeting planned for October.

Sincerely,

Darlene MacKinnon
Chief Operating Officer
BC Emergency Health Services
Provincial Health Services Authority

Dr. Wilson Wan
Interim Chief Medical Officer
BC Emergency Health Services
Provincial Health Services Authority



April 13, 2021

BC Emergency Health Services -

Sent via Email - BCAS.Q&A@bcehs.ca

To whom it may concern,

RE: Protocols for Ambulance Transport of Patients across the BC / Alberta Border

At the last Interprovincial Meeting between the Peace River Regional District, the County of Grande Prairie, Saddle Hills County, and Clear Hills County, a discussion took place around the coordination of Emergency Services between British Columbia and Alberta, specifically around the difficulties of cross boarder ambulance services, and moving patients between the two provinces.

The Regional District has tentatively scheduled a follow-up meeting on October 14, 2021 in Dawson Creek, BC. In preparation of this meeting, the Board would like to request that you provide protocols for ambulance transport of patients across the BC and Alberta Boarder.

The Regional Board looks forward to hearing back from you.

Yours truly,

Crystal Brown
Electoral Area Manager

diverse. vast. abundant.

PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1188 Email: prrd.fsj@prrd.bc.ca

Director Sperling and PRRD Board of Directors



I write to you to request that you oppose a Municipal Bylaw banning the storage or transportation of handguns by licensed firearms owners.

The Federal government recently tabled legislation (Bill C-21) that authorizes municipal governments to pass a bylaw that would prohibit the storage and transportation of handguns within their jurisdiction. This proposed legislation is legally flawed. It uses the criminal code to circumvent the constitutional prerogatives of provincial governments. Both Alberta and Saskatchewan have already signaled that they oppose this measure.

While the legislation purports to protect public safety, it focuses uniquely on handguns owned by people who have been vetted by the RCMP and ignores all illegally held firearms. As I am sure you know, violent criminals do not bother getting a Firearms License or register their handguns.

Banning the storage of handguns within your jurisdiction will not stop criminal violence.

It is already illegal to possess and transport a handgun without a license.

It is already illegal to use that handgun anywhere except at an approved range.

Under the current firearms law, all legally held handguns must be registered, and all firearms owners must be licensed. Licensed owners are reviewed every night by the RCMP for any court orders or criminal offences under the "continuous eligibility" provision. See the latest Report of the Commissioner of Firearms.

Making our communities safer is a laudable goal widely supported, including by members of the shooting sports community. The shooting sports are made up of people from all levels of society. They are not the ones doing the shootings.

Under current firearm regulations, legal handgun owners must take the shortest direct route to an approved shooting range. Handguns must also be locked in a secure container, unloaded, rendered inoperable, locked in the trunk, and separate from the ammunition.

The police say that virtually all the guns used by gangs have been smuggled illegally across our borders; exceptionally few come from lawful owners. A municipal bylaw that prohibits handguns would do nothing but cause the property of law-abiding taxpayers in your community to be confiscated by the federal government.

As I am sure you know, the issues around gang violence are complicated. Success in combating gang violence requires work within the community to keep youth at risk out of gang influence. It involves policies that help reduce poverty and provide enhanced access to education. None of these issues were addressed in Bill C-21.

Keep your powder dry

Andy Waddell

President

Dawson Creek Sportsman's Club

References:

Bill C-21

<https://parl.ca/DocumentViewer/en/43-2/bill/C-21/first-reading#ID0E0YB0AA>

<https://www.rcmp-grc.gc.ca/en/firearms/2019-commissioner-firearms-report>

I ask that you publicly not support the proposed Bill and any proposed bylaw. Instead, I ask that you support your licensed community members in pressing the Federal Government to do real work on the issues and stop attacking lawful firearms owners.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-195

From: Electoral Area Directors Committee

Date: May 27, 2021

Subject: Development Application Procedures, Fees, and Delegation Bylaw No. 2449, 2021

Recommendation #1 below was deferred from the May 13th Regional Board Meeting pending a review of the bylaw by the Electoral Area Directors Committee (EADC). The Committee reviewed the bylaw at its May 20th meeting and the motion is now presented to the Regional Board for its consideration:

RECOMMENDATION ON THE FLOOR: [Corporate Unweighted]

MOVED Director Courtoreille, SECONDED Director Hiebert,

That the Regional Board give 'Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021', first, second, and third readings, which establishes the procedures under which an owner of land may apply for a variety of permits and bylaw amendments, as required by *the Local Government Act*, Section 460, and imposes fees for those applications as permitted under *Local Government Act* Section 397 and Section 462, and delegates the issuance of development permits to the General Manager of Development Services.

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt 'Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021'.

RECOMMENDATION #3: [Corporate Unweighted]

That the Regional Board authorize a review of development application fees, compared to neighbouring local governments and with consideration given to recouping advertising costs.

BACKGROUND/RATIONALE:

The Electoral Area Directors Committee reviewed Development Application Procedures, Fees, and Delegation Bylaw No. 2449, 2021 at its meeting held on May 20, 2021. The Committee resolved to recommend that the Board give the bylaw three readings, and adopt the bylaw.

Bylaw 2449 includes the same fees for processing of development applications (rezoning, OCP amendments, Development Permits) as were included in the previous bylaw dating back to 2016. As staff advised the Committee that the fees have not been reviewed in five years, to compare with those charged by neighbouring local governments, or to ensure that the increasing advertising fees (which comprise most of the fee) are being recouped, EADC also recommended that the fees be reviewed. The bylaw is proposed for consideration of adoption at this time, in order to implement a fee for ALR exclusion applications, which are new to the PRRD. The PRRD needs to have a fee implemented by bylaw prior to receipt of an application. The results of the review will be presented to the Board at a future meeting, with recommendations to amend the bylaw, if the results warrant changes to the fee structure.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

Fees are collected mostly to cover the costs of mandatory advertising that must be posted as part of a development application. Staff time to process the applications is absorbed by the Development Services function as a necessary part of the job. The *Local Government Act* s. 397 authorizes the PRRD to impose fees for services, through a bylaw.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Development Application Procedures, Fees, and Delegation Bylaw No. 2449, 2021
2. Report DS-BRD-152 – Development Application Procedures, Fees, and Delegation Bylaw No. 2449, 2021 originally received on the May 13th Regular Board Meeting (Item 11.2)

PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2449, 2021

A bylaw to establish application procedures and fees for the processing of land development applications, including amendments to an Official Community Plan, Zoning Bylaw, or for permits under Part 14 of the *Local Government Act*

WHEREAS the *Local Government Act* provides that a local government that has adopted an Official Community Plan bylaw or Zoning bylaw must, by bylaw, define procedures under which an owner of land may apply for an amendment to a plan, or bylaw, or for the issuance of a permit under that section;

AND WHEREAS the Regional Board has designated areas in the Official Community Plan within which temporary use permits and development permits are required;

AND WHEREAS the *Local Government Act* provides that a local government may, by bylaw, impose application fees;

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

Section 1 – General Provisions

1. This bylaw may be cited for all purposes as "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021."
2. If any portion of this bylaw is declared invalid by a court, the invalid portion shall be severed and the remainder of the bylaw is deemed valid.
3. The headings used in this bylaw are for convenience only and do not form part of this bylaw, and are not to be used in the interpretation of this bylaw.
4. Any enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time.
5. A reference in this bylaw to any bylaw, policy, or form of the Peace River Regional District is a reference to the bylaw, policy, or form, as amended, revised, consolidated, or replaced from time to time.
6. "Peace River Regional District Development Permit Delegation Bylaw No. 1908, 2010", "Development Application Procedures and Fees Bylaw No. 2165, 2016" , and "Development Application, Fee, and Amendment Procedure Amendment Bylaw No. 2199, 2015 are hereby repealed.

Section 2 – Applicability

7. This bylaw shall apply to the following land use applications:
- a) Official Community Plan bylaw amendment;
 - b) Zoning bylaw amendment;
 - c) Temporary Use Permit;
 - d) Development Permit;
 - e) Development Variance Permit; and
 - f) Exclusion from the Agricultural Land Reserve.

Section 3 – Application Requirements

8. This bylaw applies to:
- a) All applications for 7 a) to f) above.
 - b) The submission of a Contaminated Site Declaration Form as part of a zoning amendment or development permit application. Depending on the response in the Contaminated Site Declaration Form, a Site Disclosure Statement is to be submitted to the Ministry of Environment and Climate Change Strategy as part of the Ministry's site identification process.
9. An application shall be submitted on the applicable form as prescribed by the Peace River Regional District.
10. The Peace River Regional District may require a site visit or further information to be provided after the initial application and prior to the application being presented to the Regional Board.
11. An owner of land, who has submitted an application to the Regional District, may authorize an agent in writing to act on their behalf and must notify the Regional District in writing if the ownership changes in the midst of the application process.
12. An applicant requesting a bylaw amendment, permit or approval referred to in Clause 7 must submit the following information required by the Regional District which includes at a minimum the following:
- a) a completed application form that includes all information requested on the form as supplied by the Regional District;
 - b) a sketch plan of the subject property or properties, showing:
 - i. the legal boundaries and dimensions of the subject property;
 - ii. boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - iii. the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - iv. the location of any existing sewage disposal systems;
 - v. the location of any existing or proposed water source(s).

13. If the sketch plan provided under Clause 12(b) above, and/or a site visit does not conclusively and definitively identify building location and size, to allow determination of total built floor area, and conformity with parcel line setbacks, the applicant will also be required to submit a legal survey prepared by a British Columbia Land Surveyor.

Section 4 - Fees

14. The fees for development applications listed in Clause 7 of this bylaw shall be as set out in Schedule 'A' – Development Application Fees and Charges which is attached hereto and forms part of this bylaw.

Section 5 – Public Notice Requirements

15. Public Notice for land use applications, as required under Part 14 of the *Local Government Act*, shall include being mailed or otherwise delivered to landowners of all parcels that are within a distance of 1.5 kilometres of the parcel that is subject to the bylaw amendment, except Development Variance Permit applications in which case notification shall be given to landowners within a distance of 100 metres. The Public Notice area shall not extend more than 100 metres into municipal boundaries.

Section 6 – Public Notice Sign Requirements

16. A development application sign shall be posted on the subject property for any parcel that is that are subject to an application for:
- a) Amendment to an Official Community Plan and / or Zoning bylaw; or
 - b) Temporary Use Permit.
17. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:
- a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
 - b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
 - c) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
 - d) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;

- e) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuance of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
- f) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
- g) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification;
- h) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
- i) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.

Section 7 – Reapplication

18. The Peace River Regional District will refuse consideration of any application for a land use permit, an amendment to an Official Community Plan or a Zoning bylaw, or for exclusion from the Agricultural Land Reserve, that has been refused by the Board of the Peace River Regional District within the previous six months unless the re-application time limit is varied by the Board for a specific application by Board resolution, adopted with 2/3 majority of those eligible to vote, as authorized by the *Local Government Act*.

Section 8 – Reduction of Fees

19. Applications received from not-for-profit societies are eligible for a 50% reduction of fees upon provision of documentary proof of status of their organization.

Section 9 – Refunds

20. The Regional District will proceed with file closure in accordance with the Development Services File Closure policy and will refund part of an application fee, if appropriate, as follows:

- a) Fifty percent (50%) of application fee(s) shall be refunded if an Official Community Plan Bylaw amendment application does not proceed to the Public Hearing stage of the amendment process.
- b) Fifty percent (50%) of application fee(s) shall be refunded if a Zoning bylaw amendment application does not proceed to the Public Hearing or Public Notification stage of the rezoning process.
- c) One hundred percent (100%) of application fee(s) for any development application shall be refunded if the application is withdrawn by the applicant prior to the application being reviewed or processed.
- d) Fifty percent (50%) of application fee(s) shall be refunded if an application for Exclusion from the Agricultural Land Reserve does not receive the Regional Board's support to proceed to the Agricultural Land Commission.

Section 10 – Delegation

21. The Regional Board hereby delegates to the General Manager of Development Services the power and authority to approve issuance of Development Permits pursuant to the *Local Government Act* in regard to development permit areas established by Peace River Regional District Official Community Plans.

22. For the purposes of this bylaw, the Chief Administrative Officer may act for the General Manager of Development Services in exercising the power delegated herein wherever the General Manager of Development Services is absent or unable to act for any reason.

Section 11 – Reconsideration

23. The owner of the land subject to the decision of the delegate in regard to issuance of a Development Permit under this bylaw is entitled to have the Regional Board reconsider the matter pursuant to the following procedure:

- a) Within 30 days of being notified of the decision, the owner must submit a request for reconsideration in writing to the Chief Administrative Officer, including reasons in support of the request;
- b) The Chief Administrative Officer shall ensure that the request for reconsideration, including the original application, supporting documentation and any staff reports are forwarded to the next available Regional Board meeting;
- c) The owner of the land shall be notified of the date and time that the Regional Board will be reconsidering the decision, and provided opportunity to address the Regional Board regarding the matter; and
- d) In undertaking a reconsideration the Regional Board has the same authority as that which is conferred on the delegate as set out in this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2021.

READ A SECOND TIME THIS _____ day of _____, 2021.

READ A THIRD TIME THIS _____ day of _____, 2021.

ADOPTED THIS _____ day of _____, 2021.

Chair

(Corporate Seal has been affixed to the original bylaw)

Corporate Officer

(Schedule A attached)

I hereby certify this to be a true and correct copy of
"PRRD Development Application Procedures, Fees and Delegation Bylaw
No. 2449, 2021" as adopted by the Peace River
Regional District Board on _____, 2021.

Schedule 'A'
Development Application Fee Schedule

Application Type	Fee
Official Community Plan Amendment	\$1,000.00
Zoning Amendment	\$ 650.00
Official Community Plan and Zoning Amendment Combined	\$1,050.00
Temporary Use Permit	\$ 350.00
Development Permit	\$ 165.00
Development Variance Permit	\$ 165.00
Sign Requirement (non-refundable)	\$ 150.00
Board of Variance	\$ 90.00
Agricultural Land Reserve Exclusion [Bill 15 – ALC Amendment Act, 2019] <i>(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)</i>	\$1,500.00
Site Disclosure Statement Processing Fee <i>(to be forwarded to Ministry of Environment and Climate Change)</i>	\$ 50.00



REPORT

To: Chair and Directors

Report Number: DS-BRD-152

From: Kathy Suggitt, General Manager of Development Services

Date: May 13, 2021

**Subject: Development Procedures and Fees Amendment Bylaw No. 2449, 2021 - DS-BRD-152
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RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021", first, second and third readings, which establishes the procedures under which an owner of land may apply for a variety of permits and bylaw amendments, as required by the *Local Government Act*, s.460, and imposes fees for those applications as permitted under *Local Government Act* s.397 and s.462, and delegates the issuance of development permits to the General Manager of Development Services.

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021."

BACKGROUND/RATIONALE:

Based on past Regional Board resolutions, staff recommendations, and the need to adapt to changing regulations, it has been identified that certain aspects of the in-effect Development Application Procedures and Fees Bylaw No. 2165, 2016 should be updated to conform to changes in legislation, such as for an Agricultural Land Reserve Exclusion application and a Site Disclosure Statement Fee and to include newly applicable fees.

As well, the current bylaw includes a number of prescribed application forms as schedules to the bylaw, the contents of which are procedural in nature. It is proposed that through a repeal and replacement of the bylaw, the application forms are removed in order to have the bylaw address processes relevant to the applicant and applicable fees only, rather than contain forms that require updating from time to time.

Furthermore, in the interest of seeking operational effectiveness, the current in-effect delegation bylaw that authorizes the General Manager of Development Services to approve development permits, has been incorporated into the Development Application Procedure, Fees, and Delegation Bylaw. As the delegation of authority also pertains to development applications, it makes sense to include it in the one bylaw for ease of reference and location. Bylaw 2449 will repeal the previous Development Permit Application and Fees Bylaw No. 2165, 2016, and Development Permit Delegation Bylaw No. 1908, 2010.

The Bylaw will also address the following previous Regional Board resolutions.

On February 11, 2021, the Regional Board passed the following resolution:

MOVED, SECONDED, and CARRIED

That the Regional Board implement a fee for participation in the contaminated site identification process required by the Ministry of Environment and Climate Change Strategy.

On May 3, 2018, the Regional Board passed the following resolution:

MOVED, SECONDED, and CARRIED

- a) That the Development Services File Closure Policy for land use applications be approved; and
- b) That staff be directed to prepare an amendment to the Development Application Procedures and Fees Bylaw No. 2165, 2016 to incorporate the Development Services File Closure Policy.

The existing Development Application Procedures and Fees Bylaw was used as the basis of the proposed new bylaw, however, staff draw the Board's attention to the following areas where the new bylaw is different than the existing bylaw:

1. **Scope**

Section 2 – 'Applicability' of the Bylaw now includes the Exclusion from the Agricultural Land Reserve applications and Site Disclosure Statements; ALC exclusion is new to the PRRD as the application process as dictated by new provincial regulations and legislation and Site Disclosure Statements are also a new requirement imposed on the PRRD by the Province, that the PRRD formerly was able to opt out of.

2. **Refunds**

Section 9 – 'Refunds' of the Bylaw authorizes and implements the Development Services File Closure Policy as approved by the Board, and details the applicable refunds procedure for applications.

3. **Delegation and Reconsideration of Development Permits**

Section 10 and Section 11 are added to the Bylaw. Section 10 delegates to the General Manager of Development Services the authority to approve issuance of development permits. Section 11 outlines the process to appeal a decision made by the GM, to the PRRD Board, which is required under the *Local Government Act* Section 490 (5). These provisions were previously contained in a separate delegation bylaw.

4. **Schedule A - Development Application Fee Schedule**

The following two fees are additions to the current Development Application Fee Schedule:

a. **Exclusion from the Agricultural Land Reserve Fee**

There are cost implications to process Exclusion from the Agricultural Land Reserve applications on a case-by-case basis that will be the responsibility of the PRRD. A fee of \$1,500 will be charged to the applicant, with \$750 being refunded should the application

not proceed to the ALC. The applicant will be responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable. (Details provided in the ALC Exclusion Report DS-BRD-142, dated May 13, 2021).

b. Site Disclosure Statement Fee

As per recent amendments to the *Environmental Management Act*, local governments may charge a fee of up to \$100 per Site Disclosure Statement submitted to the Ministry of Environment and Climate Change and Strategy to cover administrative costs for this process. It is up to each local government to determine whether to charge a fee and how much they will charge. Pursuant to the Board resolution of February 11, 2021, indicating that the PRRD should charge a processing fee, and delegating to staff the calculation of a reasonable and justifiable fee as required under the LGA Section 462. PRRD Development Services staff has determined that it would be reasonable to charge a fee of \$50 for processing Site Disclosure Statements and forwarding them to the Ministry based upon the estimated amount of staff time involved.

Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021 is attached for the Board's consideration.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

There are no changes to the existing application fees in the currently in effect 'Development Application Procedures and Fees Bylaw No. 2165, 2016'. The only new fees introduced in Bylaw 2449, 2021 are:

- \$50 for submitting a Site Disclosure Statement to the MoECCS; and,
- \$1,500 (plus additional costs associated with advertising, rental, etc.) for Exclusion from the Agricultural Land Reserve applications.

These new fees will be effective as of the date of adoption of the bylaw.

COMMUNICATIONS CONSIDERATION(S):

None.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021



REPORT

To: Chair and Directors

Report Number: ADM-BRD-192

From: Shawn Dahlen, Chief Administrative Officer

Date: May 27, 2021

Subject: Strategic Plan Review and Update – Final Report

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board adopt the 2019-2022 Strategic Plan as amended to add a section titled “New and Emerging Issues” that includes the following items:

1. COVID-19 Response and Recovery Plan – regular updating of the plan is required to address changes in public health orders and resulting impacts on operations and restoration of services. During this period, it was expressed that the organization needs to be flexible and nimble and focus on immediate needs vs discretionary requests.
2. Gap in public engagement – develop strategies to address current challenges with in-person engagement and communication with constituents resulting from COVID-19.
3. Embracing ‘new normal’ opportunities – consider strategies/policies associated with alternative work arrangements, engagement practices, and other adaptive measures resulting from COVID-19.
4. New Financial Contribution Services – establish new services that will provide dedicated funding for programs that have been impacted by elimination of grant in aid. Includes drafting and consideration of service establishment bylaws and determining elector approval processes.
5. Sub-regional governance – investigate options for a sub-regional governance structure to enhance the effectiveness of sub-regional services and governance.

BACKGROUND/RATIONALE:

The 2019-2022 Strategic Plan was adopted by the Regional Board on June 13, 2019, following a workshop session with Brian Carruthers of BDCA.

In November 2020, the Regional Board resolved to review the plan to ensure its continued relevancy, once the financial plan was adopted, as per the following:

On November 12, 2020, the Regional Board passed the following resolution:

MOVED, SECONDED, and CARRIED

That the Regional Board review and update the 2019-22 Strategic Plan, following the adoption of the 2021 Financial Plan.

Brian Carruthers was contracted to undertake the review of the 2019-2022 Strategic Plan, which included a survey of Board members, and a virtual workshop with the Regional Board and staff held on April 27, 2021.

Mr. Carruthers provided in his report (attached) a summary of the review. Five new and emerging issues were identified by Directors during the workshop and are suggested as additions to the Plan as noted above.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Organizational Effectiveness
- ☒ Partnerships
- ☒ Responsive Service Delivery
- ☒ Advocacy

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

If the Strategic Plan additions are approved, the 2019-2022 Strategic Plan will be updated accordingly. The updated plan will appear on future Board agendas, and the PRRD Web Page.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Strategic Plan Review and Update – Final Report



May 3, 2021

Shawn Dahlen
Chief Administrative Officer,
Peace River Regional District
PO Box 810
Dawson Creek, BC V1G 4H8

Strategic Plan Review and Update – Final Report

Please find below a summary report from the strategic plan review workshop with the Board of Directors and staff on April 27, 2021.

Thank you for the opportunity to serve the Peace River Regional District and I wish you all the best with continued implementation of the strategic plan objectives through the balance of the term.

Best regards,

Brian

Strategic Plan Review and Update Workshop – Final Report

The PRRD Board of Directors convened a workshop on April 27, 2021 for the purpose of reviewing the status of the 2019 -2022 Strategic Plan with the Chief Administrative Officer and senior staff. The workshop also included the identification of any new and emerging issues and initiatives to be recommended to the Board for inclusion in the strategic plan for the balance of the term.

1. Round table input from Directors – objectives of strategic plan review

- Identify key priorities for the balance of the term in consideration of capacity and the impacts of COVID-19
- Focus on advocacy efforts and opportunities with the Province that have been impacted as a result of COVID-19
- Focus on strategic objectives – First Nations engagement, Solid Waste Management, Asset Management, funding of new functions
- Identify opportunities to address electoral area issues such as agriculture

2. Strategic Plan Status Report – Chief Administrative Officer

The CAO and senior staff provided an update on the status of all strategies and associated actions within the strategic plan. In general, significant progress has been made on all aspects of the plan. Some activities have been curtailed to some degree due to impacts of COVID-19 but progress continues to be made on all fronts.

Some specific activities impacted by COVID-19 include First Nations and local government collaboration due primarily to the inability to hold in-person meetings which are critical for relationship development and the nature of discussions.

Advocacy efforts have also been impacted due to inability to meet with Provincial Cabinet Ministers of critical issues. More specifically, pending amendments to the Emergency Program Act will require further advocacy efforts in order to mitigate anticipated cost and resource downloading to regional districts, further impacting emergency response and recovery capacity.

The CAO is not recommending any deferral or postponement of strategic objectives and actions. Staff are fully invested in the implementation of the strategic plan and will continue to make progress in all areas and provide ongoing progress reporting to the Board of Directors.

3. New and Emerging Issues – the following issues were identified by Directors during the workshop. These issues need to be formally considered by the Board to determine if they will be added to the Strategic Plan through the balance of the term.

1. COVID-19 Response and Recovery Plan – regular updating of the plan is required to address changes in public health orders and resulting impacts on operations and restoration of services. During this period, it was expressed that the organization needs to be flexible and nimble and focus on immediate needs vs discretionary requests.
2. Gap in public engagement – develop strategies to address current challenges with in-person engagement and communication with constituents resulting from COVID-19.
3. Embracing ‘new normal’ opportunities – consider strategies/policies associated with alternative work arrangements, engagement practices and other adaptive measures resulting from COVID-19.
4. New Financial Contribution Services – establish new services that will provide dedicated funding for programs that have been impacted by elimination of grant in aid. Includes drafting and consideration of service establishment bylaws and determining elector approval processes.
5. Sub-regional governance – investigate options for a sub-regional governance structure to enhance the effectiveness of sub-regional services and governance.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-193

From: Tyra Henderson, Corporate Officer/Chief Election Officer

Date: May 27, 2021

Subject: Assent Voting Notice – Bylaw 2444 and Bylaw 2445

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize that the Notice of Assent Voting for Seniors Aging in Place Support Services Establishment Bylaw No. 2444, 2021, and Health Related Services Grant-in-Aid Service Establishment Bylaw No. 2445, 2021 include a synopsis of the bylaws as permitted under the *Local Government Act* s.176 (4) (a) and (5).

BACKGROUND/RATIONALE:

The Regional Board approved first three readings of Seniors Aging in Place Support Services Establishment Bylaw No. 2444, 2021 and Health Related Services Grant-in-Aid Service Establishment Bylaw No. 2445, 2021 on March 25, 2021. Ministry of Municipal Affairs staff have provided verbal approval of the bylaws, and formal written approval is expected very soon. Arrangements for assent voting (referendum) to seek elector approval are now underway to prepare for advanced voting on July 7th and 14th, and general voting day on July 17, 2021. The number of voting locations will be fewer than previous elections as not all facilities are open, and/or do not lend themselves to proper traffic flow and physical distancing requirements. Staff have asked the Ministry for a Ministerial Order which will change voting procedures normally observed, such as accepting the declaration of voter eligibility verbally so each voter does not need to 'touch' the voting book, and expanding mail ballot voting to anyone who wishes, rather than limiting it to persons further than 50 km from a voting place. The order will also nullify the requirement in the PRRD 'Elections and Voting Procedures Bylaw No. 1825, 2008' to hold special voting opportunities in health care facilities in Dawson Creek, Fort St. John, and Chetwynd to keep elections staff out of health care facilities and away from vulnerable persons. Residents of health care facilities will be eligible to vote by mail.

The Board will be asked to accept the order as applicable to these voting procedures, when it is received, as a Board resolution of endorsement of the Ministerial Order is required.

Elections and Other Voting procedures and requirements are specified in 'Part 3 – Electors and Elections', and 'Part 4, Assent Voting', of the *Local Government Act*. Deadlines for providing required notification, content of the notices, and how and when the notices must be made public are all prescribed in the legislation.

For an assent voting process, the notice of assent voting must include a copy of the bylaw, unless the Board authorizes that the notice instead include a synopsis of the bylaw. The synopsis is not meant to be an interpretation of the bylaw, and in fact, the notice must state that the synopsis is not an interpretation of the bylaw if a synopsis, in lieu of the entire bylaw, is approved. Given the complexity

and length of the Notice of Assent Voting, which is unavoidable in order to meet the mandatory content requirements of the notice as outlined in *Local Government Act* s.176, it is preferable to include only a synopsis of the bylaw. The synopsis consists of a general description of the intent of the bylaw, and the area it covers. The bylaws in question, Bylaw No. 2444 and Bylaw No. 2445, are long bylaws; five pages and four pages respectively, and inclusion of the entire bylaw in the newspaper notice would be somewhat overwhelming and ineffective.

ALTERNATIVE OPTIONS:

1. That the Regional Board require that the Notice of Assent Voting for Seniors Aging in Place Support Services Establishment Bylaw No. 2444, 2021, and Health Related Services Grant-in-Aid Service Establishment Bylaw No. 2445, 2021 include a copy of the bylaw.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

The notice of assent voting advertisements must be placed once each week for two consecutive weeks in newspapers distributed in the area of impact of the bylaw. Until a draft notice is sent to the newspaper, an estimated cost is not known. Notices placed for the Area B Water Service and Tate Creek Community Centre assent voting held in 2017 cost \$1,000 each placement, for reference.

COMMUNICATIONS CONSIDERATION(S):

Staff will prepare an information package for placement on the PRRD webpage, so that residents can read the bylaw(s), and further understand the proposed service(s), the anticipated costs of providing the services, and the taxes (maximum) they will be charged if the services proceed. Any information posted by the PRRD must be neutral and fact based, to inform residents about the proposed service, so that a resident can determine if they wish to vote in favour or against the establishment of the proposed new service(s).

Information regarding elections, assent voting, and alternate approval processes underway in the PRRD is available on the website at <https://prrd.bc.ca/services/administration/elections/> . A separate “tab” for each new service will be created.

Additionally, a virtual public meeting will be scheduled in late June or early July, to share information about the proposed services. The presentation will be recorded and made available on the PRRD website to allow residents unable to attend the virtual meeting to watch the presentation at some other convenient time.

Staff are working to draft a health related services grant policy for the Boards consideration, that when approved, will be shared with residents as part of the public information package about the proposed health related services grants-in aid service; the policy will specify eligibility requirements for grant applications and application deadlines and processes as well, to assist the Board to articulate to residents what is and what is not considered as a ‘health related service’ and could therefore be considered for grant funding from the PRRD, prior to asking them to vote on the service.

OTHER CONSIDERATION(S):

Elections BC must be notified of the assent voting, as they are responsible to administer and enforce the provisions of the [Local Elections Campaign Financing Act](#). (LECFA). Section 8 of LECFA defines what is considered assent voting advertising. Elections BC typically places a “Know the Rules” type of ad, in the same papers that we use for the required public notices, to alert persons who may wish to campaign for or against a service, about the rules around advertising that apply to them.

Attachments:

1. Seniors Aging in Place Support Services Establishment Bylaw No. 2444, 2021
2. Health Related Services Grant-in-Aid Service Establishment Bylaw No. 2445, 2021

PEACE RIVER REGIONAL DISTRICT
BYLAW NO. 2444, 2021

*A bylaw to establish a
'Seniors Aging in Place Support Services'
in Electoral Area D and a defined portion of Electoral Area E*

WHEREAS, pursuant to the *Local Government Act*, a regional district may establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;

WHEREAS, pursuant to the *Local Government Act*, a regional district exercising a power to provide a service other than a general service, is required to adopt a bylaw respecting that service;

AND WHEREAS there is a need for access to additional support services for seniors living in rural areas to enable them to remain healthy and in their homes longer;

AND WHEREAS the Board of the Peace River Regional District wishes to establish a service for the provision of seniors aging in place support services, either through direct service delivery, or through a contract with a not-for-profit society qualified to provide such services;

AND WHEREAS pursuant to the *Local Government Act*, participating area consent for the establishment of the Seniors Aging in Place Support Service through adoption of this bylaw has been obtained;

NOW THEREFORE the Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

SECTION 1 – GENERAL PROVISIONS

1. This bylaw may be cited for all purposes as "Seniors Aging in Place Support Services Establishment Bylaw No. 2444, 2021".
2. If any portion of this bylaw is declared invalid by a court, the invalid portion shall be severed and the remainder of the bylaw is deemed valid.
3. The headings used in this bylaw are for convenience only and do not form part of this bylaw, and are not to be used in the interpretation of this bylaw.
4. Any enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time.

SECTION 2 – DEFINITIONS

5. In this Bylaw,

“Aging in Place” means a person’s ability to continue living independently at home through the provision of necessary supports and services;

“Coordination of in home medical services” means providing support and guidance to obtain necessary medical support equipment and mobile medical services by qualified health professionals;

“Healthy Meals” means balanced meals that meet the healthy eating guidelines found in Canada’s Food Guide;

“Health Professionals” means a person authorized to practice a designated health profession within the meaning of the *Health Profession Act*;

“Home Maintenance” includes snow removal, and yard maintenance;

“In Home Support Services” includes non-medical services related to meal service, housekeeping, home maintenance, transportation assistance, technology support, social support, and coordination of in home medical services;

“Housekeeping” includes sweeping, vacuuming, mopping, dusting, washing dishes, washing, drying, and folding laundry, and cleaning and sanitizing contact surfaces and appliances;

“Meal and Nutrition Related Services” includes the provision of in-home or community healthy meals, assistance with healthy meal preparation and planning, grocery shopping, and food security programs;

“Medical Support Equipment” includes safety rails and adaptations, mobility devices, web based wearable devices and ambient assisted living smart home systems, and bathroom safety;

“Not-For-Profit Society” means any not-for-profit society registered and in good standing in the Province of BC or the Government of Canada;

“Social Supports” include physical, social or recreational activities designed for seniors to promote physical and social well being, reduce social isolation, and provide relief for family and care givers;

“Transportation Assistance” includes providing or coordinating transportation for seniors to attend medical appointments, in a commercially insured vehicle;

“Technology Support” means education and training on how to access and navigate the internet to access information relevant to senior’s health and wellness and online services.

SECTION 3 – PURPOSE - SERVICE BEING ESTABLISHED

6. The Peace River Regional District hereby establishes a service to be known as “Seniors Aging in Place Support Services” to provide, through direct or contracted means, in home support services to seniors living in rural areas within the service area boundary in compliance with all relevant governing laws of the Province of British Columbia and any applicable federal laws.
7. Seniors Aging in Place Support Services may include:
 - a) Coordination of in home medical services,
 - b) Home Maintenance,
 - c) Housekeeping,
 - d) Meal and Nutrition Related Services,
 - e) Social Supports;
 - f) Transportation Assistance; or
 - g) Technology Support.
8. The service shall include the authority to provide a grant in aid to a registered not-for-profit society, or health authority, or any community agency, who employ health professionals to fund the provision of the seniors aging in place support services as described in Section 7 above.
9. The establishment of this service does not include the authority to borrow funds for the provision of the service.

SECTION 4 – SERVICE AREA BOUNDARY

10. The service area boundary is all of Electoral Area ‘D’ and a defined portion of Electoral Area ‘E’ of the Peace River Regional District, as shown outlined in a heavy black line and crosshatched in red on Schedule A – Seniors Aging in Place Support Service Area Boundary, which is attached to and forms part of this bylaw.

SECTION 5 – PARTICIPATING AREAS

11. The participating areas are all of Electoral Area ‘D’ and defined portion of Electoral Area ‘E’ of the Peace River Regional District, as shown outlined in a heavy black line and crosshatched in red on the attached Schedule A – Seniors Aging in Place Support Service Area Boundary.

SECTION 6 – COST RECOVERY

12. The annual cost of providing the Service within the service area boundary as defined in Section 4 above, shall be recovered by one of more of the following:
 - a) A property value tax imposed pursuant to the provisions of the *Local Government Act*, levied against the net taxable value of improvements only;
 - b) Fees and charges imposed by separate bylaw pursuant to the provisions of the *Local Government Act*;

- c) Revenues raised by other means authorized by the *Local Government Act*, or another Act;
- d) Revenues raised by way of agreement, enterprise, gift, grant, or otherwise.

SECTION 8 – MAXIMUM REQUISITION

13. The maximum requisition limit that may be requisitioned in any one year for the service is the greater of \$1,900,000 or an amount equal to the amount that could be raised by a property value tax of \$0.66/\$1,000 when applied to the net taxable value of land and improvements in the service area.

READ A FIRST TIME this 25th day of March, 2021.

READ A SECOND TIME this 25th day of March, 2021.

READ A THIRD TIME this 25th day of March, 2021.

I HEREBY CERTIFY THE FOREGOING to be a true and correct copy of Bylaw No. 2444, 2021 cited as Seniors Aging In Place Support Services Establishment Bylaw No. 2444, 2021" as read a third time by the Regional Board of the Peace River Regional District at a meeting held on the 25th day of March, 2021.

Corporate Officer

APPROVED by the Inspector of Municipalities this _____ day of _____, 2021.

RECEIVED the assent of the electors on the _____ day of _____, 2021.

ADOPTED this _____ day of _____, 2021.

Brad Sperling, Chair

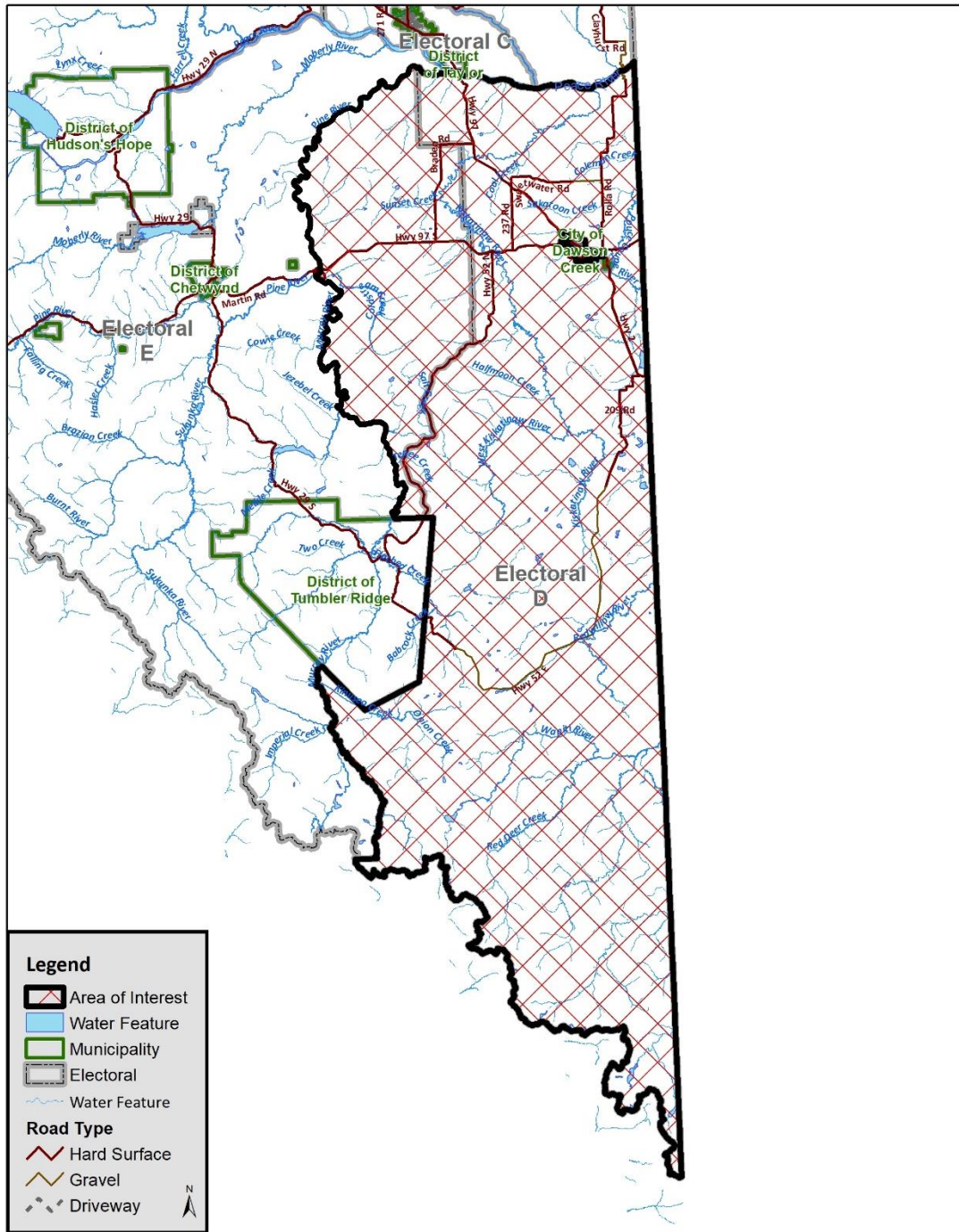
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of
 “Seniors Aging in Place Support Services Establishment Bylaw No. 2444, 2021”
 as adopted by the Peace River Regional District Board on
 , 2021.

Corporate Officer

SCHEDULE A – SENIORS AGING IN PLACE SUPPORT SERVICE AREA BOUNDARY



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PEACE RIVER REGIONAL DISTRICT
BYLAW NO. 2445, 2021

*A bylaw to establish a
Health Related Services Grant in Aid Service*

WHEREAS, pursuant to the *Local Government Act*, a regional district may establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;

WHEREAS, pursuant to the *Local Government Act*, a regional district exercising a power to provide a service other than a general service, is required to adopt a bylaw respecting that service;

AND WHEREAS the Regional Board wishes to establish a service to authorize the provision of grants and scholarships that enhance the quality and availability of various health-related services in the Region;

AND WHEREAS pursuant to the *Local Government Act*, participating area consent for the establishment of the Health Related Services Grant in Aid Service through adoption of this bylaw has been obtained;

NOW THEREFORE the Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

SECTION 1 – GENERAL PROVISIONS

1. This bylaw may be cited for all purposes as "Health Related Services Grant In Aid Service Establishment Bylaw No. 2445, 2021".
2. If any portion of this bylaw is declared invalid by a court, the invalid portion shall be severed and the remainder of the bylaw is deemed valid.
3. The headings used in this bylaw are for convenience only and do not form part of this bylaw, and are not to be used in the interpretation of this bylaw.
4. Any enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time.

SECTION 2 – DEFINITIONS

5. In this Bylaw,

“Air Ambulance Service” means a professional service qualified to transport critically ill or injured residents by air from the Peace River Region to an acute care medical facility in either British Columbia or Alberta.

“Search and Rescue Services” means volunteer ground search and rescue groups operating as members of the British Columbia Search and Rescue Association to locate and retrieve missing or injured persons outside of urban areas not accessible by traditional emergency services personnel including police, fire and road rescue response units.

SECTION 3 – PURPOSE - SERVICE BEING ESTABLISHED

6. The Peace River Regional District hereby establishes a service to be known as “Health Related Services Grants in Aid” to provide funding to enhance the quality and availability of various health related services.

7. The Health Related Services Grants in Aid Service may include:

- a) Grants in aid to not for profit societies qualified to operate air ambulance services;
- b) Grants in aid to not for profit societies offering search and rescue services;
- c) Grants in aid to not for profit societies offering accommodation or health related services for patients and family members receiving health care services;
- d) Grants in aid to not for profit societies with mandates to recruit and retain health care professionals to work and remain working in the Peace River region;
- e) Scholarships awarded to students pursuing post-secondary training and certification, in the form of a diploma or degree, in a health care or medical field, in an effort to enhance recruitment and retention of medical staff and professionals in Peace River Region Hospitals and accredited medical facilities operated by Northern Health in the Peace River Region.

8. Eligibility for scholarships shall be as recommended by the Peace River Regional District Health Care Scholarship Committee and approved by the Peace River Regional District Board of Directors, with all eligibility requirements to be posted publicly on the Regional District website.

9. The establishment of this service does not include the authority to borrow funds for the provision of the service.

SECTION 4 – SERVICE AREA BOUNDARY

10. The service area boundary is the entire Peace River Regional District.

SECTION 5 – PARTICIPATING AREAS

11. The participating areas are all Electoral Areas and all member municipalities of the Peace River Regional District.

SECTION 6 – COST RECOVERY

12. The annual cost of providing the Service within the service area boundary as defined in Section 4 above, shall be recovered by one of more of the following:

- a) A property value tax imposed pursuant to the provisions of the *Local Government Act*, levied against the net taxable value of improvements only;
- b) Fees and charges imposed by separate bylaw pursuant to the provisions of the *Local Government Act*;
- c) Revenues raised by other means authorized by the *Local Government Act*, or another Act;
- d) Revenues raised by way of agreement, enterprise, gift, grant, or otherwise.

SECTION 8 – MAXIMUM REQUISITION

13. The maximum requisition limit that may be requisitioned in any one year for the service is the greater of \$750,000 or an amount equal to the amount that could be raised by a property value tax of \$0.05/\$1,000 when applied to the net taxable value of land and improvements in the service area.

READ A FIRST TIME this 25th day of March, 2021.

READ A SECOND TIME this 25th day of March, 2021.

READ A THIRD TIME this 25th day of March, 2021.

I HEREBY CERTIFY THE FOREGOING to be a true and correct copy of Bylaw No. 2445, 2021 cited as Health Related Services Grant in Aid Service Establishment Bylaw No. 2445, 2021" as read a third time by the Regional Board of the Peace River Regional District at a meeting held on the 25th day of March _____, 2021.

Corporate Officer

APPROVED by the Inspector of Municipalities this _____ day of _____, 2021.

RECEIVED the assent of the electors on the _____ day of _____, 2021.

ADOPTED this _____ day of _____, 2021.

Brad Sperling, Chair

(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of
"Health Related Services Grant in Aid Service Establishment
Bylaw No. 2445, 2021, as adopted by the Peace River Regional
District Board on
_____, 2021.

Corporate Officer



REPORT

To: Chair and Directors

Report Number: ADM-BRD-194

From: Crystal Brown, Electoral Area Manager

Date: May 27, 2021

Subject: **Connectivity**

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board authorize the establishment of a Broadband Internet and Mobility Standing Committee to expand upon the work of the Fiber Working Group and the PRRD Connectivity Strategy.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board adopt the following Vision for connectivity in the region:

“Residents, businesses, and organizations within the PRRD will have access to reliable, redundant, high-speed Broadband Internet services in their homes, businesses and public buildings, at performance levels that meet all of their needs for health, education, economic development, that are delivered now and into the future.”

RECOMMENDATION #3: [Corporate Unweighted]

That the Regional Board adopt the following connectivity principles:

- Connectivity is essential to strengthen the social, economic, ecological and cultural resilience within the region.
- Connectivity and technology shape residents’ choices, behaviours, and needs.
- Connectivity is pertinent to all regional district planning and decision-making.
- The Regional District has a role in ensuring residents have access to high-speed Broadband Internet.
- The Regional District views Broadband infrastructure as essential infrastructure.
- The nature and expense of connectivity deployment requires a forward-looking vision to maximize potential and coordinate efforts within the regional district.
- Convergence of public and private infrastructure where it benefits the public and protects public interests is good public policy.
- Access to Broadband Internet and Infrastructure must be leveraged through Official Community Plans, regional growth planning, and spatial planning (i.e. land use bylaws, subdivision bylaws) to maximize potential within the region.

- An understanding of the true drivers and needs for connectivity will inform decisions.
- Leveraging one infrastructure to advance another (i.e. dig once policies) is in the public interest.
- Access to Broadband Internet and infrastructure allows the regional district to retain and grow businesses, create and retain skilled workers, and re-invigorate communities.
- Broadband Redundancy is essential to protect Internet, telephone, cellular, and essential government services throughout the region in the event of damage to Broadband Infrastructure at any time.

BACKGROUND/RATIONALE:

On October 8, 2020, the Regional Board passed the following motion:

MOVED, SECONDED, CARRIED

That the Regional Board enter into an agreement with Valo Networks to develop a high level design and costing for the PRRD connectivity strategy, at a cost of \$10,000, with an additional \$5,000 per in-person Fiber Working Group meeting; further, that the Chair and Chief Administrative Officer be authorized to sign the agreement on behalf of the PRRD.

The Fiber Working Group (FWG) consisted of representatives from Electoral Areas B, C, D and E, and the City of Dawson Creek, District of Chetwynd, District of Taylor, District of Hudson's Hope, and the Village of Pouce Coupe. The FWG met through Dec 2020 – April 2021. Topics of the meetings included:

- Broadband Fundamentals
- Distribution Technologies
- Review of PRRD Needs Assessment Report - 2020
- Funding Programs
- Stakeholder Engagement
- Evaluation Principles for evaluating letters of support
- Project Governance Models
- Priorities and vision for individual FWG members
- Presentation from the Ministry of Citizen Services regarding Connected Communities
- Presentation from the Ministry of Citizen Services regarding SpaceX
- Presentation from NDIT regarding Letters of Support from internet service providers for broadband funding
- Broadband Mapping Exercises

On April 20, 2021, the draft PRRD Connectivity Strategy was presented to the FWG, and then presented to the Committee of the Whole on April 29, 2021.

The PRRD Connectivity Strategy is a high level document to guide the PRRD in facilitating the creation of broadband infrastructure so that residents and businesses in the region can have access to reliable, high speed Broadband Internet.

This Connectivity Strategy is to be used as a framework to outline mid-to-long term goals for Broadband Internet connectivity throughout the region. It is intended to be forward looking and provide a benchmark to weigh future projects and opportunities against. The PRRD Connectivity Strategy is meant to be a living document, and will evolve as technology and need changes.

As per the Committee of the Whole meeting, held on April 29, 2021, the following changes have been made to the draft PRRD Connectivity Strategy:

- Removed the word “affordable” and “equitable” from the vision and connectivity principles.
- Added reliable and redundancy to the vision and connectivity principles.
- Changed shovel ready to shovel worthy.

Broadband Internet and Mobility Standing Committee

Building a Broadband network is only part of the work necessary to ensure access to connectivity. Speed shouldn't be the only metric of success. Quality, affordability, and standards of parity between urban and rural centers are other important factors of Broadband Internet access in rural and remote areas. (Middleton, 2017)

To ensure that the Connectivity Strategic Plan is comprehensive, scalable, inclusive, and meets the needs of the community, local governments should engage with local ISPs, First Nations, funding partners, technical experts, government agencies, business and residents to understand the challenges and priorities of the community, identify goals, and addresses needs or gaps in service. (NDIT)

The role of the Standing Committee will be to engage with service providers and stakeholders, research and review current technologies and market trends, share information, examine funding opportunities, develop a connectivity work plan, and make recommendations to the PRRD Board regarding Broadband Internet and mobility policy to fulfill the PRRD's connectivity vision.

ALTERNATIVE OPTIONS:

1. That the Regional Board incorporate Connectivity Principles (Recommendation #3) into a draft Terms of Reference for the Broadband Internet and Mobility Committee.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Advocacy
 - ☒ Increased broadband connectivity for rural communities - Situational/Gap Analysis and Investment

FINANCIAL CONSIDERATION(S):

If the Broadband Internet and Mobility Committee is established, there will be additional meetings fees for Directors who attend the meetings.

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

If the Broadband Internet and Mobility Committee is established, a Terms of Reference will need to be developed and approved by the Board.

Attachments:

1. Draft PRRD Connectivity Strategy – Version 2



PEACE RIVER
REGIONAL DISTRICT

Peace River Regional District Connectivity Strategy Report

Draft – Version 2

May 2021



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Executive Summary

Over the last few decades, communications technology has undergone radical transformations. From a time when users had to choose between using the Internet or phone, Canadians now have real-time access to a world of information and entertainment. In almost everything we do, Canadians rely on the Internet to create meaningful content, contribute to Canada's economy and democracy, and connect with their friends, families, and communities.

Broadband Infrastructure connects rural and remote communities to the rest of the world, and allows them the same opportunities as urban areas. The availability of affordable, high-speed Broadband Internet is an important factor in where businesses and people choose to locate. With the increasing demand for new applications, consumers and businesses are consuming bandwidth at an ever increasing rate.

Overwhelmingly, rural and remote communities have identified challenges accessing affordable, high-speed Internet as the number one issue impeding their economic growth. The primary issues are speed, connection reliability and latency; which is often not sufficient for rural and remote Canadians to be able to take advantage of even a fraction of what the Internet has to offer.

The minimum target speed set by the CRTC for Canadians is 50 Megabits per second (Mbps) download with a 10 Mbps upload, however, connectivity demands are expected to continue to increase beyond the "50/10 Mbps target" due to the rapidly changing nature of information and communications technology, and their continue requirements for bandwidth.

Despite the development of multiple grant funding programs to upgrade or establish Broadband Infrastructure, the digital divide still remains. The challenges to connect are difficult. To overcome this divide, local governments must take an active role in the deployment of Broadband Infrastructure in their communities. Traditionally a service provided by the private sector, local governments across the country are now owning Broadband Infrastructure, and in some cases, operating Broadband networks. Local governments in British Columbia are being asked to provide leadership and innovation, and leverage Broadband opportunities to bring greater economic diversity, resiliency, and prosperity to their communities.

Communities throughout Canada are redefining themselves as the need for Broadband Internet evolves. To respond accordingly to communities' individual needs and challenges, local governments must develop a strong, comprehensive connectivity strategic plan that incorporates access, affordability and speed into the plan. (NDIT)

Given the critical nature of Broadband Infrastructure, the Peace River Regional District (PRRD) Board formed the Fiber Working Group (FWG) to explore and better understand various aspects of Broadband technologies and services. The interim findings and recommendations of the FWG are presented in this strategy.

The PRRD Connectivity Strategy is based on a collective vision from Electoral Areas B, C, D and E, and the City of Dawson Creek, District of Chetwynd, District of Taylor, District of Hudson's Hope, and the Village of Pouce Coupe.

Purpose

The purpose of the Connectivity Strategy is to identify options for the PRRD to pursue to ensure that critical high-speed Broadband Internet services are accessible throughout the entire district, and to outline how PRRD can facilitate and build Broadband infrastructure that is required to deliver Broadband Internet, and support competition.

This Connectivity Strategy is to be used as a framework to outline mid-to-long term goals for Broadband Internet connectivity throughout the region. It is intended to be forward looking and provide a benchmark to weigh future projects and opportunities against.

PRRD's Vision

"Residents, businesses, and organizations within the PRRD will have access to equitable, affordable, reliable, redundant, high-speed Broadband Internet services in their homes, businesses and public buildings, at performance levels that meet all of their needs for health, education, economic development, that are delivered now and into the future."

Targeted Outcomes

- ✓ 100% of critical community assets in the PRRD will have access to Broadband Internet services.
- ✓ 100% of households in the PRRD will have access to Broadband Internet services that meet a minimum service level of 50 Mbps download and 10 Mbps upload to be revised on a periodic basis as standards evolve.
- ✓ There will be access to mobile wireless technology throughout every major transportation corridor in the Region.

PRRD Connectivity Strategy Recommendations

The following are the high-level recommendations that form the Connectivity Strategy.

1. That the Regional Board authorize an Internet Performance Speed Test Campaign to achieve accurate and up to date internet speed test data for the region.
2. That the Regional Board pursue a 'hybrid' model of governance for PRRD owned Broadband infrastructure, in partnership with a private wholesale operator.
3. That the Regional Board develop connectivity projects and proposals that will leverage funding from public and private partners.
4. That the Regional Board establish a Broadband Internet and Mobility Standing Committee to expand upon the work of the FWG and the PRRD Connectivity Strategy.
5. That the Regional Board develop a connectivity work plan, identifying timelines and deliverables for the proposed recommendations in the PRRD Connectivity Strategy.
6. That the Regional Board engage stakeholders to identify all broadband requirements across the district and identify those stakeholders that may play a role as consumers or providers of such services.
7. That the Regional Board engage with Broadband Internet and mobility providers operating within the PRRD to communicate service needs, identify gaps, and maximize their role in fulfilling the PRRD's Broadband vision.
8. That the Regional Board update policies, bylaws and official community plans to incorporate connectivity principles, and support for Broadband deployment.
9. That the Regional Board investigate the ability to develop and implement a 'Dig Once' policy for the PRRD.
10. That the Regional Board advocate to the Federal Government to develop a national 'Dig Once' strategy that coordinates with both provincial and local governments.
11. That the Regional Board determine what role the PRRD has when it comes to Broadband and Mobility Infrastructure approvals (i.e zoning), and review the development approval processes.
12. That the Regional Board advocate to the Ministry of Transportation and Infrastructure to increase resources dedicated to reviewing and processing right of way permit applications for Broadband Infrastructure deployment.

13. That the Regional Board engage with the Ministry of Transportation and Infrastructure to review their application and permitting process for Broadband Infrastructure deployment to see if it can be simplified.
14. That the Regional Board advocate to the Ministry of Municipal Affairs to amend the Local Government Act to allow regional districts to operate, construct, or maintain Broadband Internet or Broadband Infrastructure without requiring elector consent.
15. That the Regional Board advocate to the federal government for an early release of 3800MHz to compensate for the limited spectrum availability in 3500MHz.
16. That the Regional Board advocate to the federal government to ensure that spectrum allocations are within the same spectrum block to reduce cost of connectivity deployment initiatives.
17. That the Regional Board advocate to the federal government to implement a 'use it or lose it' policy to ensure that rural spectrum allocations are deployed.
18. That the Regional Board advocate to the federal government to update their spectrum pricing model, and base it on population served.
19. That the Regional Board create a Broadband Levy fee to fund connectivity initiatives.
20. That the Regional Board undertake an elector approval process to create a regional connectivity service function to support a PRRD transport network.
21. That the Regional Board undertake an elector approval process to create individual service functions for areas where last mile initiatives will be deployed.
22. That the Regional Board authorize the preparation of 'shovel-ready' last mile connectivity proposals so that the PRRD can apply for federal and provincial grant funding as opportunities are available.
23. That the Regional Board advocate to the federal and provincial government to commit to long-term and predictable funding for Broadband Infrastructure in rural and remote communities.
24. That the Regional Board advocate to the federal government to realign grant funding programs for communities with an urban core of less than 10,000 residents, which is aligned with Statistics Canada's definition of rural and small town areas.
25. That the Regional Board engage the market to start building backhaul throughout the District where a lack of such backhaul is resulting in communities continuing to be unserved and under-served from a broadband and mobility service perspective

Connectivity Principles

In recognition of the growing importance of connectivity for public good, the PRRD recognizes the following connectivity principles:

- Connectivity is essential to strengthen the social, economic, ecological and cultural resilience within the region.
- Connectivity and technology shapes residents' choices, behaviours and needs.
- Connectivity is pertinent to all regional district planning and decision-making.
- The Regional District has a role in ensuring residents have access to equitable, affordable, high-speed Broadband Internet.
- The Regional District views Broadband infrastructure as an essential infrastructure. ~~as it does with other essential services like electricity, water and sewer.~~
- The nature and expense of connectivity deployment requires a forward-looking vision to maximize potential and coordinate efforts within the regional district.
- Convergence of public and private infrastructure where it benefits the public and protects public interests is good public policy.
- Access to Broadband Internet and infrastructure must be leveraged through Official Community Plans, regional growth planning, and spatial planning (i.e. land use by-laws, sub-division by-laws) to maximize potential within the region.
- An understanding of the true drivers and needs for connectivity will inform decisions.
- Leverage one infrastructure to advance another (i.e. dig once policies) is in the public interest.
- Access to Broadband Internet and infrastructure allows the regional district to retain and grow businesses, create and retain skilled workers, and re-invigorate communities.
- Broadband Redundancy is essential to protect Internet, telephone, cellular, and essential government services throughout the region in the event of damage to Broadband Infrastructure at any time.

Background Information and Context

Broadband Internet

Broadband Internet service is the most used form of Internet access around the world due to the ability to provide high speed access. Broadband Internet, is a high capacity Internet connection that enables quick and reliable online service. Unlike dial-up, Broadband Internet is always on, can be assessed at any time, and can support more than one connection at a time. A more inclusive definition of Broadband Internet is “Connectivity”. (Weeden, 2020)

Broadband Infrastructure

Prior to 2001, there was little discussion of Broadband Infrastructure among advisory organizations or levels of Government. From 2001 on, the term Broadband Infrastructure began to represent a way of promoting citizen access to information. (Middleton, 2007)

Networks around the world are now capable of handling enormous transfers of data and cannot function without sufficient Broadband infrastructure. Broadband Infrastructure is the infrastructure that enables Broadband Internet connectivity. (Weeden, 2020)

Broadband refers to a wide variety of technologies that are capable of transferring multiple data through high-speed transmission technologies, including, Digital Subscriber Line (DSL), cable, satellite, wireless, Broadband-Over-Power Lines (BPL), and fibre-optics. (Weeden, 2020)

Why is Connectivity Important?

Connectivity is an indispensable service in Canada, and plays an integral role to the economic and social welfare of all communities. Broadband Internet access is an essential service for everyday life. Connectivity benefits rural and remote communities by allowing them to participate and/or access education, healthcare, economic development, government services, public safety, and emergency services. (NDIT)

Universal Broadband Objective

On December 21, 2016, the Canadian Radio-television and Telecommunications Commission (CRTC), issued Telecom Regulatory Policy 2016-496, which set out policies and actions the Commission was taking to help Canadians access connectivity. The CRTC declared that access to Broadband Internet amounted to an essential service and adopted minimal performance standards across Canada. The CRTC determined that Canadian residential and business should be able to access speeds of at least 50 (Mbps) download and 10 Mbps upload, as well as the option for unlimited monthly data transfer. (CRTC, 2016)

To help meet the universal service objective, the Commission began to shift the focus of its regulatory frameworks to Broadband Internet services, and created a new fund to support building or upgrading Broadband Infrastructure for fixed and mobile Broadband Internet access. (CRTC, 2016)

High-Speed Access for All – Canada’s Connectivity Strategy

Canada’s Connectivity Strategy is a commitment to connect every Canadian to affordable, high-speed Internet no matter where they live. The Strategy is Canada’s plan for delivering on this commitment: through new investments and collaboration with partners, ensuring high-speed access for all. (ISED, 2019)

Canada’s Connectivity Strategy is built on three pillars: high-speed access for all, investing for impact, and partnering for progress. The Strategy aims to deliver 50/10 connectivity to 90% of Canadians by 2021, 95% of Canadians by 2026, and the hardest-to-reach Canadians by 2030. (ISED, 2019)

The Government of Canada has committed to providing funding and financial support (\$500 million over 5 years) for Broadband Infrastructure for rural and remote areas, and advocates that all orders of government, including local governments, must be part of the solution to closing the Broadband gap and achieving the targets set out in this Strategy. It is clear that there is no one-size-fits-all solution, and the diversity of connectivity challenges that rural communities face will require a locally tuned approach. (ISED, 2019)

Digital Divide

The digital divide is the gap that exists between individuals who have access to modern information and communication technology, and those who do not. There are numerous factors that influence the digital divide, including, gender, social, education, digital literacy, income levels, and race. (DDC, 2019)

Despite numerous federal and provincial grant funding programs, and the declaration of Broadband as an essential service, there remains a national digital divide between rural and urban communities. Rural and remote communities experience slower or less reliable Connectivity than urban areas, largely due to a lack of access to Broadband Infrastructure. (Middleton, 2017)

In British Columbia, only 36% of rural communities and 38% of rural Indigenous communities have access to the Broadband Objective. (KPMG, 2019) Without comparable access to Connectivity, residents of rural areas cannot benefit from the same services as those enjoyed in urban areas. (INDU, 2018)

Challenges to Connect

Challenges to Broadband Internet deployment in rural and remote areas vary from community to community, and face many monetary and organizational challenges. Some of the main challenges include:

Access to Existing Broadband Infrastructure

Many rural and remote regions of Canada lack the Broadband Infrastructure required to provide high speed Internet to households and businesses, and thus have to rely on older, less reliable technologies, such as copper-based and microwave transport networks. (NDIT)

Broadband Infrastructure Construction Costs

Broadband Internet service is a commercial commodity, and the majority of Internet Service Providers (ISPs) are privately owned and operated. ISPs tend to invest in high density areas that are economically profitable. Due to density and geographical issues, the return on investment for Broadband capital projects in rural areas is often not profitable enough to attract private sector investment due to the low number of potential customers and the physical distance that must be covered. (NDIT)

Spectrum and Network Management

Many have criticized spectrum allocation in Canada. The scope of spectrum licenses is considered too wide as one license can encompass both rural and urban areas, pricing is outdated, and there hasn't been enough recognition of the fact that spectrum allocation is needed for rural connectivity. The wide scope of spectrum licenses disadvantages small service providers. By reducing the scope, and basing the spectrum pricing on population served, small Internet Service Providers (ISPs) could provide Internet services to rural and remote regions in an economically feasible manner. (INDU, 2018)

Regulatory Framework

Various regulatory issues pertain to the management of physical telecommunications infrastructure. According to the South Western Integrated Fibre Technology (SWIFT), Canada's telecommunications sector is complex to manage and regulate. (SWIFT, 2017)

Proximity to High – Speed Transport (Backhaul)

There are two important connections that an ISP must have access to for Broadband Internet; a direct connection (or third-party agreement) to the Internet Transport (backhaul), and an interconnection with an Internet Exchange (IX). This backhaul connection provides the link between the Broadband Infrastructure and the Internet. In British Columbia, the Internet Exchange is located in Vancouver. In Alberta, the Internet Exchange is located in Calgary and Edmonton. (EDC, 2016)

For rural and remote areas that have neither a transport network or service provider willing to allow transport on their transport infrastructure, the ISP will have the additional cost of building the transport as part of their network. Further, for rural and remote communities, there may be only one transport route for the entire region, leaving the community vulnerable if the transport route were to become damaged. (NDIT)

Access to Existing Utility Infrastructure

Without access to "right of way", ISPs cannot modify or install Broadband Infrastructure for the purpose of delivering Broadband Internet services, and may incur higher costs to provide the services. Differences in regulatory frameworks mean that there are different rates being charged for identical services, such as Hydro and fiber, only because one is set by provincial regulators and the other is set by the CRTC. (INDU, 2018)

Federal Grant Funding Allocation

Federal grant programs provide funding to Internet service providers to upgrade or construct Broadband infrastructure in urban and rural communities who do not have access to high speed Internet. The CRTC uses Statistics Canada's definition for "rural," which is a community of less than 30,000 persons, but many rural communities are much smaller than that. ISPs tend to provide Internet Services in communities that have greater density and population to reduce construction costs while optimizing profits. (INDU, 2018)

A more appropriate measure could be realigning grant funding programs for communities with an urban core of less than 10,000 residents, which is aligned with Statistics Canada's definition of rural and small town areas, or applying the 30,000 person population requirement to a larger geographic scope like an Electoral Area. By lowering the population requirement will ensure that public money is spent on communities that need it the most.

While the current federal funding is significant, it is still insufficient to address the amount of Broadband Infrastructure that is required nationally. The CRTC roughly estimates that the cost required to provide Broadband Internet to rural and remote communities in Canada will be \$7 billion. This leaves a gap between the cost and public funds currently available. Further, while some communities and ISPs might need one-time capital investments, others might need ongoing funding support. By changing the way the Federal Government awards funding, the government could reduce risk for ISPs by committing to long-term and predictable funding for Broadband Infrastructure in rural and remote communities. (INDU, 2018)

Quantifying the Connectivity Gap

State of Connectivity in the PRRD

The availability of high-speed Broadband Internet varies significantly across the regional district. Broadband Internet access ranges from modern FTTP services for some residents and business, to a complete lack of service for others.

In economic terms, a “market failure” is a state of disequilibrium in which the quantity supplied of a good or service does not equal the quantity demanded by the market. This is exactly the state that rural and regional markets throughout Canada are experiencing with high-speed Broadband Internet.

In the PRRD, the demand for high-quality Broadband Internet services is simply not being met by the market. This means that if you live outside of Dawson Creek or Fort St. John, there is limited chance to access the CRTC’s universal Broadband standard of 50 Mbps download and 10 Mbps upload.

Canadian Internet Registration Authority Internet Performance Test

The Canadian Internet Registration Authority (CIRA) is the organization responsible for managing the “.ca” country code top-level domain.

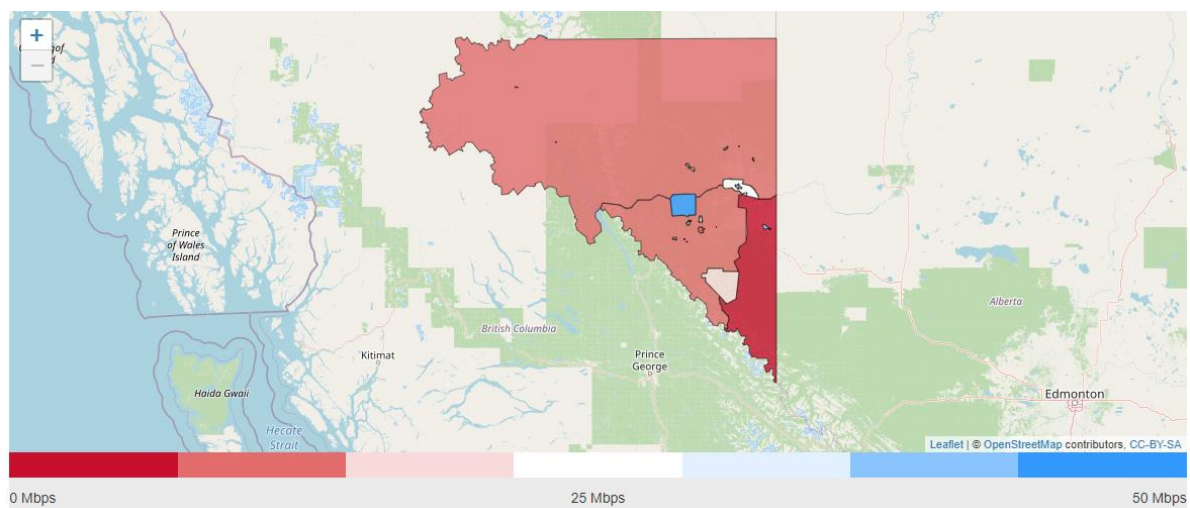
The Canadian Internet Registration Authority (CIRA) Internet Performance Test is a quick and easy way for residents to test their Internet Connection. CIRA Internet Performance Tests provide specific data about the actual state of connectivity and this data can be used to support the need to bring high speed Internet services to an area/region. Researchers use the information gathered by the CIRA speed test to understand better and improve the Canadian Internet. It also provides detailed technical diagnostic information and assists with determining eligibility for federal connectivity granting programs.

The CIRA Internet Performance Test is composed of test servers located throughout Canada at various Internet Exchange Points, allowing CIRA to run a variety of tests measuring everything from network speed and latency to blocking and throttling. Unlike other speed tests that test connection speed from the computer to the Internet service provider’s network, the CIRA Internet Performance Test will test the connection from the computer to the Internet as a whole (within Canada). It will give a more wholesome comparison of the capabilities of performance on Canada's Internet infrastructure.

The CIRA Internet Performance Test uses a test called the Network Diagnostic Test provided by M-Lab that connects the resident’s computer to a server within the Canadian Internet Exchange Points. As each user performs a test, their data is anonymously collected and aggregated into a large dataset that spans Canada. Residents can compare their connection speeds with other people in their neighbourhood, municipality, electoral area, and even across the country.

In March 2021, the PRRD partnered with CIRA to create a customized local government Internet testing portal for the PRRD that graphically shows the results of all the performance tests that have been run by users throughout the district. When viewed at a regional level it is clear that the PRRD has significant work to do to ensure that adequate Broadband is available throughout the district.

The figure below from the CIRA Internet Performance website shows the average Broadband speed for various regions within the PRRD. Dark red indicates an average of less than 8 Mbps download. Light red indicates less than 15 Mbps on average. Updated statistics for PRRD may be found at <https://performance.cira.ca/prrd>



RECOMMENDATION

That the Regional Board authorize an Internet Performance Speed Test Campaign to achieve accurate and up to date internet speed test data for the region.

Connecting the PRRD

When discussing how to ensure that adequate Broadband Internet infrastructure exists in the regional district, it is important to distinguish between the various types of networks. Two ways networks can be classified is by the technologies they use (i.e. wired vs wireless networks) or by the type of traffic the networks carry (i.e. distribution versus backhaul). An illustration of how these network classifications apply to the PRRD may be found in figure 1 below.

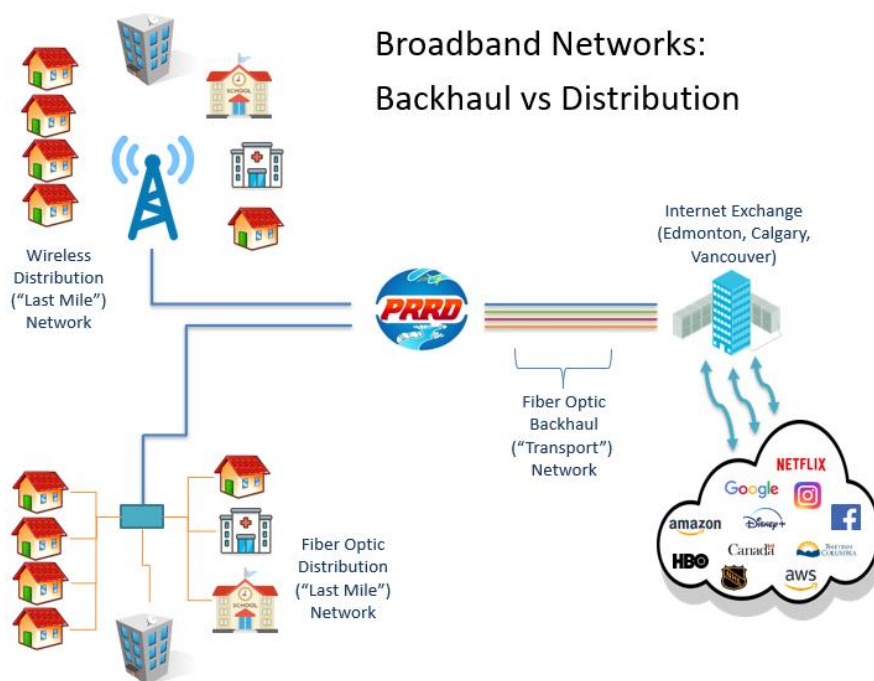


Figure 1 - Backhaul vs Distribution Networks

It is important that sufficient capacity and access exists in both types of networks. For long term viability and service levels, the PRRD wants to ensure it is served by high-capacity and commercially available backhaul networks that connect the district to a global Internet exchange. To deliver services within the regional district, a combination of wired and wireless distribution ("last mile") networks are required to ensure all residents have access to Broadband Internet services. **Appendix 1 – Wired vs Wireless Networks** discusses the pros and cons of the different network types and explores some of the technologies used.

The wired and wireless networks that are used for distribution of services to homes and businesses can be further divided by the type or technology they use to connect the end user via a wired connection (i.e. fiber vs copper) or a wireless (fixed wireless vs mobile). **Appendix 2 – 5G Wireless** discusses the next generation of mobile (cellular) networks that are being implemented by the mobile carriers. These networks not only provide mobile phone services but they offer Broadband Internet services as well.

Almost all new wired networks being built today are fiber-to-the-premise networks (FTTP). While FTTP networks are expensive to build, their ultra-high speeds solve the Broadband Internet

connectivity challenge for the foreseeable future. One technology that potentially reduces the cost of building FTTP is where existing water or gas pipes are used to run the fiber cable (known as “pipe-in-pipe”). **Appendix 3 – Pipe-in-Pipe** explains the pros and cons of this approach.

Satellite networks are another means of delivering Broadband Internet to even the most remote locations. Earlier generations of this technologies were not ideal for Broadband Internet service delivery because of the propagation delay of the signal passing from the satellite to the receiving dish on the ground. The new generation of Low Earth Orbit (LEO) satellites address this delay challenge. The Starlink network by SpaceX is just offering beta or “test” services in the region. **Appendix 4 – Low Earth Orbit Satellite Networks** discusses this technology in more detail.

Business Models, Governance and Funding

Over the past 25 years, demand for Broadband Internet services has grown exponentially. Early wired (i.e. copper) and wireless Internet services provided access to Internet services that started as low as 56 kilobits (kilo=thousand) per second. As internet technologies improved, “high speed” Broadband Internet was defined as 1.2 megabits (mega=million) per second.

As new services were created (i.e. online interactive websites, video over IP, video conferencing, etc.), the Internet speeds required to support these services grew far beyond what the existing Broadband Infrastructure could provide, and new Broadband Internet infrastructure had to be built.

Broadband Infrastructure is very expensive to build and access. While privately owned incumbent internet service providers invested millions into upgrading their private networks in densely populated municipalities and communities, they could not justify the same investment in more sparsely populated rural and remote communities. As a result, rural and regional communities across Canada have been under-served in terms of the availability of high-speed Broadband Internet.

Although the private sector is the principal driver of telecom investment in Canada, to facilitate Broadband deployment in rural and remote communities, local governments may have to provide incentives for private entities to establish Connectivity in these areas. Local governments have started responding to the digital divide by engaging with Broadband Internet service providers to encourage the creation of new and modern Broadband infrastructure. In some cases, local governments have built community owned and operated Broadband infrastructure or partnered with the private sector in jointly owned networks. (INDU, 2018)

The governance of these community networks depends on the nature of the investment that the local government makes. There are a variety of governance models that may be utilized for these new Broadband networks. Options range from creating a local government owned and operated network that functions like a utility to leasing/selling bandwidth to private ISPs.

Considering the costs and challenges of providing access to Broadband Internet in rural and remote communities, local governments could form public-private partnerships (P3s) with internet providers. This model would utilize both public and private capital, while allowing the local government to have a voice in important aspects of the retail operation, such as competitive pricing, and wholesale services to the market.

RECOMMENDATION

That the Regional Board pursue a ‘hybrid’ model of governance for PRRD owned Broadband infrastructure, in partnership with a private wholesale operator.

RECOMMENDATION

That the Regional Board develop connectivity projects and proposals that will leverage funding from public and private partners.

Appendix 5 – Broadband Ownership and Business Models provides more insight and background into some of the business models available, and different approaches to governing the resulting infrastructure.

Broadband Internet and Mobility Standing Committee

Building a Broadband network is only part of the work necessary to ensure access to connectivity. Speed shouldn't be the only metric of success. Quality, affordability, and standards of parity between urban and rural centers are other important factors of Broadband Internet access in rural and remote areas. (Middleton, 2017)

To ensure that the Connectivity Strategic Plan is comprehensive, scalable, inclusive, and meets the needs of the community, local governments should engage with local ISPs, First Nations, funding partners, technical experts, government agencies, business and residents to understand the challenges and priorities of the community, identify goals, and addresses needs or gaps in service. (NDIT)

The role of the Standing Committee will be to engage with service providers and stakeholders, research and review current technologies and market trends, share information, examine funding opportunities, develop a connectivity work plan, and make recommendations to the PRRD Board regarding Broadband Internet and mobility policy to fulfill the PRRD's connectivity vision.

RECOMMENDATION

That the Regional Board establish a Broadband Internet and Mobility Standing Committee to expand upon the work of the FWG and the PRRD Connectivity Strategy.

RECOMMENDATION

That the Regional Board develop a connectivity work plan, identifying timelines and deliverables for the proposed recommendations in the PRRD Connectivity Strategy.

RECOMMENDATION

That the Regional Board engage stakeholders to identify all broadband requirements across the district and identify those stakeholders that may play a role as consumers or providers of such services.

RECOMMENDATION

That the Regional Board engage with Broadband Internet and mobility providers operating within the PRRD to communicate service needs, identify gaps, and maximize their role in fulfilling the PRRD's Broadband vision.

Funding Broadband Infrastructure

There are two broad sources of funding to build new Broadband Internet Infrastructure – private capital and public capital. Given the dramatic growth in Broadband Internet service demand, the private sector will continue to invest private capital into building new Broadband infrastructure and services. The challenge for the PRRD is that the regional district has little influence over where and when such private capital is deployed, and due to the return-on-investment requirements for most private capital, without government support, capital will continue to be deployed in densely populated communities where it can earn the highest possible returns.

In areas of the PRRD that are sparsely populated, it is likely that public capital, or a combination of private and public capital, will be necessary to build new Broadband Internet infrastructure. Public capital typically does not have the same return-on-investment requirements as private capital. Quite often public capital contribution to infrastructure projects is structured as a grant that does not have to be paid back. Where there is the expectation that the public capital be paid back over time, it is often at a low or zero interest rate.

In British Columbia, the sources of public capital available to the PRRD include:

Government of Canada	Via programs such as those managed through either Innovation, Science and Economic Development, CRTC and/or Infrastructure Canada (i.e. CRTC Broadband Fund and the Universal Broadband Fund)
BC Government	Via programs such as Connecting BC managed by NDIIT
Regional Districts	Via Gas Tax funds, taxation, Broadband Levy Funds
Municipalities	Via individual programs within given municipality
All Nations Trust Company (ANTCO)	Indigenous owned Trust Company with various investment programs (e.g. Pathways to Technology)

Broadband Levy Fee

One method of generating a new, consistent source of funding for Broadband Infrastructure would be to create a Broadband Levy on property taxes. For example, to support the development of Broadband Infrastructure for their residents, the Town of Caledon established a Broadband Levy to its property taxes, at approximately \$11 per household. (Weeden, 2020)

RECOMMENDATION

That the Regional Board create a Broadband Levy fee to fund connectivity initiatives.

RECOMMENDATION

That the Regional Board undertake an elector approval process to create a regional connectivity service function to support a PRRD transport network.

RECOMMENDATION

That the Regional Board undertake an elector approval process to create individual service functions for areas where last mile initiatives will be deployed.

RECOMMENDATION

That the Regional Board authorize the preparation of 'shovel-ready **worthy**' last mile connectivity proposals so that the PRRD to apply for federal and provincial grant funding as opportunities are available.

RECOMMENDATION

That the Regional Board advocate to the federal and provincial government to commit to long-term and predictable funding for Broadband Infrastructure in rural and remote communities.

RECOMMENDATION

That the Regional Board advocate to the federal to realign grant funding programs for communities with an urban core of less than 10,000 residents, which is aligned with Statistics Canada's definition of rural and small town areas.

More details on public funding sources may be found in **Appendix 6 – Broadband Funding Models and Sources**.

Policy and Advocacy

Local governments are uniquely positioned to advocate for and develop Broadband Infrastructure policy that reflect their community's specific needs and aspirations. Local governments must not only be the voice for what their communities need, but must lead the way in implementing strategic policies and investments for Broadband Infrastructure.

Reliable high-speed Broadband Internet, connected to Broadband Infrastructure, is as critical to a community today as other traditional types of infrastructure (transportation, water and sewer) (Weeden, 2020) Infrastructure at the local government level facilitates the delivery of public services. The design and location of infrastructure can have a significant effect on the community. This same approach can be used by local governments to ensure that Broadband Infrastructure serves the community's needs.

The digital divide between urban and rural communities will continue to exist until Broadband Infrastructure is included in all infrastructure plans, and receives a commitment from all levels of government to fund and build the required infrastructure. Local governments must ensure Broadband Infrastructure is included in critical planning processes, and is included in Official Community Plans, Strategic Plans, Economic Development Plans, and Asset Management Plans. (Weeden, 2020)

Examples of connectivity principles incorporated into policy and bylaws include:

- New parcels created through subdivision are to be provided with suitable broadband infrastructure.
- All future subdivision applications should demonstrate the provision of fibre ready facilities to enable fixed line connection, or the ability to access suitable telecommunications infrastructure via fixed wireless or satellite services.

RECOMMENDATION

That the Regional Board update policies, bylaws and official community plans to incorporate connectivity principles, and support for Broadband deployment.

Develop a 'Dig Once' Policy

One of the lowest cost and lowest risk options is for local governments to ensure that conduit and fibre-optic cables are installed as part of other capital projects, making the infrastructure easily accessible to ISPs to lease in the future. (Weeden, 2020)

Local governments should consider developing and implementing a 'Dig Once' policy that encourages installing dark fibre during road maintenance or construction activities. Construction costs represent the most expensive line item in broadband deployment, as opposed to the fiber and conduit itself. (Middleton, 2017) By lowering cost of deployment, 'Dig Once' policies allow for new and small ISPs to enter the market, creating competition ultimately can result in more options, lower prices, and higher quality of service for consumers. (Weeden, 2020)

RECOMMENDATION

That the Regional Board investigate the ability to develop and implement a 'Dig Once' policy for the PRRD.

RECOMMENDATION

That the Regional Board advocate to the Federal Government to develop a national 'Dig Once' strategy that coordinates with both provincial and local governments

Simplified Permitting Practices

Complex permitting processes, and unpredictable waiting periods for 'right of use' approvals can discourage ISPs and slow down Broadband investment in the community. Local governments that simplify and streamline this process can assist Broadband Infrastructure deployment. Creating an organized process to make information about permit applications accessible and easy to understand, and collaborating with ISPs to create a set of pre-approved designs can greatly simplify this process. (NCC, 2019)

RECOMMENDATION

That the Regional Board determine what role the PRRD has when it comes to Broadband and Mobility Infrastructure approvals (i.e zoning), and review the development approval processes.

RECOMMENDATION

That the Regional Board advocate to the Ministry of Transportation and Infrastructure to increase resources dedicated to reviewing and processing right of way permit applications for Broadband Infrastructure deployment.

RECOMMENDATION

That the Regional Board engage with the Ministry of Transportation and Infrastructure to review their application and permitting process for Broadband Infrastructure deployment to see if it can be simplified.

Regional District Participating Area Approval

Almost all regional district service establishing bylaws and most loan authorization bylaws require some form of participating area approval before they may be adopted. Local governments must obtain consent or approval of the electors before a municipal council or regional district board may proceed with certain matters. Section 338 (2) of the *Local Government Act*, lists exemptions for the requirement of the Board to first adopt an establishing bylaw for the service. By adding the provision of 'operating, constructing or maintaining Broadband Internet or Infrastructure' to the list would help reduce barriers for local governments to provide or fund the service.

RECOMMENDATION

That the Regional Board advocate to the Ministry of Municipal Affairs to amend the Local Government Act to allow regional districts to operate, construct, or maintain Broadband Internet or Broadband Infrastructure without requiring elector consent.

Spectrum Allocations

RECOMMENDATION

That the Regional Board advocate to the federal government for an early release of 3800MHz to compensate for the limited spectrum availability in 3500MHz.

RECOMMENDATION

That the Regional Board advocate to the federal government to ensure that spectrum allocations are within the same spectrum block to reduce cost of connectivity deployment initiatives.

RECOMMENDATION

That the Regional Board advocate to the federal government to implement a 'use it or lose it' policy to ensure that rural spectrum allocations are deployed.

RECOMMENDATION

That the Regional Board advocate to the federal government to update their spectrum pricing model, and base it on population served.

PRRD Regional Network

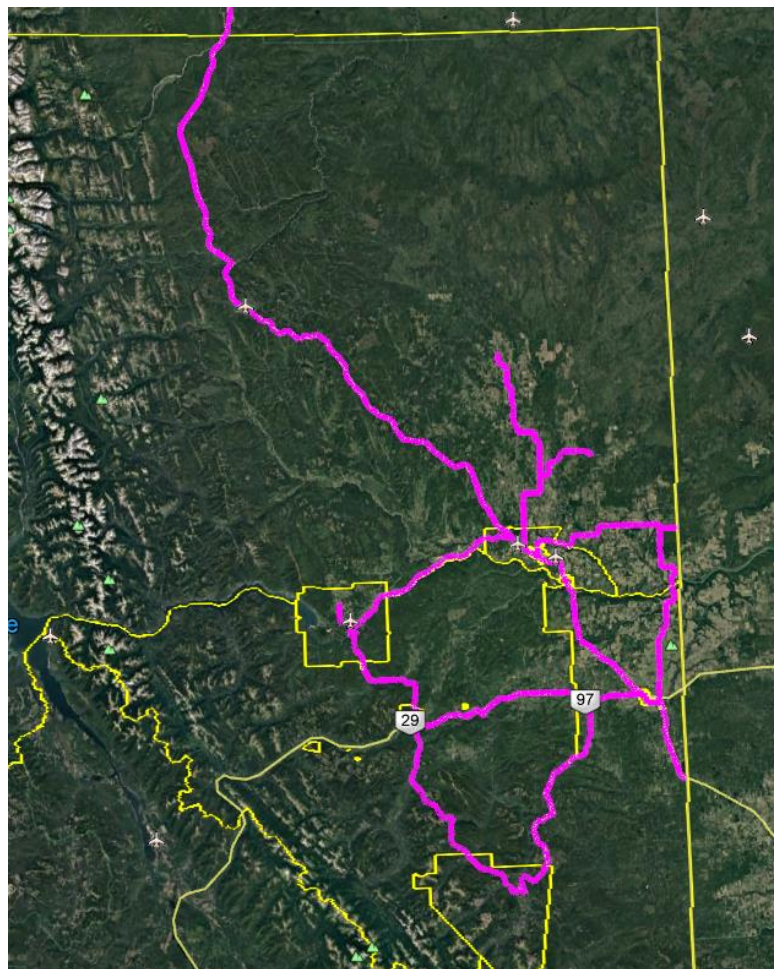
Backhaul Broadband networks provide network connectivity from the infrastructure used to connect individual users (fiber, cable, wireless, mobility) back to the Internet global gateways where those users are able to connect to the services they desire.

One of the primary recommendations of this strategy is that the PRRD should facilitate the creation of an open access backhaul Broadband infrastructure throughout the regional district to ensure that Internet Service Providers (ISPs) have access to adequate backhaul services to serve the community. The PRRD regional network could consist of a series of individual segments of backhaul network that over time would join together to form a regional network.

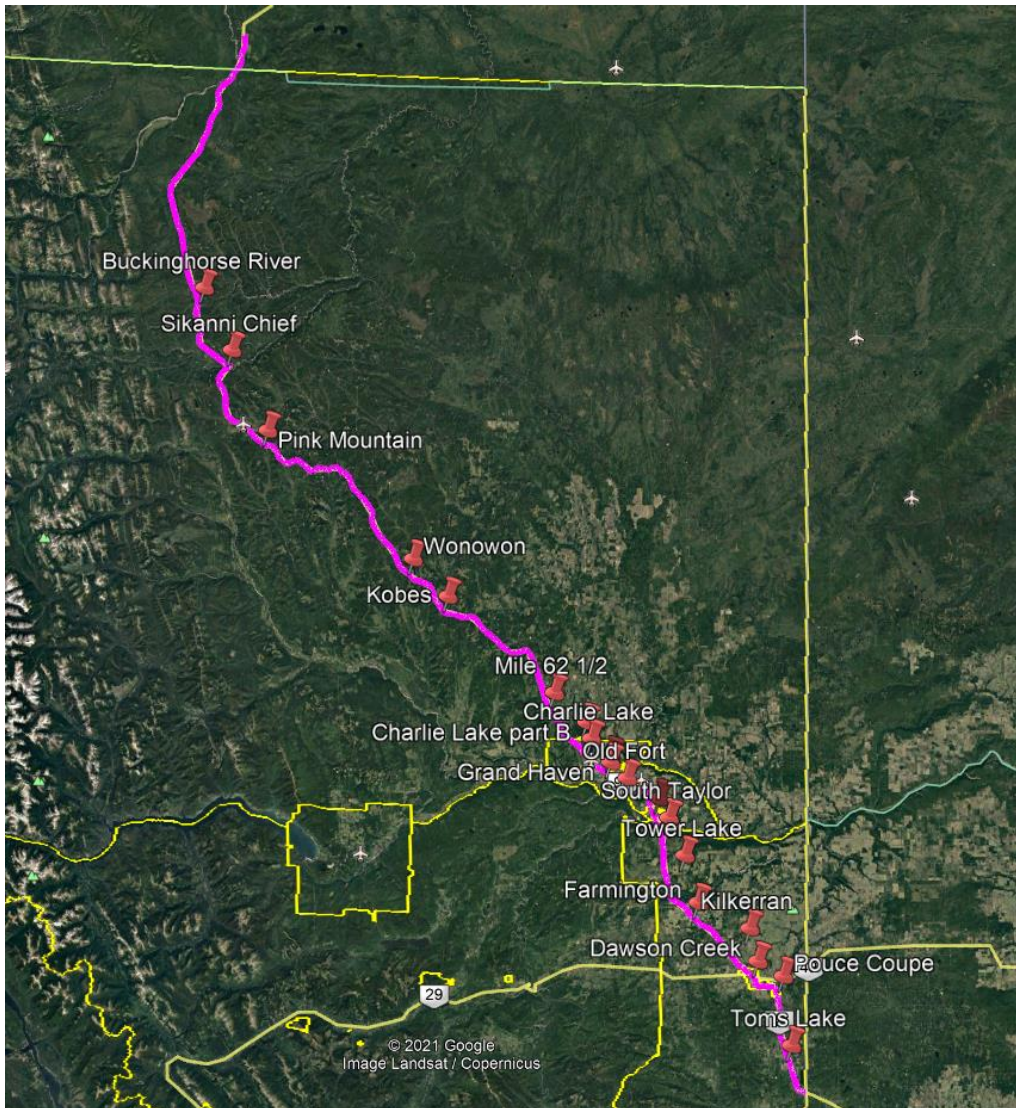
The segments play an integral part in creating a holistic community network with each one proving to be key, supporting service enablement in each of the electoral districts while creating resilient infrastructure to support the district and the residential and business communities within them.

RECOMMENDATION

That the Regional Board engage the market to start building backhaul throughout the District where a lack of such backhaul is resulting in communities continuing to be unserved and under-served from a broadband and mobility service perspective.



Highway 97 Segment

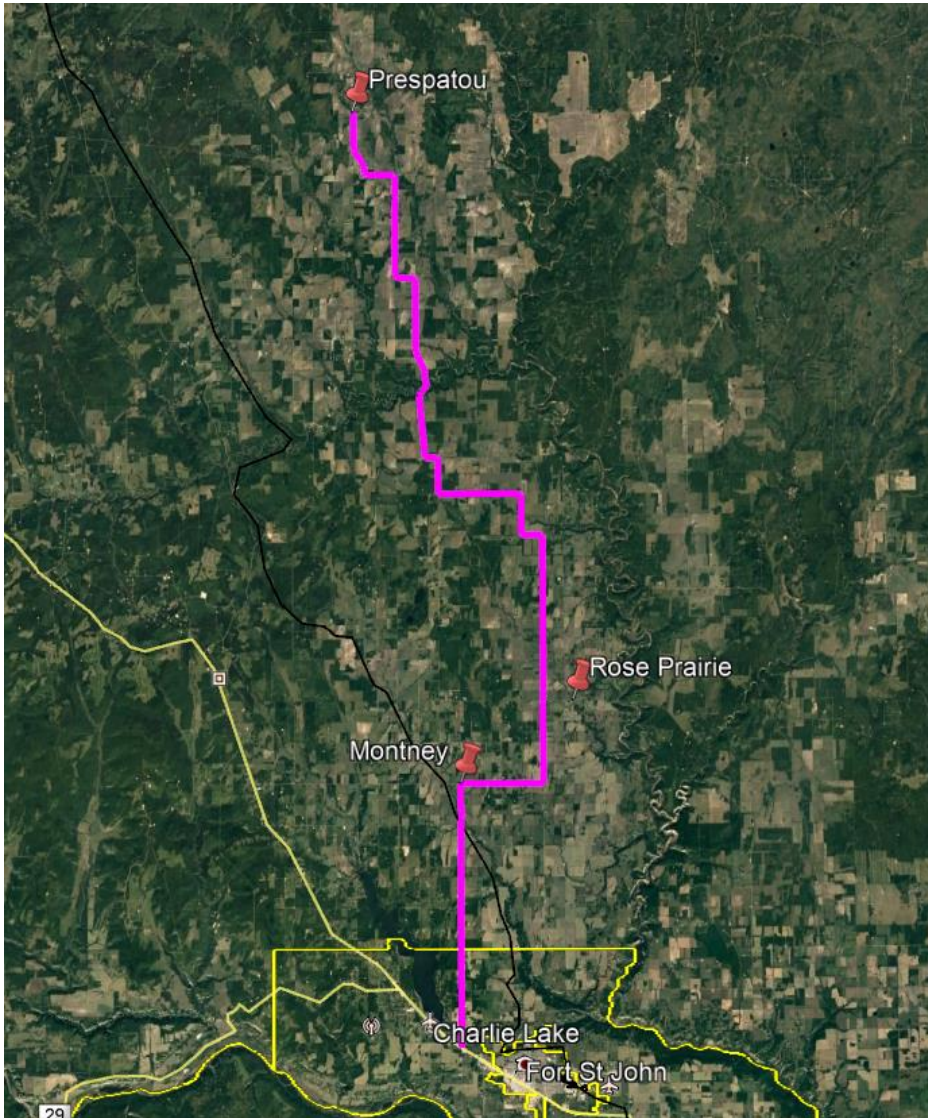


Route Distance: 403.5km

Estimated build cost: \$16,500,000 (includes 2 river crossings and 13 creek crossings)

Fiber Size: 144F

Prespatou Road Segment

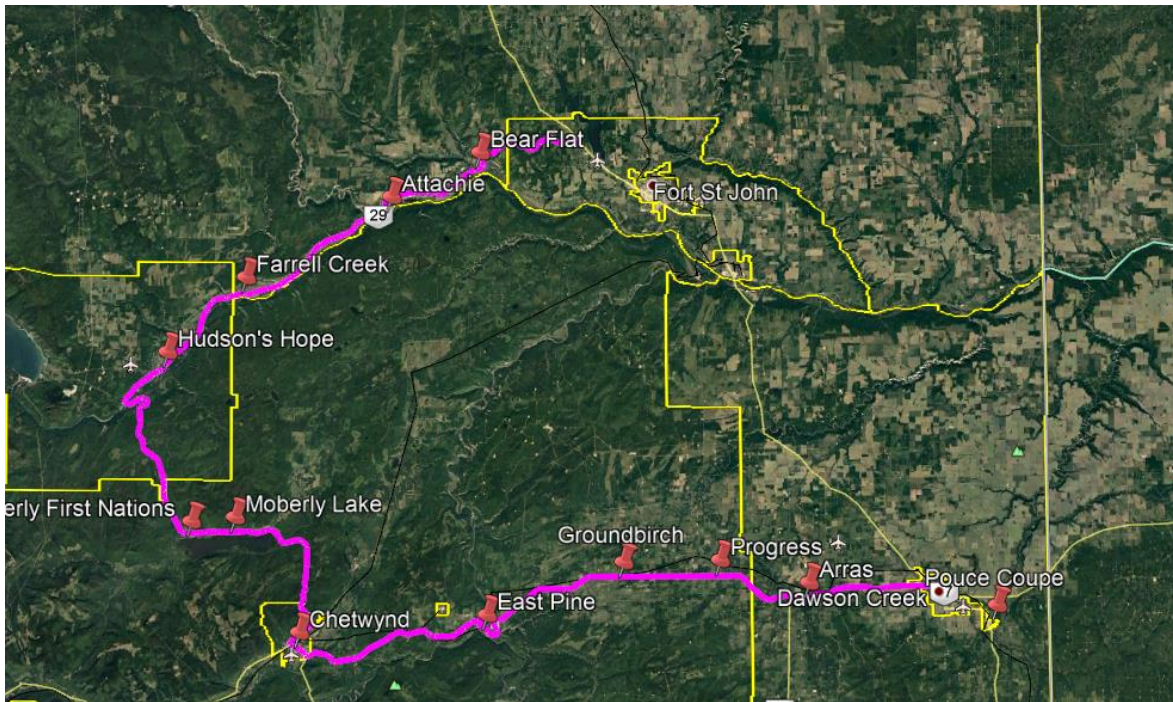


Route Distance: 93km

Estimated build cost: \$3,547,500 (includes 3 creek crossings)

Fiber Size: 144F

Moberly Lake Loop

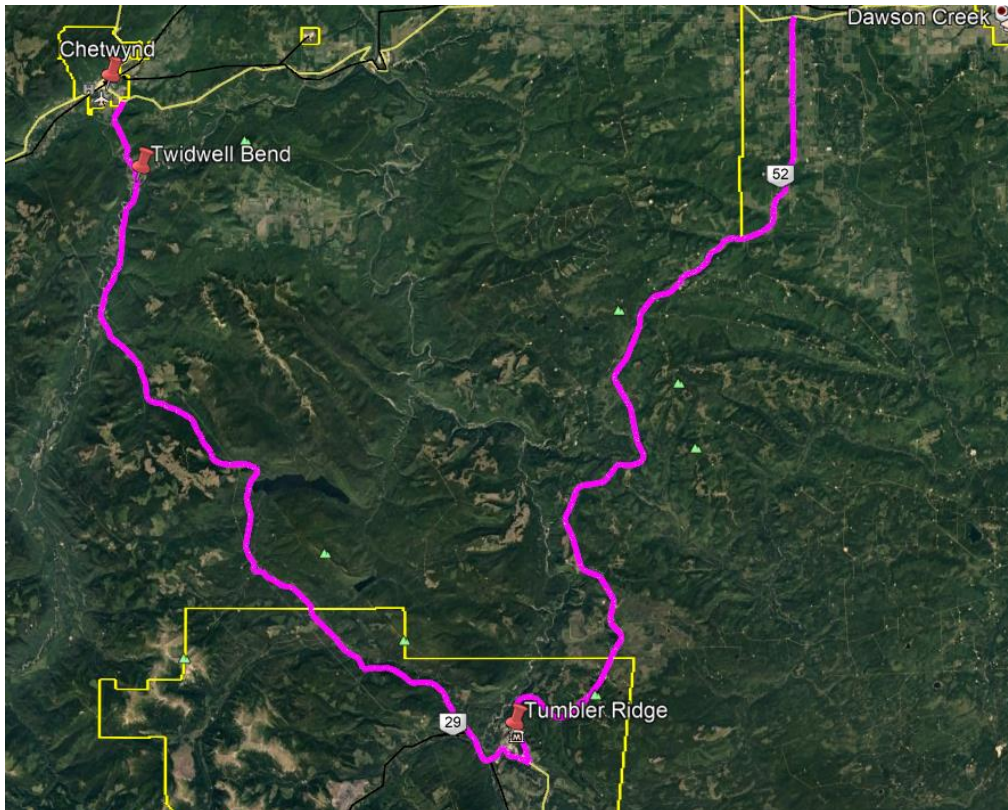


Route Distance: 239.6km

Estimated build cost: \$8,676,000 (includes 5 river crossings and 2 creek crossings)

Fiber Size: 144F

Tumbler Ridge Loop

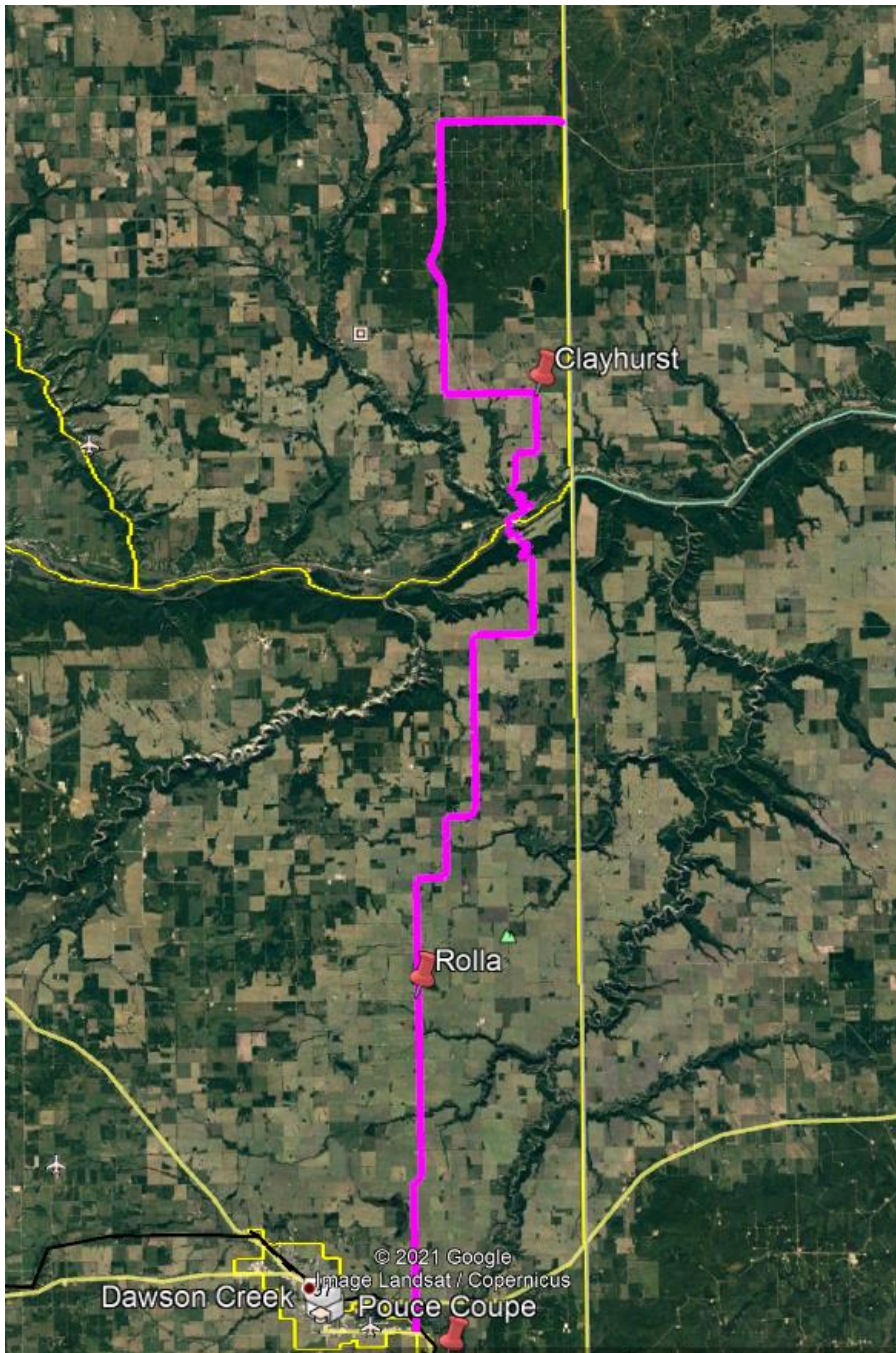


Route Distance: 192km

Estimated build cost: \$7,130,000 (includes 13 creek crossings and 3 river crossings)

Fiber Size: 144F

Clayhurst Segment

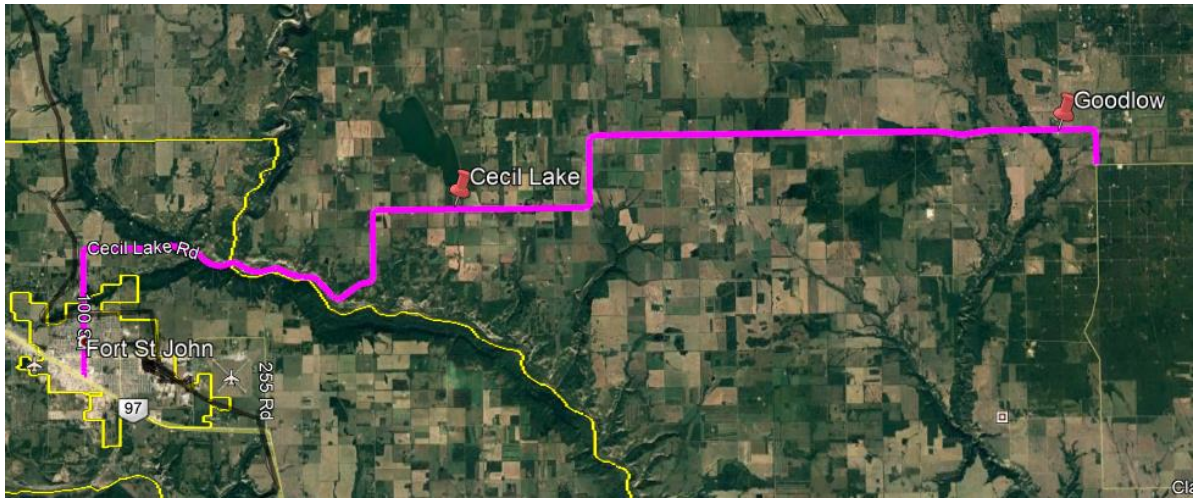


Route Distance: 88.25km

Estimated build cost: \$3,258,750 (includes 6 creek crossings and 1 river crossing)

Fiber Size: 144F

Cecil Lake Segment

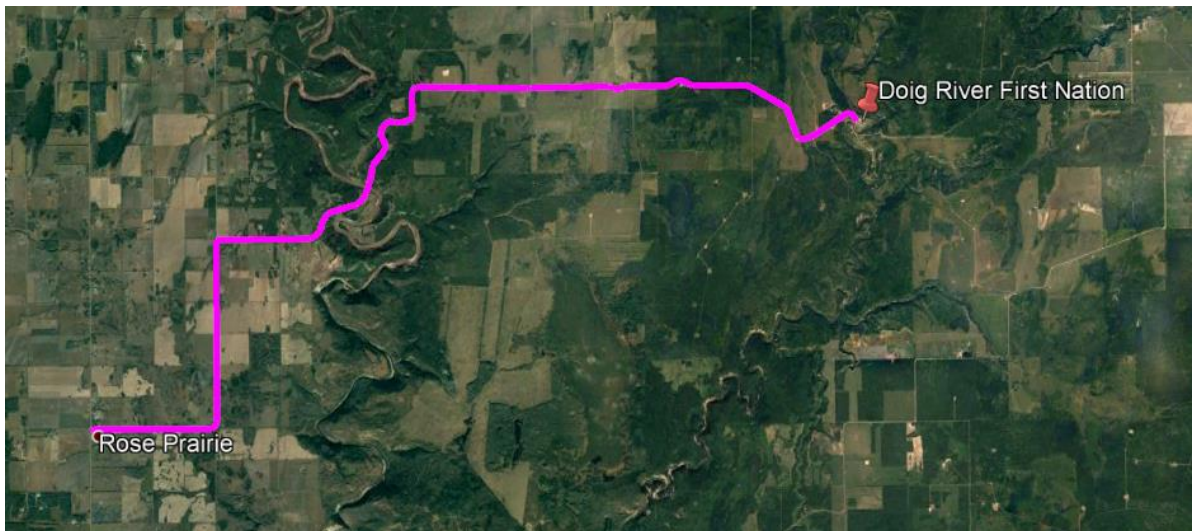


Route Distance: 60.3km

Estimated build cost: \$2,482,000 (includes 1 creek crossing and 1 river crossing)

Fiber Size: 144F

Doig River Segment

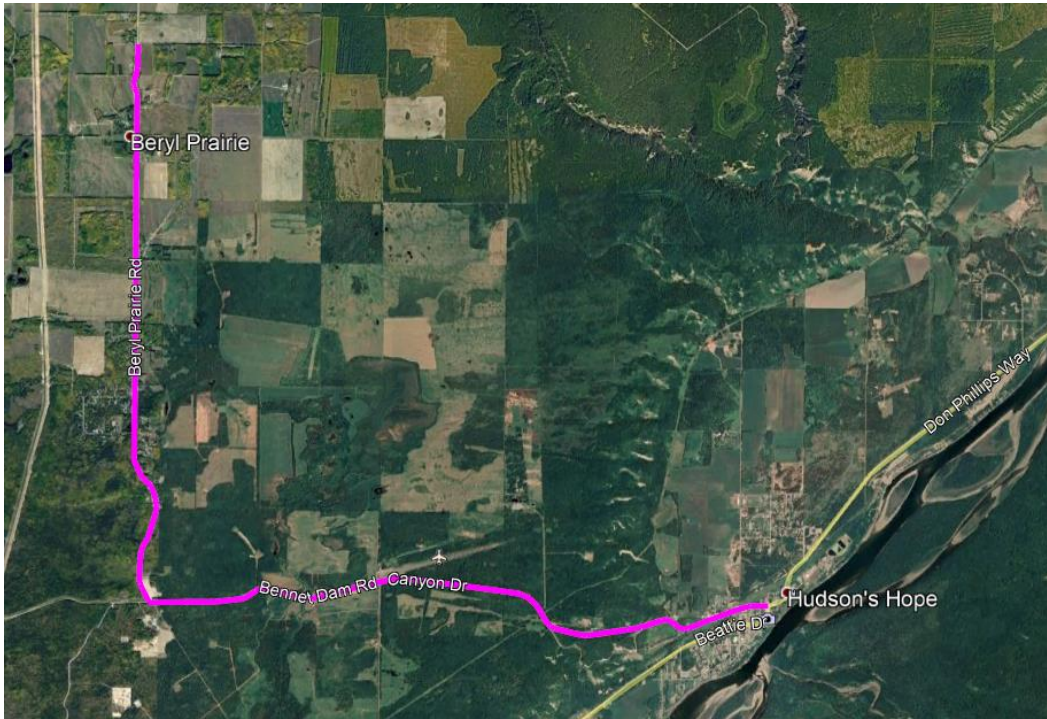


Route Distance: 282.2km

Estimated build cost: \$1,037,000 (includes 1 river crossing)

Fiber Size: 144F

Beryl Prairie Segment



Route Distance: 16km

Estimated build cost: \$560,000

Fiber Size: 144F

PRRD Local Access Initiatives

While efforts continue to develop the PRRD regional backhaul network, each electoral area and municipality within the PRRD should take the initiative to look at the specific market circumstances and Broadband needs within their communities.

In some cases, an electoral area or municipality could go to the market with a formal Request for Information (RFI) where they define their Broadband objectives and vision for the area, and solicit responses from the Broadband market to determine what the private market is willing to provide in terms of access, service, partnership opportunities, private capital, and timelines. With the insight gained from an RFI, the electoral area or municipality could proceed with a Request for Proposal to move to the next step, or enter into partnership discussions with prospective partners using the guidelines and metrics within this strategy to provide last mile.

Below we present some possible approaches and opportunities to creating local access (also known as ‘last mile’) initiatives within each community.

Electoral Area B

The PRRD Regional Transport network within the Electoral Area B will support numerous communities that it passes through in the north and east sections of the district. This infrastructure will provide the opportunity for broadband connectivity via a mix of FTTx and wireless infrastructure. Determining the approach to connect these communities requires additional planning between Valo and Electoral Area B stakeholders to determine the technology path and approach to support spurs off the mainline to bring broadband to communities such as Blueberry and Halfway River First Nations.

Electoral Area C

The PRRD Regional Transport network runs through the middle of Electoral Area C. This will provide opportunity to connect many rural properties throughout this portion of the district. Additional planning for how to deploy effectively in this area is required in order to maximize residents reached across this densely populated area of the transport path.

Electoral Area D

Communities and residents located on and adjacent of the PRRD Regional Transport network transport line have the opportunity to recognize broadband connectivity via FTTx and wireless solutions enabled by the infrastructure. Planning to connect via spurs from the transport line is required to support connecting residents located in and around areas such as Bessborough, Sweet Water and Triangle Road.

Electoral Area E

There are several communities along the PRRD Regional Transport network fiber backbone throughout Electoral Area E. These communities can be connected via a mix of FTTx and wireless technologies. Ongoing planning on the strategy is required with key stakeholders within the Electoral Area and Valo to map out the strategy to get the homes and business connected to

broadband. In addition to this planning it is the time to begin planning spurs from the mainline to support connecting Lone Prairie, Jackfish Lake and residents in and around Braden Road.

Municipalities within Peace River Regional District

Opportunities lie within each municipality to leverage the PRRD Regional Transport network infrastructure that passes through each of them. Discussions are required to plan for connecting these communities and plan the appropriate strategy to deploy broadband throughout Chetwynd, Pouce Coupe, Hudson's Hope and the District of Taylor.

Valo Investment to support Local Access Project

Should the PRRD enter into a Letter of Intent with Valo Networks, Valo is prepared to begin planning of its investment into the project. The key part to enablement of the local access network is the connection between Fort St. John to the Global Gateway in Edmonton. Investment would include providing the required connection back to the Global Gateway at an estimated project cost of \$30 million dollars. Additional investment includes Valo support with community stakeholders for the planning of community deployment, bringing its Business In A Box solution that has over \$3 million dollars invested to date, and the electronics required to operate the network, and the enablement of an open access network to provide a competitive ecosystem of retailers for the community. Throughout the process Valo also commits to find ways to drive down costs associated with the project.

Summary

A significant market shift has occurred over the last few years, as local governments have started to realize that incumbents are not going to invest in Broadband Infrastructure in rural and remote communities in the scope or timeframe that is needed. The business case just isn't there.

Despite the CRTC's universal Broadband Objective, actual Broadband speeds in Canada substantially lag behind many countries that invest more in Broadband Infrastructure. The CRTC estimates that reaching target speeds in rural areas will take 10 to 15 years, however, some stakeholders argue that the affected Canadians cannot wait that long.

In order to address the digital divide between urban and rural communities, a collaborative and inclusive approach involving all levels of government is important to effectively deliver connectivity to all of rural Canada. (Middleton, 2017)

Experts argue that the worst thing that local governments can do is assume that someone else will take care of their Broadband infrastructure needs – whether that's the provincial or federal government, or the private sector.

Local governments have resources that can be leveraged to encourage investment in Broadband Infrastructure. Local governments who are proactive, will attract more investment from ISPs. As local governments become responsible for more of their own community economic development investments, Broadband must be considered as critical infrastructure, and must be made a priority in key local government strategies to ensure investment decisions match community priorities and are front of mind during decision making processes.

Appendix 1 – Wired vs Wireless Networks

Broadband Internet Technologies

Technologies being used to distribute broadband internet services throughout the PRRD can be divided into two broad groups:

- Wired (or wireline) technologies such as copper telephone lines (i.e. twisted pair), copper cable TV lines (i.e. coaxial cable) and fiber optic cables; and,
- Wireless technologies such as mobile telephones (i.e. LTE/4G), point-to-multipoint wireless radios, satellite and WiFi.

Comparison of Wired and Wireless Networks

Characteristic	Wired Networks	Wireless Networks
Types	<ul style="list-style-type: none">• Telephone (twist pair) networks are the most common wired network, followed by cable TV (coaxial), and then fiber optic networks	<ul style="list-style-type: none">• Wireless networks are largely differentiated by the frequency of the spectrum that is used to propagate the wireless signal. This spectrum can be 'licensed' or 'un-licensed'. Mobile phone spectrum (i.e. LTE, 5G, etc) is licensed spectrum whereas and Wi-Fi spectrum is unlicensed.
Construction	<ul style="list-style-type: none">• Wired networks involve either burying cable or hanging it from poles.• Must be constructed to each premise to be covered.	<ul style="list-style-type: none">• Construction of terrestrial wireless networks require radios distributed throughout the service area where those radios are attached to purpose-built towers or existing structures.• The radios can be connected to each other wirelessly, but eventually the radios must be connected to a wired (typically fiber optic) network.• Satellite based wireless networks uses satellites to bounce broadband signals from a ground station to a satellite receiver.

Build Cost	<ul style="list-style-type: none"> Wired networks are costly to construct because of the civil construction requirement to build long distances for backhaul network or the requirement to build through urban areas where minimizing disruption to roads, sidewalks and existing utilities is necessary along with the requisite remediation. 	<ul style="list-style-type: none"> Terrestrial wireless networks can be less costly to build because of the fewer points of distribution. Land acquisition, and attaching the radio towers to a wired network is expensive and limits the coverage of wireless networks. Satellite wireless networks are extremely expensive to build.
Coverage	<ul style="list-style-type: none"> Coverage provided by a wired network only extends to those premises that are directly attached to the network. 	<ul style="list-style-type: none"> LTE/4G – an antenna can cover 3-10 km² depending on frequency and placement. Point-to-multipoint antennas can cover hundreds of meters to 25 km. Point-to-multipoint antennas must be line-of-sight between the tower and a receiver radio meaning there can be no trees or obstructions in the way. WiFi coverage is 150-300 feet. Satellite coverage areas can be extremely large depending on the number of satellites deployed and the height of their orbits.
Service Cost	<ul style="list-style-type: none"> Wired broadband services are less expensive on a “per Mbps” basis than wireless solutions. A 1 Gbps residential service that retails for \$100 per month results in a per Mbps cost of \$0.10 / Mbps. A 100 Mbps cable TV broadband service costs 10X as much at \$1.00 / Mbps. Wired broadband services generally provide a very high, or in some cases unlimited, cap to the amount of data that can be downloaded. 	<p>Wireless broadband services are either much more expensive per Mbps (i.e. the typical residential LTE service is \$100 per month for 25 Mbps, or \$4.00 per Mbps) or they are priced by the amount of data that can be downloaded (i.e. “data cap”) rather than the speed of the service.</p> <p>For instance, a mobile phone company will offer a 2 GB package for \$45 and once you exceed 2 GB of downloaded data your service either slows down considerably or you are charged a much higher rate per unit of downloaded data. Satellite broadband</p>

		services are typically low bandwidth (i.e. 5-10 Mbps / 0.5 Mbps), low “data caps” and expensive (i.e. start at \$100/mo)
Performance	<p>Commercially available services (download/upload):</p> <ul style="list-style-type: none"> • Telephone (twisted pair): Up to 25 Mbps / 3 Mbps • Cable (coaxial): Up to 600 Mbps / 15 Mbps • Fiber: <ul style="list-style-type: none"> ○ Residential: Up to 1 Gbps / 1 Gbps ○ Business: Up to 10 Gbps / 10 Gbps ○ Enterprise: Up to 100 Gbps / 100 Gbps 	<p>Commercially available services (download/upload):</p> <ul style="list-style-type: none"> • LTE: Up to 25 Mbps / 3 Mbps • Point-to-Multipoint: Up to 300 Mbps / 150 Mbps depending on frequency and distance. Typically offered at LTE speeds. • WiFi: Up to 7 Gbps over very short distances (i.e. 10 m)
Reliability	Generally, very reliable. However, telephone and cable broadband services degrade rapidly with distance from the central office. Fiber most reliable over distance.	Unreliable based on number of users in the coverage area, distance from tower and local weather conditions and other obstructions

It is clear that PRRD needs both wired and wireless technologies as widely available throughout the regional district as possible. Each technology has its specific applications and strengths. For “fixed” applications such as broadband to residences, businesses, government and industrial sites, a fiber optic wired solution provides the best performance, reliability and cost of service over the long term. Constructing copper networks (whether telephone or coaxial cable) is no longer a viable wired network solution because they do not offer a material construction cost savings (if any savings at all) and they are technically inferior to fiber optic cable.

Wireless broadband (including mobile phone services) is the only solution for broadband service delivery on the go or to sites where the civil construction costs for wired services are untenable. The technical performance of wireless services does not match wired services – although with the next generation of mobile technology this gap will be narrowed. Notwithstanding wireless broadband advances, the performance and service cost of wireless services will continue to be less attractive than wired services.

The two broadband technologies are symbiotic in that wireless broadband requires wired networks to connect their wireless antenna locations and wired networks require wireless networks to extend their reach where it is not cost affordable to build wired connections.

Each Electoral Area has parts of its region that are appropriate for the construction of fiber optic wired networks and parts of its region where a wireless network solution makes the most sense. This PRRD Connectivity Infrastructure Strategy considers the appropriate uses and relative merits of each broadband technology and makes its recommendations on this basis.

Future Technologies

The technologies that will be relevant to PRRD in near to mid-future (i.e. 2-10 years) include:

- **Delivery technologies** involve new ways to deliver broadband services to the premise. Future delivery technologies include mobile 5G networks and Low Earth Orbit satellite networks and White-space wireless networks.
- **Application/service technologies** are technologies that leverage high-speed broadband to deliver services to the end-user. Future application/service technologies especially relevant to PRRD include a group of technologies called “Smart City” technologies that are delivered or enabled by wired and wireless broadband networks.
- **Deployment Technologies** are technologies that utilize a new approach to deploying wired or wireless networks. Pipe-in-pipe is a deployment technology that uses defunct or operational pipe networks to deploy fiber optic cable.

For wired networks, fiber optic cable is the only relevant solution we see in the long term (i.e. 25+ years). All the wired network technologies in the research labs today are not looking to replace fiber optic cable, but rather they are researching how to transport more data down each fiber strand at less cost. For this reason, wired fiber optic networks are a long-term network infrastructure solution for PRRD.

Wireless networks have a few new technologies that are here or on the relatively near horizon – 5G wireless networks and Low Earth Orbit Satellite networks and Whitespace radio systems.

Whitespace Wireless Technology

Whitespace wireless technologies are a subset of wireless broadband technologies that utilize wireless spectrum that was previously used for broadcast television signals. With the advent of digital TV not as much spectrum is required for TV broadcasts. This reduction has created “white spaces” in the spectrum that can be utilized for other purposes. It turns out the characteristics of this part of the radio spectrum is especially suited for broadband applications.

They offer a unique integrated gigabit fixed wireless point to multipoint solution providing the technological edge to fixed and mobile operators who want to:

- Expand existing networks
- Take advantaged on pre-fiber first mover advantage
- Offer wireless triple play
- Offload mobile traffic
- Deploy high speed capacity backhaul.

With this ad microwave radio access operators can provide all the services that residential and SOHO users are looking for today – gigabit ultrafast broadband, 4k digital TV content, VOIP telephony, VOD, Telemetry and so on.

Suited for Backhaul and Last Mile

This Fixed Wireless system is a last mile solution that can also be used for back haul for other available technologies. It enables the operator to extend its service range or penetrate underserved and hard to reach markets. It provides a cost-effective alternative to FTTH, cable and fixed LTE deployments.

AIR enables operators to quickly, with low cost deploy this network which can be seamlessly integrated into existing infrastructure. The business case with a Return on Investment (ROI) of 10 to 36 months become reality, also because of the pay as you go model.

Integrates to Existing Standards

This is a bidirectional microwave wireless communication system. It supports several access platforms ranging from Docsis / EuroDocsis to LTE and 5G. The LTE, 5G or Docsis access platform is directly connected to the AIR base station which is communicating with the end user's equipment.

Current Deployments

Whitespace technology is being rolled out around the world as spectrum is being made available. This technology has been commercially deployed this technology in the following countries:

- Slovenia – Triple Play (Internet, IPTV and VoIP)
- Slovakia – Triple Play (Internet, IPTV and VoIP) for 30,000 subscribers
- Russia – IPTV and Internet for 6,000 subscribers
- Spain – IPTV and Internet for 10,000 subscribers
- Kazakhstan – Triple Play (Internet, IPTV and VoIP) for 4,000 subscribers
- Mauritius – Triple Play (Internet, IPTV and VoIP) for 15,000 subscribers
- Annapolis Valley, Nova Scotia Canada – Internet and IPTV delivery.

Conclusions for PRRD

Whitespace radio broadband solutions are relatively new to North America and offer a significant performance improvement over existing wireless broadband solutions

Opportunities and benefits include:

- Last mile connection speeds for new Whitespace wireless deployments can be up to 500 Mbps symmetrical service (i.e. upload and download). This is a considerable improvement over existing fixed wireless broadband solutions.
- These whitespace wireless networks can be built by or in partnership with the PRRD and incorporated into the connectivity infrastructure. In such a case the wireless services would be offered to the ISP market as a wholesale service.
- Whitespace wireless towers connected to fiber optic backbone networks creates the exact synergy necessary to maximize broadband coverage in the regional district.

Appendix 2 – 5G Wireless

5G or “fifth generation” refers to the next generation of mobile wireless standards and technologies that are just starting to be rolled out by the mobile phone companies. 5G will enable a fully connected and mobile society, and deliver unprecedented benefits to citizens, industry and government.

While current networks focus primarily on data transmission, 5G networks are being designed to not only provide faster transmission speeds but also to ensure more widespread coverage, to handle more connected devices and traffic types, and to support different use cases. 5G will connect infrastructure, vehicles, sensors, buildings, machinery, and people in a way that will change the way we work, play, and interact. Some of the key benefits of the 5G standard include:

Superfast speeds

Under ideal conditions, 5G is expected to have a peak download speed of 20 Gbps. That is 20 times faster than the 4G peak download speed of 1 Gbps. To put that in context, at peak speed you could download a standard feature-length movie over a 5G network in less than a second, or 20 movies in the time it takes you to download one movie at peak 4G speed.

While peak download speed represents what could occur in ideal conditions, it is important to look at what kind of speed a user should reliably expect in average conditions. While speed can be affected by many factors, the 5G benchmark for reliable download speed per user is a minimum of 100 Mbps. While lower than 5G’s peak download speed, it is still 10 times faster than the reliable download speed per user benchmark for 4G.

Ultra-low latency

Latency refers to the time it takes for data to get from one point to another over a network. Today’s networks allow us to experience multimedia and connect with other people and machines wirelessly, but the performance of these interactions are at times affected by transmission delays.

The 5G benchmark for what is referred to as Ultra-Reliable Low-Latency Communications (URLLC) is a minimum of 1-millisecond; much lower than the 50-millisecond latency benchmark for 4G networks. URLLC will allow us to interact and connect in real time. This opens up a vast world of possibilities that did not exist prior to 5G. Examples include:

- Telemedicine, where doctors using connected robots will be able to remotely examine, test, diagnose, and even perform surgical procedures on a patient;
- Emergency response, such as firefighting robots that can be remotely operated to rescue individuals and put out fires without endangering the lives of human firefighters; and
- Connected cars, which will be able to receive critical data from sensors embedded in roadside infrastructure, buildings, and other cars, enabling drivers or autonomous car systems to take swift action to avoid danger.

URLLC will also greatly enhance the capabilities of augmented and virtual reality which will be able to match human interaction with these digital environments in real time. This will better enable Augmented Reality / Virtual Reality use for education and training purposes. When paired with other technologies that permit users to feel the actions of another – the so-called “Tactile Internet” – training professionals will be able to instruct and correct the actions of the trainee simultaneously.

Massive connectivity

The number of physical devices, or “things”, connected to the internet (commonly referred to as the Internet of Things, or IoT) is growing exponentially. While estimates vary, the number of IoT devices – fixed and mobile – is expected to jump from tens of billions to hundreds of billions over the next decade. While not all connected devices require superfast speeds or ultra-low latency, the sheer number of connections will strain the capabilities of today’s networks.

If you have attended a large gathering such as a concert or a sporting event, you may have found it was difficult to connect to the cellular network, or that service was not completely reliable. That is because today’s networks are limited in the number of connections they can support within a defined area. For IoT to reach its full potential, the connection density of our wireless networks will have to increase dramatically.

5G networks will be designed to support large numbers of connected physical devices, even in confined spaces. The benchmark for connection density is 1 million devices per square kilometre, compared to around 2,000 devices per square kilometre for 4G.

Low power consumption

More efficient power consumption by connected devices, both when sending and receiving data and while in sleep mode, is another key component of the 5G specification. In meeting this specification, instead of requiring a wired power source, some wireless modems will be able to run on battery power for up to 10 years. This is particularly important when deploying massive numbers of sensors and other physical devices as it reduces the costs of installation, maintenance, and replacement, and enables deployment in areas where wired power sources are not readily available.

Factors influencing the rollout of 5G

The widespread implementation of 5G wireless networks will provide a significant increase in the speed and quality of mobile broadband services available in the market. There are several factors that will influence when 5G services will become available in the PRRD, and the effect they will have in the market:

- Towers and Antenna Sites – The area covered by a typical 4G antenna is a 1-3 km radius around the tower. With 5G, the coverage area around each tower can shrink to 300-500 m. This means many more antenna sites will be required for a full 5G rollout, and Telcos will

start the 5G deployment in large metropolitan centers. It took approximately 5-8 years for Telcos to rollout 4G out to rural and regional parts of Canada. It is very likely that it will take at least as long for the 5G rollout.

- Fiber Availability –Each 5G antenna site must be connected directly to a fiber network, or no more than “one hop” from a wireless network. If the PRRD has invested in and facilitated the expansion of fiber throughout the regional district, then that fiber could be available for the Telcos to use and thereby reduce the capital investment required by them to roll 5G out in the regional district. The net effect will be that 5G services will be available sooner than if there is no fiber network in the region.
- Wireless commercial model – When 5G does arrive it is very likely that it will be priced using the mobile telephone pricing model. That means the price per Mbps will be much higher than wired fiber optic networks and it is likely there will be data caps to the amount of data that can be downloaded. Therefore, it is very unlikely for mobile 5G networks to replace fixed fiber optic networks in the medium to long term future.

Appendix 3 – Pipe-in-Pipe

Pipe-in-pipe is a deployment technology that uses defunct or operational pipe networks to deploy fiber optic cable. In principle, any pipe network can be used. Fiber has been deployed through unused water pipe, storm water pipes, gas pipes and active water distribution pipes.

Atlantis Hydrotec

Atlantis Hydrotec is a 'pipe-in-a-pipe' solution in which a special purpose, small-bore 'Messenger Pipe' is inserted into existing water pipelines or similar for the purposes of installing ultra-fast fiber optic communication cables.

Once the Atlantis Hydrotec solution has been installed, it is possible to install a fiber-optic communications cable within the special purpose 'Messenger Pipe' which is designed to fully isolate the cable from the water, meaning that the cable never comes into contact with the water.

Whilst Atlantis Hydrotec is designed specifically for water, it is perfectly suitable for use with other liquids, including distillates and gas.

Benefits of Pipe-in-pipe

This simple but effective solution overcomes the difficulties associated with more conventional FTTP delivery solutions: specifically, the problems relating to digging up roads and driveways to the building, costs of excavation and time to install the fiber.

- There are variants of Atlantis Hydrotec pressure fittings to suit all pipe sizes and pipe material
- The Atlantis Hydrotec pressure fittings interface with industry standard pipe saddles or flange fittings
- All 'wet-parts' are water industry approved and certified as safe to use within potable water networks by WRAS and NSF
- Fiber provides a fully future proofed solution with ultra-fast connectivity suitable for all Next Generation communications and SMART Water Network requirements.
- The infrastructure is already there - so why not use it? Water pipes already link Water Company asset, communities and businesses so they provide an ideal ready-made conduit for providing next-generation true fiber communications exactly where they are needed
- The Atlantis Hydrotec system is particularly appropriate for extra-urban and rural locations
- Installation is primarily trenchless, so it is rapid, cost-effective, and achieved with a bare minimum of civil works and associated disruption, plus it is a very green and eco-friendly technique.
- Uses are many and may include:
 - High capacity data links
 - True-fiber communication links for broadband access; particularly in hard to reach rural areas

- Water company control, monitoring & telemetry
- Evidential grade CCTV for enhanced asset protection and new generation homeland security measures
- Distributed & real-time pipe internal condition monitoring and leak detection combined with asset perimeter and access road security.

Current Deployments

Atlantis Hydrotec pipe-in-pipe deployments have taken place in the following jurisdictions:

- Anacortes Washington – Leak detection monitoring, Intrusion detection and FTTP
- Muscat, Oman – Leak detection monitoring and FTTP network
- Milan, Italy - Leak detection
- Vic, Spain - Leak detection monitoring and FTTP network
- Priston, United Kingdom - Leak detection monitoring and FTTP network

Conclusion

Pipe-in-pipe deployment technologies provide another means of building fiber optic infrastructure with minimum disruption to civil infrastructure, and ideally at a lower cost of traditional buried or aerial deployments. Pipe-in-Pipe technologies provide the added capability of leak detection in the networks in which they are deployed. Such leak detection is a valuable tool in managing and maintaining water networks. These pipe-in-pipe technologies are not applicable to many fiber network builds due to the nature of the water infrastructure and/or the topology of the network, but where requirements, capabilities and applicability line up, they can be an effective deployment tool.

Appendix 4 – Low Earth Orbit (LEO) Satellite

Low Earth Orbit (LEO) Satellites are satellites that are deployed no further than 2,000 km from the earth. Most satellites deployed today are LEO satellites.

LEO satellites can only cover a portion of the earth's surface at any point in time, therefore, a network of LEO satellites is necessary to provide complete coverage of the earth at any point in time.

One of the first successful commercial satellite networks was the Iridium satellite phone network. The first Iridium satellite was launched in 1997. Today the Iridium network provides complete coverage of the earth for low-bandwidth data and telephone calls with 82 satellites.

Starlink

Starlink is a satellite internet constellation being constructed by SpaceX providing satellite Internet access. The constellation will consist of thousands of mass-produced small satellites in LEO working in combination with ground transceivers. Starlink is ideally suited for areas of the globe where connectivity has typically been a challenge. The attributes of the Starlink network is as follows:

Thousands of Satellites

The first iteration of Starlink plans to launch approximate 1,600 small (500 lb) satellites into orbit. The satellites will be connected to ground stations and to each other via laser links. The extremely large number of satellites will enable high speed bandwidth (i.e. greater than 600 Mbps) to any site on earth that is covered by the satellites. As of March 16, 2021, there have been 1325 “first generation” Starlink satellites launched into space. These test satellites do not have full functionality such as the satellite to satellite laser communication system.

No Handsets

The Starlink receivers will be about the size of a pizza box. This precludes the use of handsets to access Starlink internet.

Uncertain Coverage Schedule

Starlink has published very little regarding the exact schedule of their deployment and what parts of Canada will be covered first. It is likely that the roll-out will take longer than expected. Some predict that Starlink's initial services will be backhaul services to a ground station in a region and the 'last mile' service will be provided by more traditional wired or wireless networks.

Interim Pricing

Starlink is currently offering a “Beta Test” service. The cost of the initial equipment is \$499 USD and the monthly service fee is \$150 USD.

Conclusions

LEO satellite networks like Starlink, will be a complementary addition to the market, but will not solve all issues of broadband internet and connectivity in region. There are significant technological, market and regulatory risks to waiting for such a satellite network to launch commercial services. Some of the risks facing LEO satellite networks are:

- The technologies at the core of these networks all have to work exactly as planned in order to provide the speed and breadth of service that they were designed for. Phased array antennas and laser satellite-to-satellite communications are just a couple of those innovative technologies.
- It is estimated that Starlink will cost over \$5 billion to deploy. It is possible that Starlink changes or scales back its plans before rollout. Alternatively, the network could run into financial difficulty or even go bankrupt.
- Starlink has filed for permission to launch a network of up to 42,000 satellites to meet future speed and capacity requirements. There is a significant controversy around the environmental impact of such a vast network. Furthermore, astronomers and astrophysicists are very concerned about what the Starlink satellite network of thousands or tens-of-thousands of satellites will do to earth based observatories.
- Need to put something in here about doesn't help education, industry, health care, mobility, etc.

Appendix 5 – Broadband Ownership and Business Models

There is a spectrum of approaches to structuring the ownership and governance of broadband internet infrastructure. New broadband infrastructure can be built as completely privately owned and operated; it can be publicly owned, and operated infrastructure could or it can be built in a collaboration between the private and public sectors.

On the privately owned end of the ownership and governance model, the existing telecommunications companies like Telus and Shaw will continue to invest in their proprietary networks. The challenge with this model for local governments is that they have no ability to direct or influence where or when these private operators will make investments in new infrastructure to serve their constituents. If parts of the Regional District do not warrant new investment according to the private sector return on investment requirements, then those areas continue to be underserved from a service perspective.

Some local governments have responded to this private sector challenge by deciding to become network owners and operators themselves. They build and operate new broadband infrastructure where it is needed first and foremost rather than where it will make the greatest return. This approach has the benefit of directly addressing the public policy mandate of serving underserved parts of the district. However, it also means the local government must take on the risks and obligations of being in the broadband business. In many cases, local governments are not willing to take on those risks and contingent liabilities.

Between these two ends of the spectrum – completely private and completely public, there exists a wide assortment of public-private options where local governments can perhaps own broadband infrastructure and play a governance role in how that infrastructure is utilized without having to expose themselves to all of the challenges and risks of operating such infrastructure.

One particular example of where the public and private sectors can partner to create critical Broadband Infrastructure is described below. The objective of the ‘hybrid network company’ is to combine publicly owned Broadband infrastructure in rural and regional areas together with a private wholesale operator who contributes private capital and operational expertise to manage the network and offer competitive wholesale services to the market.

Hybrid Network Company

The Hybrid network company is designed to leverage the advantages of both public and private sector participation in the network. Hybrid networks can utilize a number of ownership models from a stand-alone corporation to some form of public-private partnership. Ownership and governance models for such hybrids could take the form of investing in an existing company, forming a Local Government Corporation or establishing a society, cooperative or trust. Fundamentally, the hybrid approach enables both private and public capital to be utilized in the construction of the infrastructure. It also recognizes where there is public capital deployed by a local government, it is appropriate to provide some level of public governance and/or ownership.

Again, the hybrid approach applies to how the communication infrastructure is capitalized, deployed and governed. However, the business scope of the wholesale operator is not included in the scope of the infrastructure company. That is not to say the wholesale operator can not be a shareholder of the infrastructure company. The model only limits the wholesale operator's activities at the retail service provider level. That is, the wholesale operator is precluded from offering retail services to the market in order to promote competition at the retail level. However, there is no reason the wholesale operator cannot be an owner of the infrastructure as well.

The chart below illustrates the primary attributes and roles within a hybrid network company.

	Regional District / Municipality	Private Sector Wholesale Operator
Parties' Roles	Provide public policy mandate. Contribute capital to new builds.	Provide infrastructure expertise. Contribute capital to new builds.
Connectivity infrastructure	Facilitate rights-of-way and access	Contract construction. Operate and maintain.
Mandate	Ensure availability of infrastructure.	Create infrastructure to realize mandate. Create viable commercial entity.
Service Provision	User of infrastructure for public sector needs.	Provide connectivity infrastructure access to wholesale operator.
Commercial Proceeds	Provision to refresh infrastructure. Limited commercial proceeds.	Private capital returns allocated first.
Transfer of Ownership	PRRD owns assets	Assets could be purchased at end of a determined time period

Fiber Ecosystem Model

Utilizing the Hybrid Network Company model above, it is possible to implement a regional broadband solution that involve stakeholders from both the public and private sectors. Regional districts, rural municipalities (towns, villages), the network operator, network builder, possible retail service providers, and possible private investors are all parties that could be a part of a regional solution. This regional network would assemble the critical Broadband Infrastructure that is necessary to support the entire community – not just the most populous communities within the region.

Then, on top of the Broadband Infrastructure it is possible to build a fiber ecosystem that will deliver the services that the market demands while providing as much choice and competition as possible. The connectivity infrastructure will likely integrate both fiber and wireless technologies. There are different options as to how to approach ownership of the infrastructure.

In modern telecommunication networks that they are an interconnection of various components each with potentially different owners. However, we believe that it is how a regional network is operated and governed so that aligns it with the policy and market outcomes that PRRD is seeking. A high-level description of a possible PRRD ecosystem model is outlined below:

1. Dark Fiber and Wireless Connectivity Infrastructure – At the core of the regional network is the fiber and wireless infrastructure that provides connectivity throughout the regional district, not just to its largest municipalities. In rural and regional markets like the PRRD, large geographic areas together with sparse population and business densities make it necessary to leverage both public and private capital to build this connectivity infrastructure. PRRD has a role to play through facilitation and direct investment in the connectivity infrastructure. The primary objective is to drive the fiber as far as possible into the regional district to create a fiber backbone and then enable existing and net-new wireless infrastructure where fiber is not practical. Existing fiber infrastructure can be utilized where it is commercially available and leads to fulfillment of PRRD’s objectives. An engagement with existing wireless providers to determine how PRRD’s activities might support their wireless services to non-fiber-to-the-premise areas is also undertaken during this time.
2. Wholesale Internet Service Provider (ISP) – Once the connectivity infrastructure is in place, it should be operated in such a manner to provide the Internet Service Provider (ISP) market wholesale access to this essential infrastructure. Again, large geographic areas together with sparse population and business densities mean that economies of scale have to be created to ensure services are offered throughout the regional district. We propose those economies of scale are created by a single wholesale ISP operating the network. This single wholesale ISP installs electronics on the fiber (i.e. “lights” the fiber) and provides wholesale internet, bandwidth, IPTV and VOIP telephony services to Retail Service Providers (RSP). These RSPs will then own and manage the relationship with the end customers. Utilizing this approach effectively creates “open access” connectivity infrastructure in the PRRD.
3. Retail Service Providers (RSP) – Part of PRRD’s objectives for creating connectivity infrastructure include ensuring that critical internet services are available throughout the regional district and ideally having competitive services throughout the network. This proposed ecosystem model is designed to enable competitive RSP services. In order to encourage competitive services, the wholesale ISP must exclude itself from the RSP market. While the infrastructure is being built out it may be necessary to assign a ‘preferred’ RSP that has the obligation to provide services throughout the network and in exchange is granted an exclusivity for a short period of time. However, the clear policy direction is creating a market for competitive RSP services on the PRRD connectivity infrastructure.

The fundamental building blocks of the fiber ecosystem presented above provide a viable market structure for creating connectivity infrastructure within the PRRD. Possible approaches to ownership and governance; stakeholder engagement and funding can be explored and evaluated by the Broadband Internet and Mobility Standing Committee proposed as one of this strategy’s recommendations.

Appendix 6 – Broadband Funding Models and Sources

Potential Funding Sources

Potential funding sources required to achieve this plan will be quite varied. The predominant funding sources are listed in the following table:

Government of Canada	Via programs such as those managed through either Innovation, Science and Economic Development, CRTC and/or Infrastructure Canada
BC Government	Via programs such as Connecting BC managed by NDIT
Regional Districts	Via Gas Tax funds, taxation
Municipalities	Via individual programs within given municipality
All Nations Trust Company	e.g. Pathways to Technology

Funding Opportunities and Options

Regardless of the ownership and governance model that is used to structure the connectivity infrastructure company, there are a number of publicly available sources of financing.

Some of the funding agencies below provide grant funding that requires matched or prorated funding from the application. The Canadian Infrastructure Bank provides project loan financing at very attractive rates.

Government bodies providing grant funding look favourably on regional solutions that address the digital divide that exists in rural areas of less density.

CRTC Broadband Fund

The CRTC Broadband Fund (CBF) is a fund totalling \$750 million over five years that has been established and administered by the CRTC. This money is allocated as \$100 million in year 1, \$125 million in year 2, \$150 million in year 3, \$175 million in year 4, and \$200 million in year 5. As the first intake for applications opened in summer 2019 and closed October 2019, 2019 can be set as year 1, making 2023 year 5 of the CBF. The currently open second call deadline has been extended to April 30, 2020 due to the Covid-19 pandemic. While the next intake for the CRTC Broadband Fund is unknown, it is anticipated that three more calls will follow.

The CBF is targeted at helping close the digital divide that exists in the rural areas of Canada. These areas are grossly underserved (or not served at all) due to the economic unviability of a business venture into these areas. Private companies look for returns within 2 to 3 years of a project and this simply isn't feasible for a high-speed fiber project in sparsely populated areas. Despite this, there has been research and analysis done that show making such an investment in

broadband infrastructure will result in significant gains for the community, and ultimately Canada's economy.¹ The CBF is only available to inhabited areas where there is no access to internet connectivity of at least 50 Mbps download and 10 Mbps upload. This level of service has been titled as the CRTC's Universal Service Objective (USO). These areas can be seen as green hexagons on the CRTC's map.²

As part of an application, the CRTC Broadband Fund specifically inquires as to the community consultation and engagement activities that have taken place.

Connecting British Columbia

The Connecting British Columbia (CBC) program is funded by the Province of British Columbia and administered by Northern Development Initiative Trust. The CBC program and CBF follow nearly identical criteria and objectives, that being to meet the CRTC USO. CBC program has been designed to work in conjunction with the CBF, as any funding received under the CBC program can be identified as "other sources of funding" on a CBF application.

CBC program funding can be requested for up to 50% of transport project funding. Access projects can request funding up to 50% of the project costs, although a baseline funding level of \$250,000 per community will also be used. A sample awarding calculation is offered in their application guide:

Sample Project – Last-Mile: Community	Total Eligible Project Costs	Program Funding Request
Community A	\$750,000	\$450,000
Community B	\$500,000	\$250,000
Community C	\$250,000	\$50,000
Total	\$1,500,000	\$750,000
Average per Community = \$250,000		

Connecting British Columbia's current phase, and last that is announced at this time, will see \$50 million awarded to projects from two intake dates. One intake deadline has passed (February 15), with the final intake deadline coming up on June 15, 2020. Projects that are approved for funding should be completed by March 31, 2022.

Canadian Infrastructure Bank

Another funding option that can be accessed is the Canada Infrastructure Bank (CIB). The CIB is a Crown corporation established in 2017. It has been allocated \$35 billion over the span of 11 years (ending in fiscal 2027-28) to invest in infrastructure projects in Canada. The CIB will invest in projects as a means to help attract private-sector investments to those projects. Core areas for

¹ A Cost-Benefit Analysis of Alberta Rural Broadband Deployment. https://8027113f-922d-49f1-8cab-0a74f30812a1.filesusr.com/ugd/a556b1_d4f116fe94904d519321a3d15ff22240.pdf

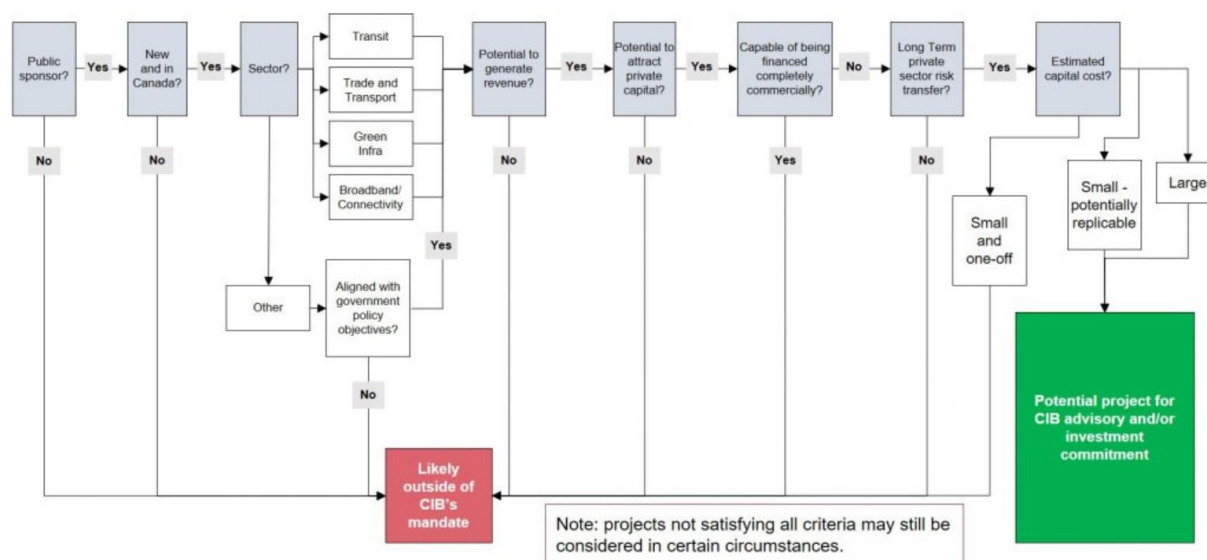
² https://crtc.gc.ca/cartovista/fixedbroadbandandtransportye2018_en/index.html

investment have been identified as: transit; trade and transport; green infrastructure; and broadband/connectivity. The CIB has a focus on “large, transformational projects that are in the public interest, linked to national strategic economic priorities, and developed and delivered in partnership with public sector sponsors and private and institutional investors.”^{2F3}

The CIB made its first investment in August 2018, a \$1.283 billion investment into a transit project in the Greater Montreal area. The investment will be administered via four draws and the investment has an effective blended 15-year interest rate of 1.65%.

Moving forward, the CIB has set investment goals. For 2019-20, they hope to receive 100 project proposals with a total in excess of \$20 billion, shortlist 9 of those and make at least 2 investments. By 2023-24, these numbers increase to 100 proposals received with a total in excess of \$30 billion, shortlist 20 and make up to 5 investments.

The CIB also provides business planning support and encourages organizations with projects to contact them early so that the project can be developed with a greater chance of receiving funding. The CIB’s decision flowchart is below.^{3F4}



The CIB provides funding via various mechanisms (debt, equity, etc.) to infrastructure projects that fall within their mandated areas; as identified above, broadband infrastructure is one such area. The CIB operates to bridge the financial gap of infrastructure projects that are not economically feasible for the private sector. This is a well-known issue for rural broadband projects, making the CIB a very valuable and viable resource. A limitation of the CIB is that their threshold of investment is \$20 million at a 50/50 contribution. Thus, a project totalling \$40 million

³ Canada Infrastructure Bank Summary Corporate Plan 2019-20 to 2023-24, page 1. <https://cib-bic.ca/wp-content/uploads/2019/06/2019-06-05-%E2%80%93CIB-Summary-CP-%E2%80%93EN-Final.pdf>

⁴ From: <https://cib-bic.ca/en/partner-with-us/investments/project-intake/>

with minimum of \$20 million from the project sponsor(s) but be achieved before accessing CIB funding becomes an option. Working with the regional district as a whole may be a method of amassing a project of sufficient size to meet this threshold.

Universal Broadband Fund

The Federal Government announced the Universal Broadband Fund (UBF) as part of its Budget 2019. The UBF will provide up to \$1.75 billion over seven years starting in 2020. Focused on unique needs of rural and remote communities, the fund included a \$150 million “Rapid Response Stream” that closed its intake on February 15, 2021. The UBF will have the same target as the CBF, that being meeting the 50/10 broadband speed objective across all of Canada.

Economic Stimulus Post-COVID-19 Pandemic

Both provincial and federal levels of government have announced stimulus packages that will be made available to stimulate economic activities once the Covid-19 pandemic has passed. Given the known priority on broadband connectivity through existing programs such as the CRTC Broadband Fund, Universal Broadband Fund and Connecting British Columbia, it is expected that a portion of the stimulus funding will be allocated to broadband. Details on such stimulus packages are not yet known but can be monitored and applied for once available.

Appendix 7 – Criteria for Prioritizing and/or Evaluating Broadband Projects and Requests for Letters of Support

- ☐ **Number of communities benefiting** – the more communities included in a project should mean the project is more attractive than a project addressing fewer communities.
- ☐ **Number of residents/households/businesses within those communities** – the larger the total number of residents/businesses that will be covered by the project should mean the project is more attractive than a project addressing fewer residents/businesses.
- ☐ **Magnitude of connectivity gap (i.e. how underserved is the community?)** – A the project is providing services to a community that only has 5Mbps/1Mbps services available to it is more attractive than a project in a community that currently has 25Mbps/5Mbps services.
- ☐ **Cost per household/business** – The total project cost divided by number of households/businesses service is the cost per household/business. The lower the better and this metric is used by some funding agencies.
- ☐ **Capped Services** – What are the service caps for the proposed project?
- ☐ **Service Levels** – what are the minimum service levels being offered by the proposed project?
- ☐ **Affordability** – is a key consideration in determining acceptable high-speed service.
- ☐ **Existence of willing funding partners** – Does the project have committed and adequate funding?
- ☐ **Existence of community champions** – Are they organizations in the community that will work to secure the success of a project or perhaps act as “anchor tenants” for the project?
- ☐ **Existence of technical, project management, and financial expertise required to complete and operate a project** – Can the project demonstrate a high probability of success based on the experience and expertise of key project resources?
- ☐ **Long term sustainability** – Can the project demonstrate a viable business plan with realistic expectations around adoption of services and resulting revenues?
- ☐ **Choice and Competition** – Does the project create choice and competition of services for households and businesses, or is it a single provider. Competition is preferable to a single provider.

- ❑ **Scalability** – A key consideration is ensuring that the technologies used in the proposed project are scalable for future years. As the capacity and need for faster Internet services arise, will the proposed project be able to adapt.
- ❑ **Reliability and Redundancy** – Does the proposed project provide redundancy to the area, so that a single cut to the fiber will not result in a loss of service.
- ❑ **Open or Closed Access Network** - In an open access network, all ISPs are offered the same opportunity to deliver Broadband Internet services to the community by utilizing the local government owned infrastructure. This model allows greater competition by opening the market to smaller providers who may not have the capital to invest in large networks of their own, who in turn, compete for customers.
- ❑ **Economic Development** – what is the potential economic development impact to the region of the proposed project?



REPORT

To: Chair and Directors

Report Number: ENV-BRD-060

From: Kari Bondaroff, GM of Environmental Services

Date: May 27, 2021

Subject: Carbon Tax Information

The following motions were deferred from the March 25, 2021 Regional Board Meeting pending receipt of information regarding the implications of the Supreme Court ruling that the carbon tax is constitutional and impacts to the Province of BC, which is provided below; therefore, the motion(s) are back on the floor for consideration by the Regional Board:

RECOMMENDATIONS ON THE FLOOR*: [Corporate Unweighted]

Amending Motion

MOVED Director Fraser, SECONDED Director Heiberg,
"That the Regional Board amend the motion by adding "using marked fuel" following 'agricultural community'.

Main Motion:

MOVED Chair Sperling, SECONDED Director Goodings,
"That the Regional Board receive the letter from Arthur Hadland dated March 2, 2021 which asked the Regional Board to take action to extinguish the Provincial Carbon Tax for the Region; further, that the Regional Board authorize that a letter be sent to the Honourable John Horgan, Premier of BC, the Honourable George Heyman, Minister of Environment and Climate Change Strategy, and the Honourable Selina Robinson, Minister of Finance; requesting that the agricultural community and residents and businesses who do not have access to BC Hydro's power grid in the Peace River Regional District be exempted from British Columbia's Carbon Tax; further, that the letter be copied to South Peace MLA Mike Bernier, and North Peace MLA Dan Davies."

BACKGROUND/RATIONALE:

*The Board must vote first on whether or not to approve the amendment regarding marked fuel. Once it has been decided whether or not 'using marked fuel' will be included as a condition of exemption from the carbon tax for the agricultural community and added to the resolution, the main motion must be voted on, either as originally proposed, or as amended.

As captured in the deferred resolution, Arthur Hadland sent a letter to the Regional Board expressing dire concern for the 19% bill increase directly related to carbon tax that was attributed to heating a home. Mr. Hadland requested that action be taken to exempt all Northern taxpayers from paying a tax that he suggests does not reduce human consumption of carbon fuels or improve the environment.

In 2008, the Province of BC implemented North America's first broad-based carbon tax. This tax applies to the purchase and use of fossil fuels, and covers approximately 70% of provincial greenhouse gas emissions.

On April 21, 2021, BC's carbon tax rate rose by \$5/tCO₂e to \$45. The rate will increase again on April 1, 2022, to \$50/tCO₂e. A previously scheduled increase in 2020 was postponed due to the pandemic.

Carbon tax revenue generated by the Province is used to provide carbon tax relief in the form of Climate Action Tax Credit payments to residents of BC; \$174/adult and \$51/child as of July 1, 2020. This credit is for low and middle income individuals and families and is issued four times per year through the Canada Revenue Agency. The Clean BC Industrial Incentive Program, as well as the CleanBC Industry Funds, were created to provide support to businesses focused on reducing emissions for industry in BC. There are many different funding programs that support increased energy efficiency for housing, industry, and farming operations.

Carbon tax rebates exist for farmers to assist with the purchase and/or upgrades to equipment that improve energy efficiency. Solar energy use is being promoted and financially supported through funding for purchase. The carbon levy does not apply to dyed diesel or gasoline used in farming operations; however, carbon tax levies are indirectly expensed to farmers by other businesses that provide services to the farming community. With small revenue margins, the increased taxes are passed to the farmer indirectly within their purchases.

For northern residents, the total cost of carbon tax per individual will vary based on the volume of fossil fuel energy they utilize. Those driving longer distances and heating larger homes will pay more than those who utilize public transit and heat smaller homes. Carbon taxes are meant to prompt residents to lower, or limit their use of fossil fuel, as otherwise they will be subject to increased costs due to the addition of the carbon tax to the overall bill.

On March 25, 2021, the Supreme Court of Canada ruled that the federal carbon pricing law is constitutional. The link to the decision summary is attached as an external link for review. In summary, the *Greenhouse Gas Pollution Pricing Act* (Act) that was passed in 2018, to align with and to support the global consensus, under the 2015 Paris Agreement that greenhouse gas emissions contribute to global climate change was upheld by the Supreme Court. The Act allows the federal government to implement its commitments through carbon gas pricing systems that were mandated to be initiated by January 1, 2019. The Act is to be applied where provincial or territorial pricing systems are not strict enough to reduce global warming. It should be noted that the title 'carbon tax' is misleading as it is not a tax, it is a pricing structure. Carbon tax is actually a regulatory charge for the use of fuel and the corresponding excess emissions that enter the environment. While provinces such as Saskatchewan, Ontario, and Alberta challenged the imposition of carbon tax on their residents, the federal government maintained that the federal law was to ensure and maintain minimum carbon pricing standards across the entire country. British Columbia has met these requirements through the scheduled carbon tax pricing rates and increases as initiated in 2019, and as such, the federal ruling has no impact on BC, other than they will continue to charge it.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

None.

OTHER CONSIDERATION(S):

None.

External Links:

1. [Director Report](#) from March 25th Board Meeting, DR-BRD-017 re: British Columbia's Carbon Tax
2. [Letter from Arthur Hadland](#), dated March 2, 2021 re: Unnecessary and Non-Functional Carbon Tax
3. [March 25, 2021 Board Meeting Minutes](#) (See Item 10.1)
4. BC Government Information on Carbon Tax:
<https://www2.gov.bc.ca/gov/content/environment/climate-change/planning-and-action/carbon-tax#:~:text=On%20April%201%2C%202021%2C%20B.C.,increase%20was%20postponed%20in%202020.>
5. Supreme Court of Canada Case in Brief:
<https://www.scc-csc.ca/case-dossier/cb/2021/38663-38781-39116-eng.aspx>



REPORT

To: Chair and Directors

Report Number: DS-BRD-155

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

Subject: Development Variance Permit, PRRD File No. 21-003 DVP

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board approve Development Variance Permit No. 21-003, for the property identified as PID 011-919-175 to allow an increase in the maximum permitted accessory building floor area from 187 m² to 197.4 m².

BACKGROUND/RATIONALE:

Proposal

The applicant is requesting to allow an increase of 10.4 m² in the maximum permitted accessory building floor area within PRRD Zoning Bylaw No. 1343, 2001, in order to construct an addition to the existing accessory structure (shop) on the subject property.

File Details

Owners: Grant Adams
Area: Electoral Area C
Location: Fort St. John
Legal: Lot 7 Block 3 Section 3 Township 84 Range 19 W6M Peace River District Plan 15982
PID: 011-919-175
Civic Address: 12455 Ash Ave
Lot Size: 0.81 ha (2 acre)

Site Context

The subject property is situated approximately 5 km west of the City of Fort St. John. Residential uses surround the property to the north, south, east, and west.

Site Features

Land

Based on the aerial imagery, the subject property is mostly cleared.

Structures

The subject property had one residence and an accessory building.

Access

The subject property can be accessed by either Ash Ave to the north or Blueberry Ave to the south.

Comments & Observations

Applicant

The applicant is seeking approval to allow an increase in the maximum permitted accessory building floor area to get additional space to work in and for storage. The additional 10.4 m² over and above the allowable maximum floor area will include a utility room and bathroom (please refer to sketch in the application).

Agricultural Land Reserve (ALR)

The subject property is outside of the ALR.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan (NPFA OCP) Bylaw No. 1870, 2009, the subject property is designated Medium Density Rural Residential (MDR). Within this designation, the principal use of land will generally be limited to residential and home based businesses. The NPFA OCP does not address accessory building floor areas.

Section 1.5.2, Policy 10 of the NPFA OCP states that when reviewing and considering amendments to zoning regulations for Home Based Business (HBB), scale, type, and location of the allowable businesses must be taken into account, including, but not limited to, the following principles:

	Principles	Planning Analysis
i.	The HBB use does not impact neighbouring residents.	There is an existing shop on the subject property, which can be expanded up to 187 m ² . The requested variance of an additional 10.4 m ² is not likely to impact the neighbouring residents given where it is situated on the property away from other residential dwellings on adjacent parcels.
ii.	The HBB use does not potentially create noise, odors, unsightliness or noxious fumes, high traffic volumes or safety issues within the community.	There would be a continuation of the existing activities in the proposed expansion of the existing shop.
iii.	The HBB is clearly incidental and subordinate to the principal use of the property.	The existing dwelling on the subject property has a larger footprint than the total floor area of the proposed expanded shop.

Therefore, the proposal complies with the OCP.

Land Use Zoning

Pursuant to the PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-3 (Residential 3 Zone). Section 13.2 states that the maximum permitted aggregate floor area of all accessory buildings for a parcel size greater than 0.2 ha but less than 1.8 ha is 187 m² (2016 ft²). There is an existing

accessory building (shop) on the subject property and the applicant is proposing to construct an addition to it, bringing the total accessory building floor area to 197.4 m² (2125 ft²), which is 10.4 m² in excess of what is permitted.

Therefore, the applicant requires a variance for the additional 10.4 m².

Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area and a Building Permit will be required prior to construction.

Development Permit Areas

The subject property is outside of all Development Permit Areas.

Development Cost Charge Area

The subject property is outside of the Development Cost Charge Area.

School District 60 School Site Acquisition Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time as no new residential structures or lots are proposed.

Impact Analysis

Context

The subject property is surrounded by residential uses and is bordered by roads on the northern and southern edges. There are residential uses on the properties to the east and west. Given the location of the dwellings on the adjacent properties, the proposed increase in the accessory building floor area is not anticipated to have adverse impacts on the residential uses and surrounding context.

Population & Traffic

Overall traffic and population are not anticipated to increase.

Sewage & Water

An existing septic tank is used for sewage disposal. A cistern is used for water supply.

Comments Received from Municipalities & Provincial Agencies

Ministry of Transportation and Infrastructure

No objections.

Charlie Lake Fire Department

Interests unaffected. Encourage to maintain a clear access around the structure.

Agricultural Land Commission

No objections.

Chetwynd, Dawson Creek, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, Fort St. John, Front Counter BC & School District 60, Northern Health

No response received.

Comments Received from the Public

Public notification was completed in accordance with *Local Government Act* section 499, alerting the public and adjacent property owners that the variance was to be considered at the May 27, 2021, Regional Board Meeting. At the time of preparing the report, no comments from the public had been received. Should any be submitted prior to the May 27, 2021 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the agenda.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Development Variance Permit No. 21-003, for the property identified as PID 011-919-175 to allow an increase in the maximum permitted accessory building floor area from 187 m² to 197.4 m².
2. That the Regional Board provide further direction.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

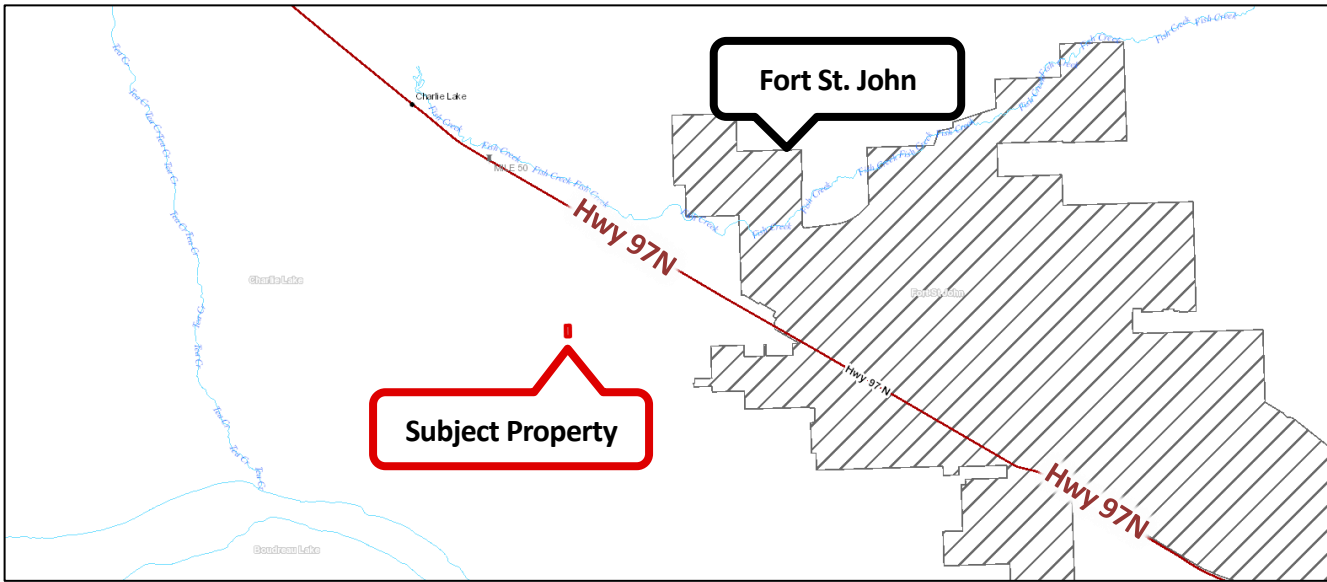
OTHER CONSIDERATION(S):

None

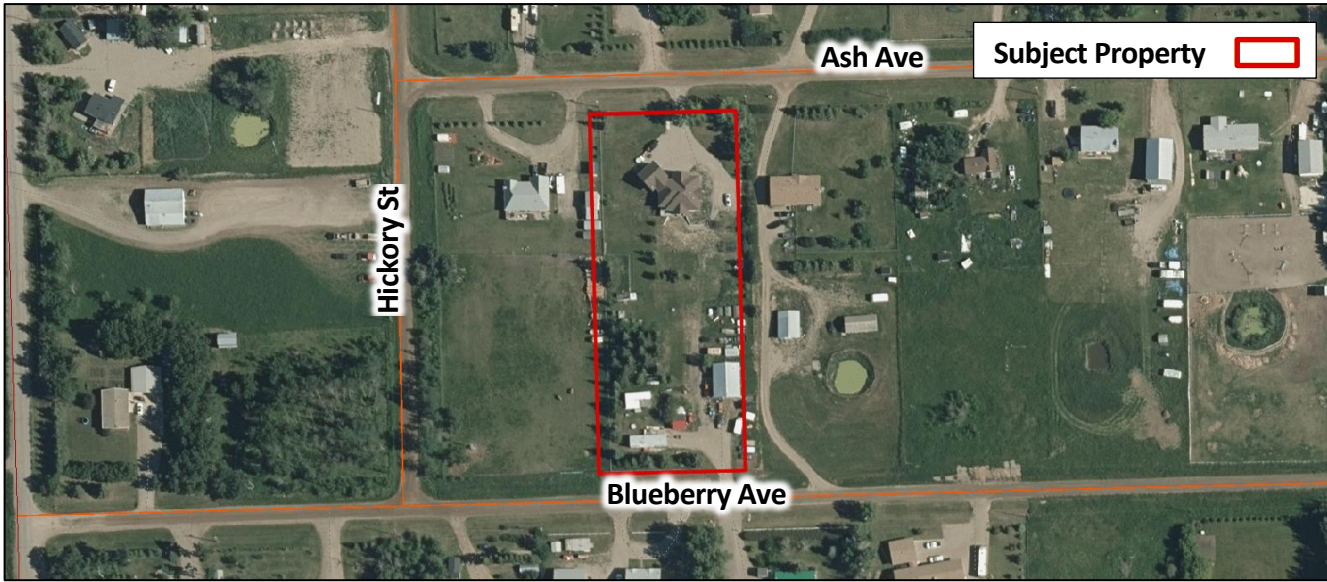
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Area C Director's response – DVP 21-003
5. Draft Development Variance Permit No. 21-003

Location: Fort St. John



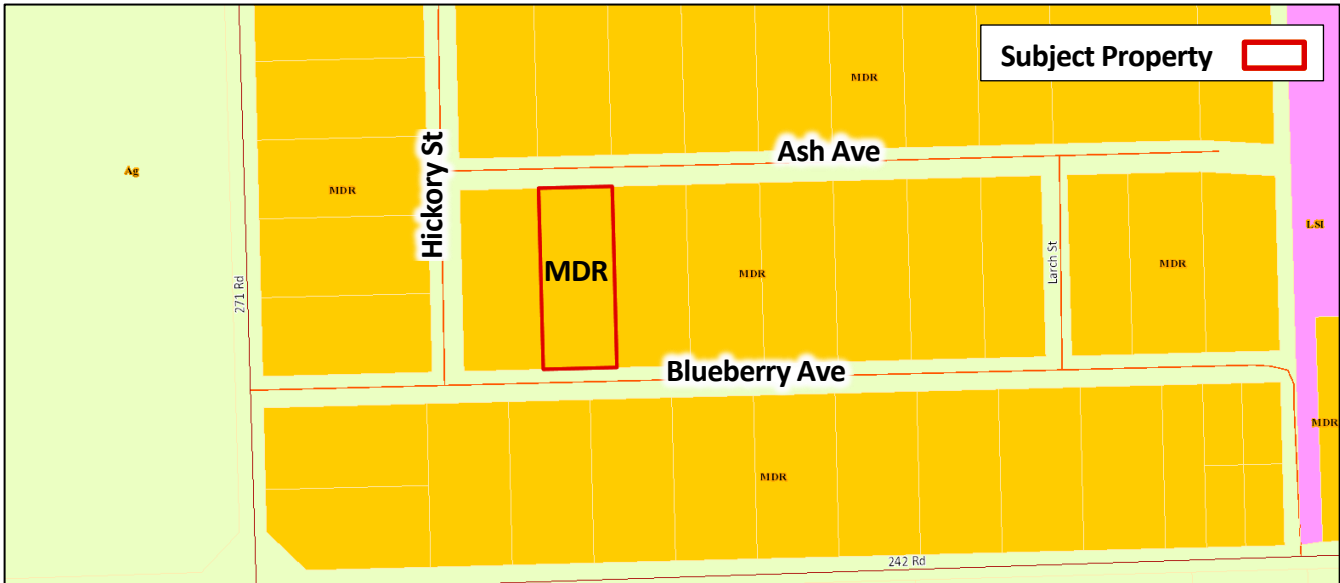
Aerial imagery



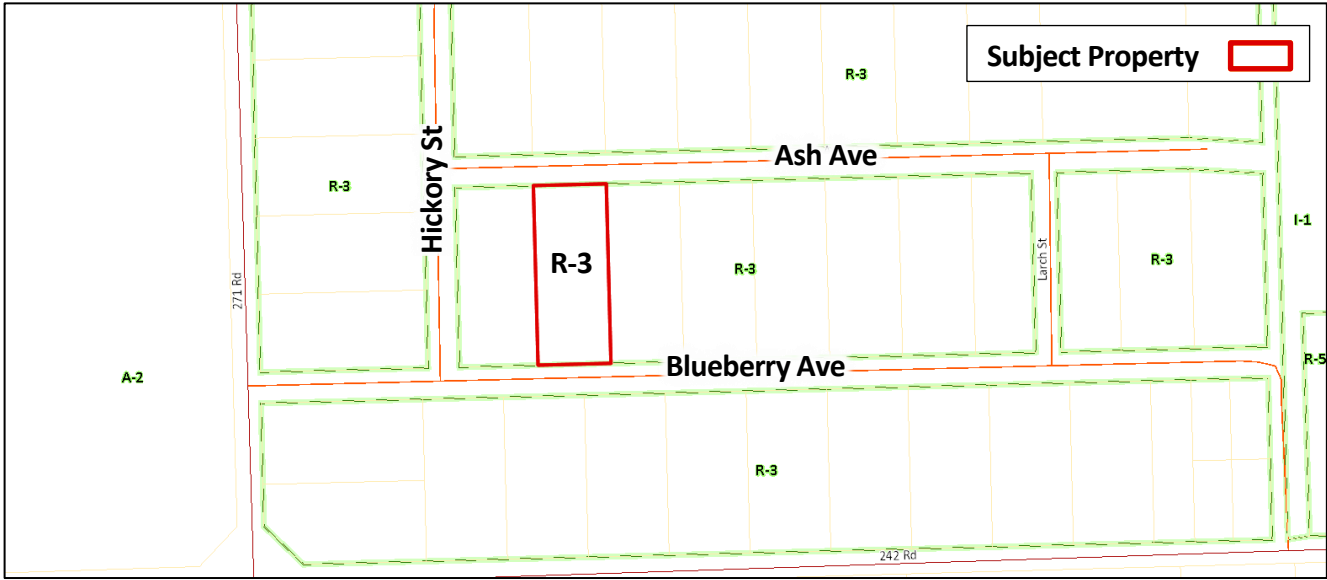
Proposal



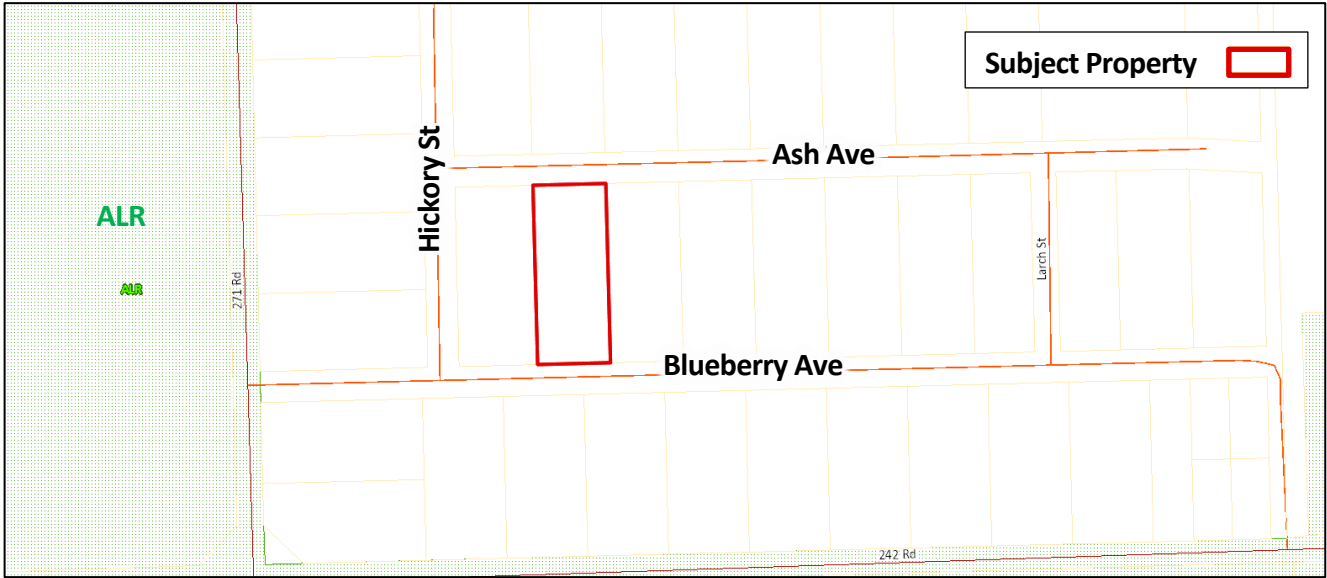
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:
Medium Density Rural Residential (MDR)



PRRD Zoning Bylaw No. 1343, 2001: Residential 3 Zone (R-3)



Agricultural Land Reserve: Outside





PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4
 [Toll Free: 1-800-670-7773]

Bylaw No. 2165/2016
 Schedule A – Application for Development



Receipt # 8267

Application for Development

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input checked="" type="checkbox"/> Development Variance Permit	165.00
<input type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name <u>Grant Adams</u>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot	ha./acres
<u>Lot 7 Block 3 plan PG15982 Section 3</u>	<u>2.5</u>	ha./acres
<u>Township 84 Range 19 Meridian Land</u>		ha./acres
<u>district 44 EXC MBH 38340 SEE</u>		ha./acres
<u>074930.715</u>	TOTAL AREA <u>2.5</u>	ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 12455 Ash Ave

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

Text amendment: _____

☒ Development Variance Permit – describe proposed variance request:

Accessory Building increase of 10%
adding a additional 1000 sqft to the Existing 1200 sqft.
accessory building

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Accessory building use for equipment repairs, storage,
hobbies

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Dwelling Unit
(b) East Parking
(c) South Driveway
(d) West Nothing / Property line

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Renovation of current Accessory building and increasing
the sq. ft.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

Current building is 1200 sqft and I want to expanded to the
minimum 2016 sqft but due to shape of my design I am asking
for 10% increase so i can include a storage room and
half bathroom.

REVISED
Adding 925 sq.ft. to
existing 1200 sq.ft.
Bringing the total to
2125 sq.ft. or 197.4
sq.m.

Increase in
permitted accessory
floor area requested
= 10 sq. m.

See
attached
sketch for
layout plan.

10. Describe the means of sewage disposal for the development:

There is an existing pump out septic tank
all ready installed.

11. Describe the means of water supply for the development:

There is an existing cistern all ready installed.

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property; ✓
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed); N/A
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines; ✓
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines; ✓
 - (e) the location of any existing sewage disposal systems; ✓
 - (f) the location of any existing or proposed water source. ✓

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

[Redacted Signature]

Signature of Owner

March 29, 2021
Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We	and	hereby
authorize		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:

← Ash Ave →

← Approx 200' →

Cistern

Driveway

← approx 50' →

Dwelling Unit

← approx 60' →

Property line ← Approx 465' →

Green House

Septic

← 195' →
from Accessory building
to Dwelling

Property line ← Approx 465' →

Please note that
the PARD Interactive
map isn't updated.

Mobile home, out building
and junk on south end
of property has been
removed.

Chicken Coop.

addition
40' 30'
1000 sqft
40' 30'
10' 30'
Current
Accessory
Building
1200 sqft
30' 26'



Parking.

Cistern

Septic

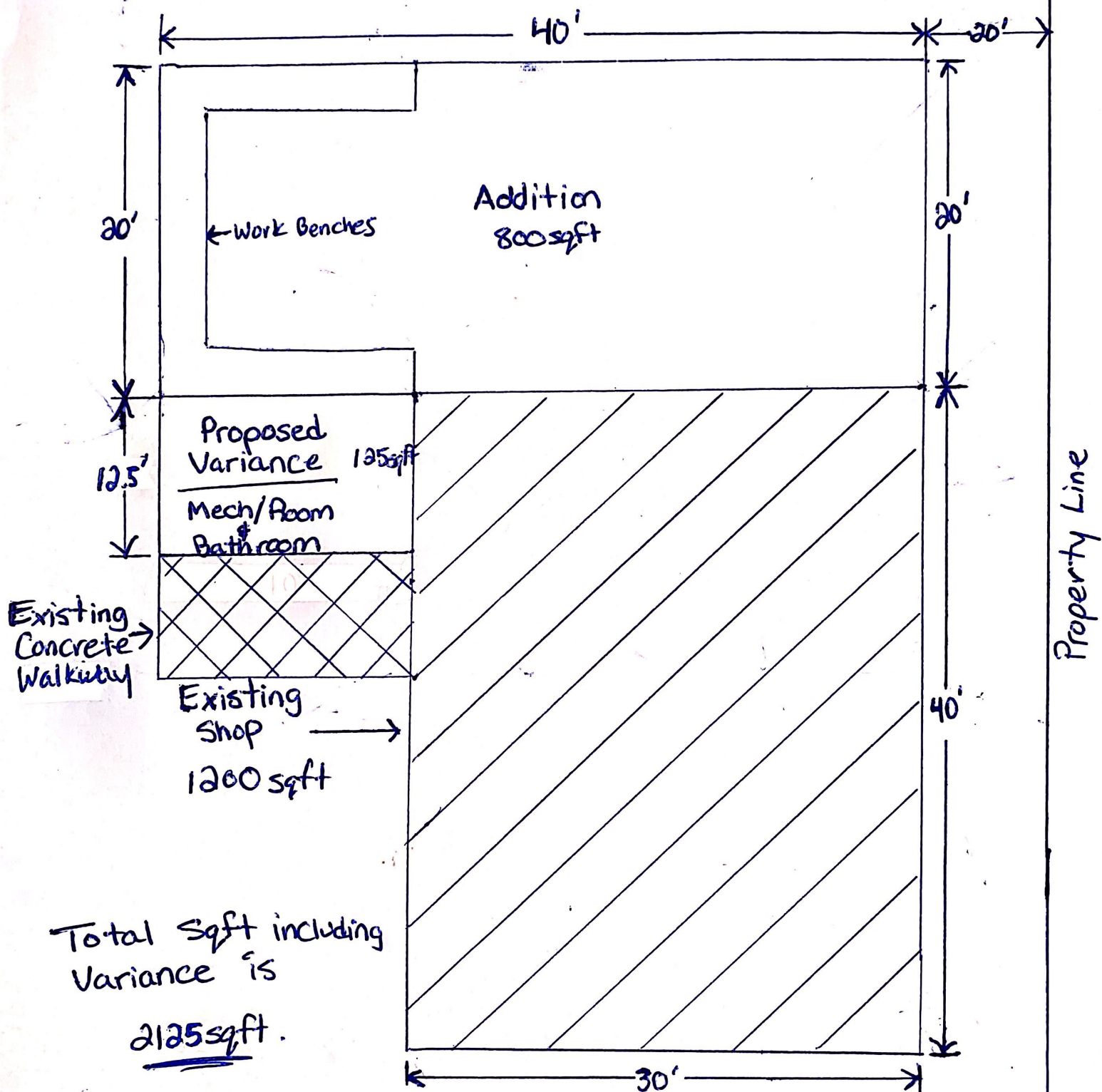
Driveway

← approx 94' →

← Approx 200' →

← Blueberry Ave →

↑
N





Ministry of
Transportation
and Infrastructure

Our file: 2021-01901
Your file: 21-003 DVP
Date: April 13, 2021

Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attn: Planning Department

The Ministry of Transportation and Infrastructure has received and reviewed your referral of April 9, 2021 to allow an increase in the maximum permitted accessory building floor area from 187 m² to 204 m². Section 505 of the Local Government Act does not apply and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the development permit.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Erlina Pieper at (778) 576-1184.

Sincerely,

Erlina Pieper
Development Services Officer



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: Office of the Fire Chief, Charlie Lake Fire Department

Date: April 12, 2021

Re: Development Variance Permit #21-003
PID 011-919-175 (12455 Ash Ave.).

To whom it concerns,

Charlie Lake Fire Department (CLFD) interests are unaffected by the Development Variance Permit #21-003, Purposed addition to the existing structure.

Charlie Lake Fire Department does however encourage the owner to maintain clear access completely around the structure once the addition has been completed, this is to aid with fire protection.

Regards,

Fire Chief Edward Albury
Charlie Lake Fire Department



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

May 6, 2021

Reply to the attention of Sara Huber
ALC Issue: 52194
Local Government File: 21-003

Nikita Kheterpal
North Peace Land Use Planner, PRRD
Nikita.Kheterpal@prrd.bc.ca

Re: Peace River Regional District Development Variance Permit 21-003

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Development Variance Permit 21-003 (the “DVP”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the DVP is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The DVP proposes to increase the maximum permitted accessory building floor area from 187 m² to 204 m² on the property identified as 12455 Ash Avenue; PID: 011-919-175 (the “Property”).

The Property is not within the ALR, nor is adjacent to the ALR. For this reason, ALC staff has no objection to the DVP.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Sara Huber, Regional Planner

Enclosure: Referral of PRRD DVP 21-003

CC: Ministry of Agriculture – Attention: Nadia Mori (Nadia.More@gov.bc.ca)

52194m1



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
FROM: Nikita Kheterpal, North Peace Land Use Planner
DATE: April 9, 2021
RE: **Application for Development Variance Permit (PRRD File 21-003 DVP)**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

COMMENTS

Response requested by April 23, 2021

No comment ☐

I am unable to support this due to residential location and size.

Brad Sperling

April 22, 2021

Director/Municipality

Date

diverse. vast. abundant.

PLEASE REPLY TO:

☐ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☒ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1238 Email: prrd.fsj@prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT NO. 21-003

Issued to: Grant Adams
12455 Ash Ave
Fort St. John, BC
V1J 4M7

1. Property affected: Lot 7 Block 3 Section 3 Township 84 Range 19 W6M Peace River District Plan 15982
2. PID: 011-919-175
3. Official Community Plan: PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009; Medium Density Residential (MDR)
4. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; R-3 (Residential 3 Zone)
5. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit. The provisions of this Development Variance Permit shall prevail over any other provisions of the bylaws in the event of a conflict.
6. This Development Variance Permit allows an increase in the maximum permitted accessory building floor area from 187 m² to 197.4 m² for the property legally described as Lot 7 Block 3 Section 3 Township 84 Range 19 W6M Peace River District Plan 15982, as shown in Schedule A of this permit.
7. The land described herein, shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part thereof.
8. This Permit is **NOT** a building permit

ISSUED THIS day of _____, 2021.

This permit is authorized by Peace River Regional District Board Resolution No.

passed on the _____ day of _____, 20__.

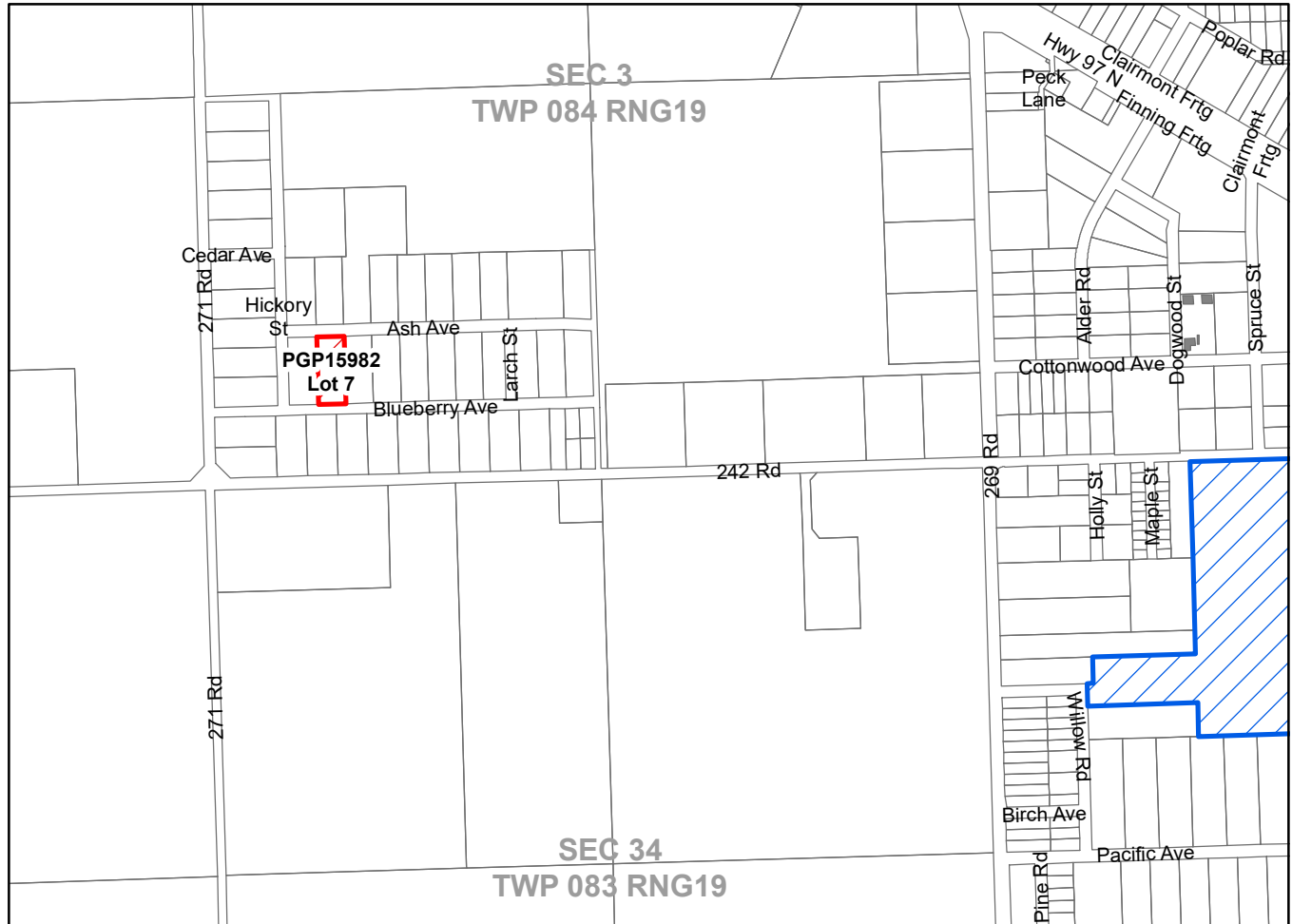
Authorized Signatory

Schedule A is attached to and forms part of this Development Variance Permit.

DRAFT



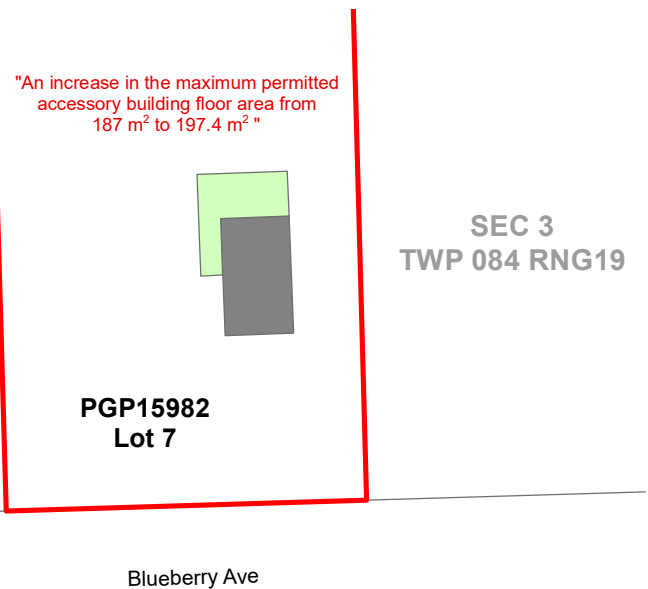
Peace River Regional District
SCHEDULE "A"
Development Variance Permit
No. 21-003



Detail Map

Legend

- Proposed Addition to Existing Accessory Building
- Existing Accessory Building
- Subject Property
- City of Fort St John
- Parcels





REPORT

To: Chair and Directors

Report Number: DS-BRD-156

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

Subject: Non-Farm Use within the ALR, PRRD File No. 21-005 ALR NFU

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 21-005-ALRNFU, (ALC File 62580) to permit the development of a Halfway East River Boat Launch where the future Site C reservoir will be located, on the property identified as PID 014-654-199, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully decline to give authorization for ALC File 62580 – PRRD File ALR 21-005-ALRNFU to permit the development of a Halfway East River Boat Launch where the future Site C reservoir will be located, on the property identified as PID 014-654-199, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To develop a Halfway East River Boat Launch where the future site C reservoir will be located.

File/Site Details

Owner:	BC Hydro and Power Authority
Agent:	BC Hydro and Power Authority
Area:	Electoral Area B
Location:	Attachie
Legal:	Parcel B (P37272) of the West 1/2 of Section 28 Township 83 Range 22 West of the 6th Meridian Peace River District
PID:	014-654-199
Civic:	NA
Subject Property Size:	111.45 ha (275.39 ac)
Proposed Boat Launch Site Size:	± 1.05 ha
ALC ID:	62580

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture Rural (Ag-Rural). Section 7 Policy 3 states that the minimum parcel size for this designation is 63 ha. The parcel size is well over this minimum and the small area of that parcel which is the subject of the proposed non-farm use is not intended to become a separate parcel.

In Section 3.0 General Goals, Objectives, and Policies of the OCP, Goal 2 is to protect the rural lifestyle which provides residents with rural characteristics including access to community facilities and the enjoyment of open space. Objective a) of that Goal is to provide for the continuance and enhancement of the lifestyle enjoyed by rural residents and to provide for the availability of this lifestyle to future rural residents. Objective f) of Goal 2 is to work with utility providers or companies to provide improved services to area residents. The proposed boat launch satisfies these objectives.

Therefore, the parcel size as well as the proposed non-farm use is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 35.2 (a) states that the minimum parcel size for this zone is 63 ha. As per Section 36, recreational facilities are not a permitted use in this zone. However, Section 26 (a) allows public uses in all zones as one of the few exceptional uses which includes passive and active recreational activities.

Therefore, the parcel size as well as the proposed non-farm use is consistent with the Zoning Bylaw.

Ministry of Agriculture, Food and Fisheries Referral Response

- The proposed project is located on prime agricultural land with an agricultural capability rating of Class 1 and 2, which are lands with the highest potential for agricultural land use activities. This proposal provides no benefit to agricultural production on the ALR.
- Ministry staff note that other available sites were considered by the applicant based on several key factors that may not include agricultural capability. The PRRD may wish to review those other sites with the applicant for consideration.
- Ministry staff recognize that the proposal is a component of the Site C Outdoor Recreation Mitigation Plan requirement outlined in the Environmental Assessment Certificate issued to the project (EAC #E14-02, Schedule B, Condition No. 40) and that as described, the “access road, car park and boat ramp would be constructed as close to the edge of field as possible to minimize impact to agricultural activities; specifically, to maintain as much unsevered/ non-impacted field for continued agricultural activities.”
- The proposed project does not include any buffering between the parking area and adjacent agricultural land. A vegetative buffer should be considered and sited within the project area to buffer and minimize potential conflicts between agricultural and non-agricultural use, such as littering, trespassing, minimizing the potential spread of invasive species, or concerns over pesticide/herbicide applications.

Fire Protection Area

The property is outside of all fire protection areas.

Mandatory Building Permit Area

The property is outside of the Mandatory Building Permit Area.

Development Permit Areas

The property is outside of all Development Permit Areas.

Development Cost Charge Area

The property is outside of the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The property is inside the School Site Acquisition Charge Area, but is not applicable since no new residential lots are proposed.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use application 21-005-ALRNFU, (ALC File 62580) to permit the development of a Halfway East River Boat Launch where the future Site C reservoir will be located, on the property identified as PID 014-654-199, and authorize the application to proceed to the Agricultural Land Commission with recommended conditions of approval.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the agent.

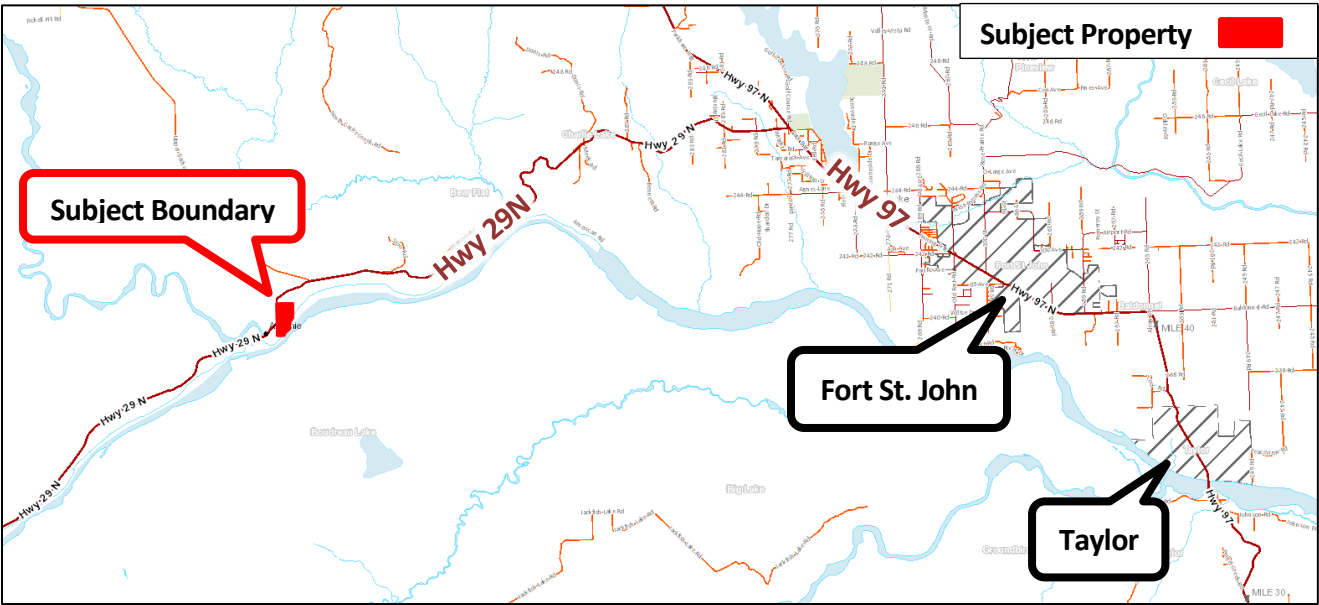
OTHER CONSIDERATION(S):

None at this time.

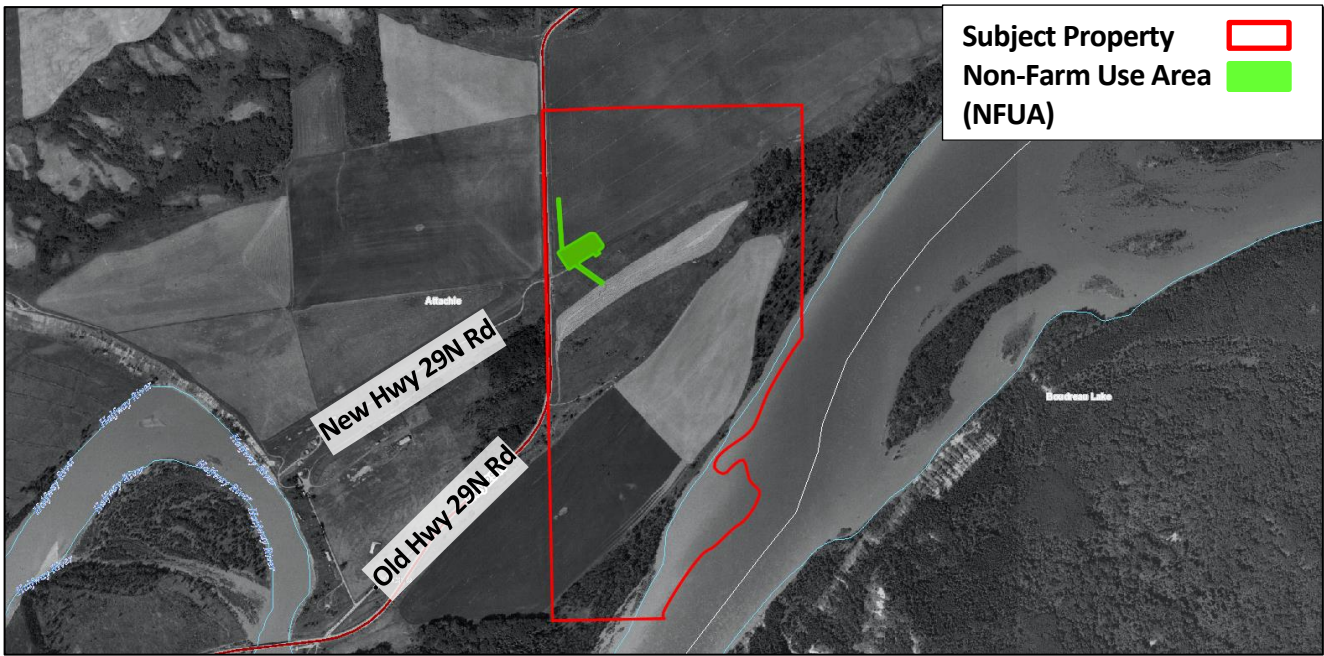
Attachments:

1. Maps
2. ALC Application (ALC ID 62580)
3. Ministry of Agriculture Response

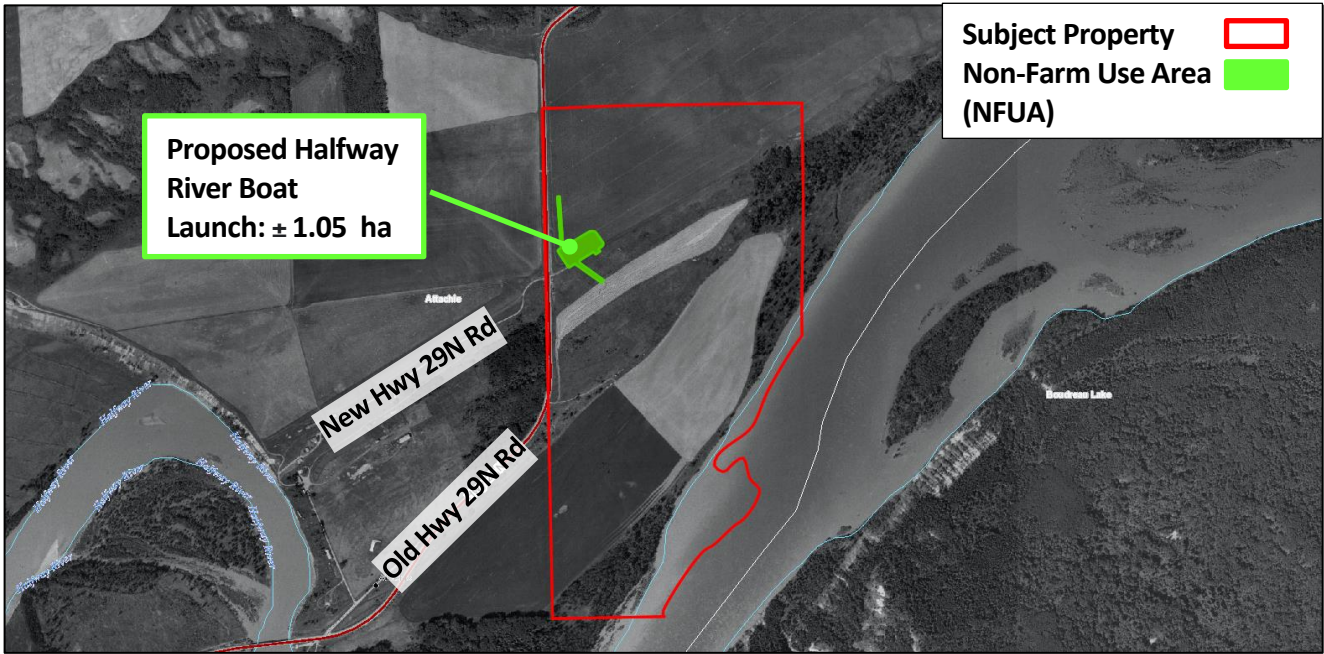
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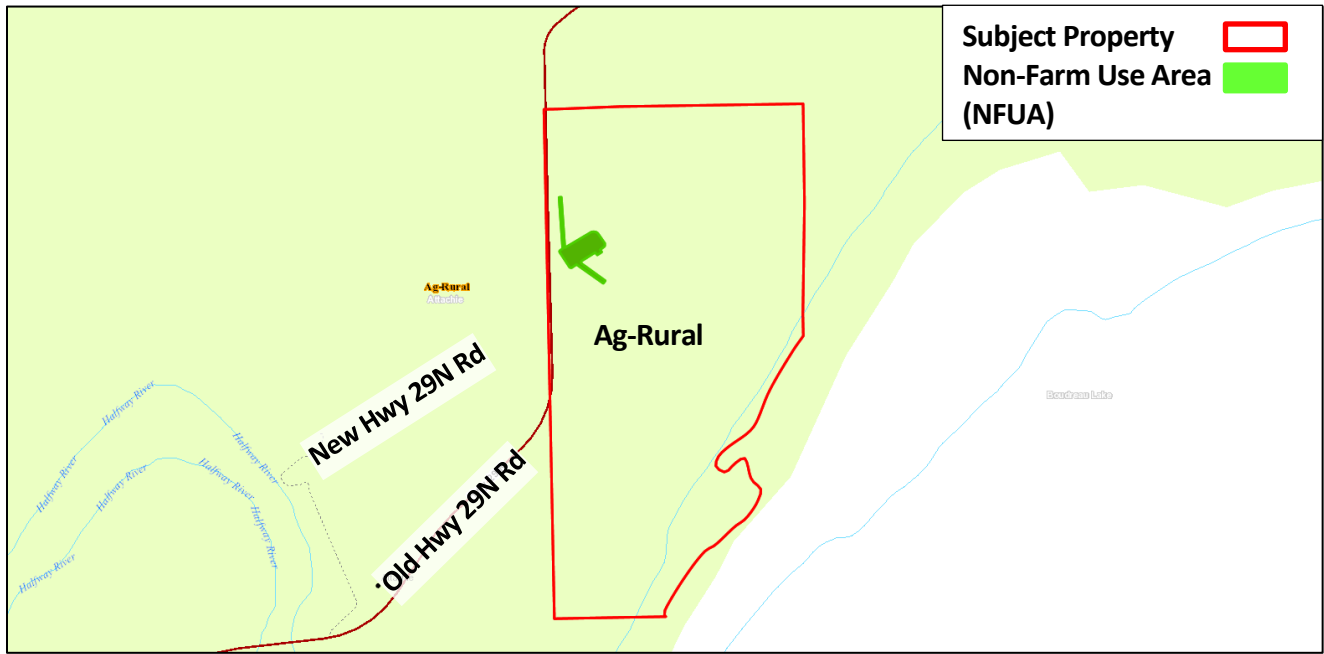
Aerial imagery



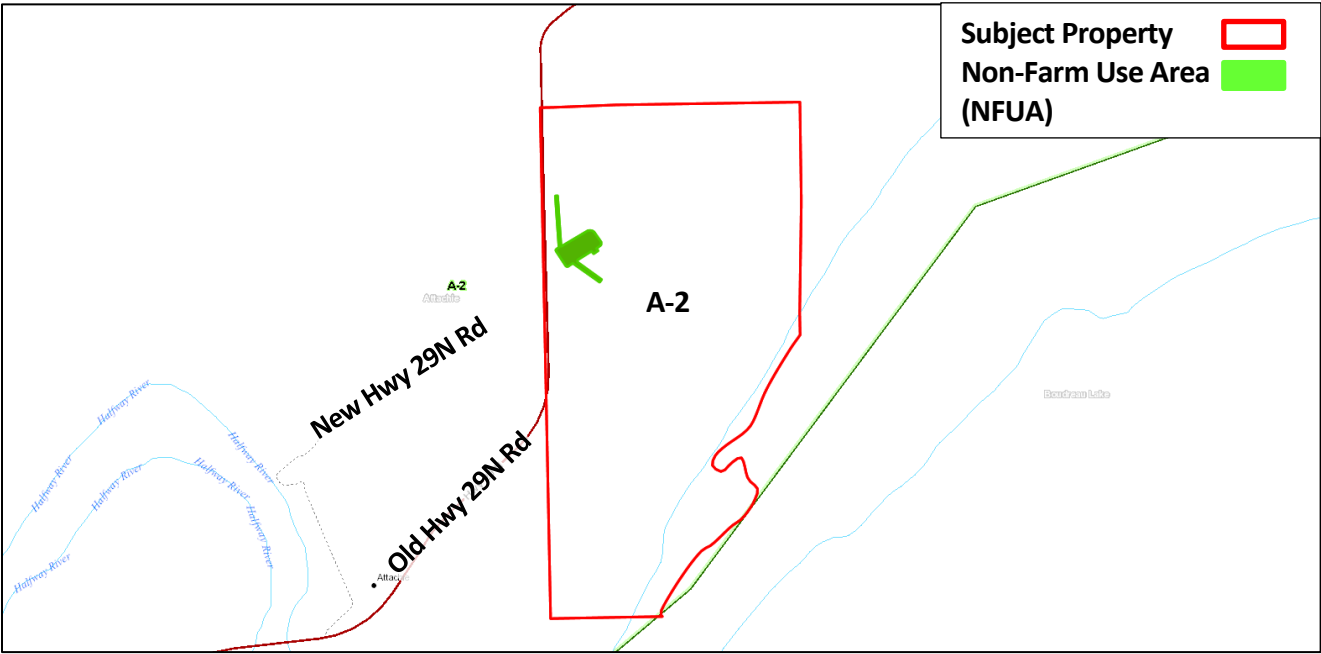
Proposal: Halfway East River Boat Launch where the future site C reservoir will be located



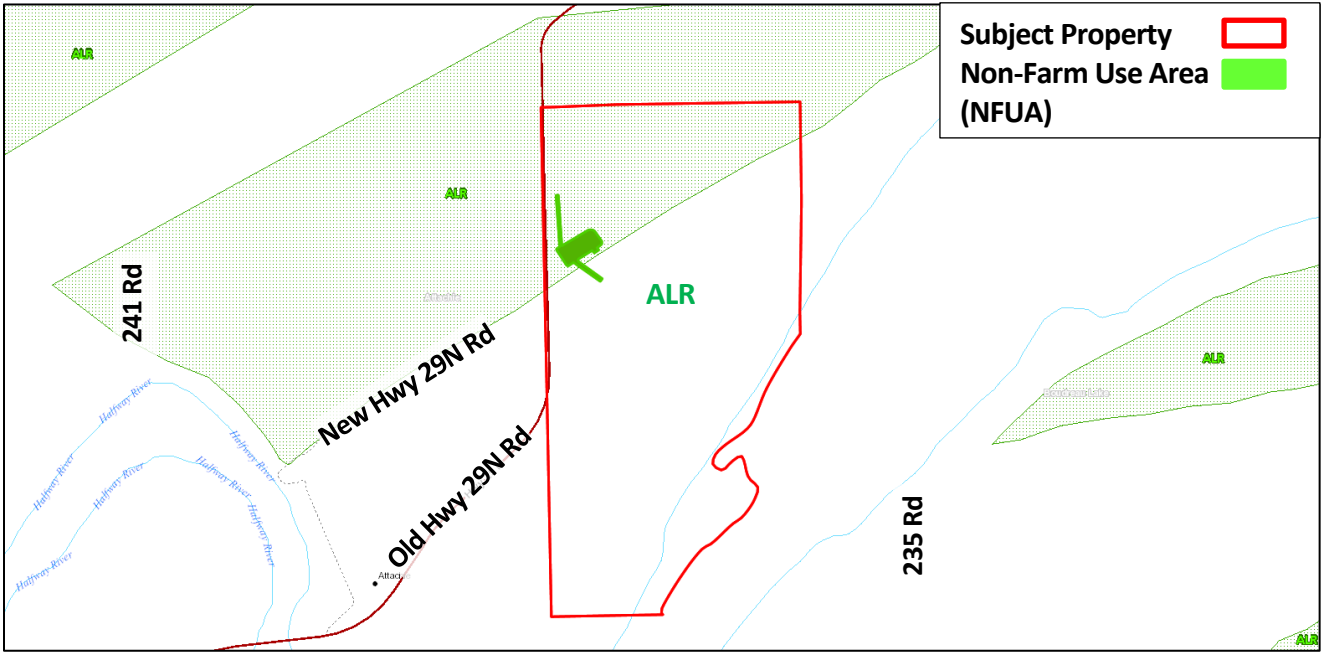
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural (Ag-Rural)



PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Mostly Within



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62580

Application Status: Under LG Review

Applicant: BC Hydro and Power Authority

Agent: BC Hydro and Power Authority

Local Government: Peace River Regional District

Local Government Date of Receipt: 04/16/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: BC Hydro is proposing the Halfway East boat launch on the Peace River, where the future Site C Reservoir will be located. A figure showing the boat launch location is included in this application. This boat launch is part of the Site C Outdoor Recreation Mitigation Plan requirement outlined in the Environmental Assessment Certificate issued to the project (EAC #E14-02, Schedule B, Condition No. 40).

The lands where the launch is planned are presently ~600m away from the Peace River shoreline. Construction of the Halfway East boat launch is tentatively scheduled to begin in 2022-23 and would include a car park, launch, and access road. The floating dock would not be constructed until after the reservoir filling is completed and the reservoir has stabilized.

Agent Information

Agent: BC Hydro and Power Authority

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 014-654-199

Legal Description: Parcel B(P37272) W 1/2 Section 28 Township 83 Range 22 W6M Peace River District

Parcel Area: 97 ha

Civic Address: Just east of the Halfway River, between Hudson Hope and Fort St. John

Date of Purchase: 08/29/1989

Farm Classification: Yes

Owners

1. **Name:** BC Hydro and Power Authority

Address:


Phone: 

Email: 

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Grains and oilseeds

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Unknown

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Highway 29 runs adjacent to this parcel.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: rotating crop

East

Land Use Type: Unused

Specify Activity: Forested

South

Land Use Type: Other

Specify Activity: Peace River

West

Land Use Type: Agricultural/Farm

Specify Activity: rotating crop and residential

Proposal

1. How many hectares are proposed for non-farm use?

4 ha

2. What is the purpose of the proposal?

BC Hydro is proposing the Halfway East boat launch on the Peace River, where the future Site C Reservoir will be located. A figure showing the boat launch location is included in this application. This boat launch is part of the Site C Outdoor Recreation Mitigation Plan requirement outlined in the Environmental Assessment Certificate issued to the project (EAC #E14-02, Schedule B, Condition No. 40).

The lands where the launch is planned are presently ~600m away from the Peace River shoreline. Construction of the Halfway East boat launch is tentatively scheduled to begin in 2022-23 and would include a car park, launch, and access road. The floating dock would not be constructed until after the reservoir filling is completed and the reservoir has stabilized.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

The decision on the Halfway River/Cache Creek boat launch location went through an extensive review of all available sites in the eastern half of the reservoir to allow BC Hydro to meet the EAC commitment, ultimately settling on Halfway East. A number of key factors were considered, including but not limited to, constructability (topography, potential for acid-generating materials and metal leachate, etc), heritage concerns, areas of cultural significance, land ownership (BC Hydro owned preferred) and land type.

With Halfway East, understanding that this is within the ALR and would impact actively farmed fields, the access road, car park and boat ramp would be constructed as close to the edge of field as possible to minimize impact to agricultural activities; specifically, to maintain as much unsevered/non-impacted field for continued agricultural activities.

This location is adjacent to Highway 29 where highway realignment works will occur and provide access to the boat launch.

4. Does the proposal support agriculture in the short or long term? Please explain.

No, the boat launch will be a permanent feature on the reservoir.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement-BC Hydro and Power Authority
- Other correspondence or file information-Map of Boat Launch location
- Proposal Sketch-62580
- Certificate of Title-014-654-199

ALC Attachments

None.

Decisions

None.



May 14, 2021

Local Government File: 21-005 ALR NFU
Agricultural Land Commission Application File: 62580

ATTN: Anmol Anand
Junior Planner
Peace River Regional District (PRRD)

VIA EMAIL: planning@prrd.bc.ca

Re: ALC NFU application – Halfway East River Boat Launch

Dear Anmol Anand:

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries (Ministry) with the opportunity to comment on the proposed Agricultural Land Commission (ALC) non-farm use (NFU) application to construct and operate a boat launch located in the Agricultural Land Reserve (ALR) and on the future Site C Reservoir. Ministry staff offer the following comments:

- The proposed project is located on prime agricultural land with an agricultural capability rating of Class 1 and 2, which are lands with the highest potential for agricultural land use activities. This proposal provides no benefit to agricultural production on the ALR.
- Ministry staff note that other available sites were considered by the applicant based on several key factors that may not include agricultural capability. PRRD may wish to review those other sites with the applicant for consideration.
- Ministry staff recognize that the proposal is component of the Site C Outdoor Recreation Mitigation Plan requirement outlined in the Environmental Assessment Certificate issued to the project (EAC #E14-02, Schedule B, Condition No. 40) and that as described, the “access road, car park and boat ramp would be constructed as close to the edge of field as possible to minimize impact to agricultural activities; specifically, to maintain as much unsevered/non-impacted field for continued agricultural activities.”
- The proposed project does not include any buffering between the parking area and adjacent agricultural land. A vegetative buffer should be considered and sited within the project area to buffer and minimize potential conflicts between agricultural and non-agricultural use, such as littering, trespassing, minimizing the potential spread of invasive species, or concerns over pesticide/herbicide applications.

.../2

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle
Land Use Planner
B.C. Ministry of Agriculture, Food and
Fisheries
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nadia Mori, P.Ag
Regional Agrologist
B.C. Ministry of Agriculture, Food and
Fisheries
Phone: (778) 576-1196
Email: Nadia.Mori@gov.bc.ca

Email copy: ALC Land Use Planner (North), ALC.North@gov.bc.ca



REPORT

To: Chair and Directors

Report Number: DS-BRD-158

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

Subject: North Peace Fringe Area OCP Status Update

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board receive the report titled 'North Peace Fringe Area OCP Status Update', DS-BRD-158 for information.

BACKGROUND/RATIONALE:

The current North Peace Fringe Area Official Community Plan (NPFA OCP) was adopted in May 2010. Staff began a review of the NPFA OCP in 2014-2015 to update the document. Following extensive engagement with the public in June 2015, March 2016, and January 2018, a draft of the new NPFA OCP was prepared and released to the public for input in spring 2018. The draft OCP was presented to the Steering Committee on April 20, 2018. Based on the feedback received, the draft was revised and nearly finalized in late 2019.

In April 2019, the Province of BC mandated that all local governments must complete a housing needs assessment to describe current and anticipated housing needs in their local communities. These reports were required to be the basis of policies to address housing needs in any new or updated OCP's. The Peace River Regional District (PRRD) hired consultants to assist with the preparation of housing needs reports for the Electoral Areas and some local municipalities. These reports were finalized in March of 2021, and the policy directions suggested that the housing needs reports for the PRRD will be used to incorporate policies into the final draft of the NPFA OCP. It is recognized that there have been significant delays in moving forward with the approval process of this new OCP, which was further affected by the staff turnover in the Development Services team and also delayed due to the landslides in the Old Fort area and the need to assess the potential land use impacts for that area.

The OCP is intended to be a long-term, future-oriented land use policy document. There is demand for development in the area covered by the NPFA OCP, some of which has been held up pending the approval of the OCP. Staff recognize that it would be in the best interest of the PRRD and the residents of the area to adopt the OCP as soon as possible. As such, in the interest of moving forward, staff is prepared to advance the OCP save and except the area which is subject to the geotechnical study in the Old Fort area. That area would be delineated on the maps and isolated so that the NPFA OCP is not brought into effect for that particular area until a later date. This would ensure that further work on the document can continue and that the remainder of the area subject to the NPFA OCP is not affected by further delays.

Next Steps

Once the draft policies stemming from the housing needs reports are incorporated into the NPFA OCP, staff have identified the following next steps:

- Present the final draft to the NPFA OCP Steering Committee before the end of June 2021
- Undertake the adoption process as follows:
 - Present the draft OCP to the Regional Board for first and second readings tentatively in July
 - Release the draft OCP for public review and commenting – posted on the “Have Your Say” page of the PRRD website with appropriate feedback opportunities
 - Host a Public Open House(s) (virtual) in August and/or early September
 - Conduct a Public Hearing in early fall 2021
 - Make any necessary edits to the OCP and associated mapping
 - Present final OCP to the Regional Board for third reading and adoption by end of the year 2021.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

Staff will prepare a communications strategy to ensure the public and interested stakeholders are made aware of the release of the Draft NPFA OCP for public review and commenting. Furthermore, dates for the Public Open House and Public Hearing will be advertised.

OTHER CONSIDERATION(S):

There are a number of pending development application files that are on hold until the NPFA OCP is approved. The planned approach to advancing the approval of the majority of the OCP as outlined above, save and except the Old Fort area, will provide the ability to continue processing many of those applications that are currently on hold.



REPORT

To: Chair and Directors

Report Number: DS-BRD-153

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

Subject: Zoning Amendment Bylaw No. 2435, 2021 PRRD File No. 21-004 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2435, 2021, to rezone the subject property identified as PID 011-552-018 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001, third reading.

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt Zoning Amendment Bylaw No. 2435, 2021.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001.

File Details

Owner: Suzanne McKenzie and Michelle Hockney
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot 1 Section 8 Township 84 Range 19 W6M Peace River District Plan 17183
PID: 011-552-018
Civic Address: 12733 Charlie L Hall Ave
Lot Size: 0.4 ha (0.99 ac)

Site Context

The subject property is located in the community of Charlie Lake, to the west of Highway 97N. The subject property is surrounded by residential use to the south and by commercial uses in the north, west and east.

Summary of Procedure

Zoning Amendment Bylaw No. 2435, 2021 was read for a first and second time on March 25, 2021. The following activities have occurred since then:

April 26, 2021	Public notification mailed to landowners within notification area.
April 29 & May 6, 2021	Notice of public hearing advertised in the Alaska Highway News.
April 29, 2021	Zoning Bylaw No. 2435, 2021 approved by MoTI.
May 10, 2021	Public hearing held via Zoom audio/video call.

Comments Received from the Public

A public hearing was held on May 10, 2021, in accordance with the *Local Government Act*. The Minutes are attached to this report. No comments were received from members of the public either before or during the Public Hearing.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2435, 2021, to rezone the subject property identified as PID 011-552-018 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001, third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2435, 2021.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Zoning Bylaw No. 2435, 2021
2. Minutes – Public Hearing for Zoning Amendment Bylaw No. 2435, 2021, PRRD File No. 21-004 ZN – [May 10, 2021]

External Links:

1. [Report – Zoning Amendment Bylaw No. 2435, 2021; PRRD File No. 21-004 ZN – \[March 25, 2021\]](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2435, 2021; PRRD File No. 21-004 ZN – \[May 10, 2021\]](#)

PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2435, 2021

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2435, 2021."
2. Schedule A – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 17183, from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS 25th day of March , 2021.

READ A SECOND TIME THIS 25th day of March , 2021.

Public Notification on the 29th day of April , 2021.

Public Notification on the 6th day of May , 2021.

Public Hearing held on the 10th day of May , 2021.

READ A THIRD TIME THIS _____ day of _____ , 2021.

Ministry of Transportation
approval received this 29th day of April , 2021.

ADOPTED THIS _____ day of _____ , 2021.

Chair

(Corporate Seal has been affixed to
the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2435, 2021,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

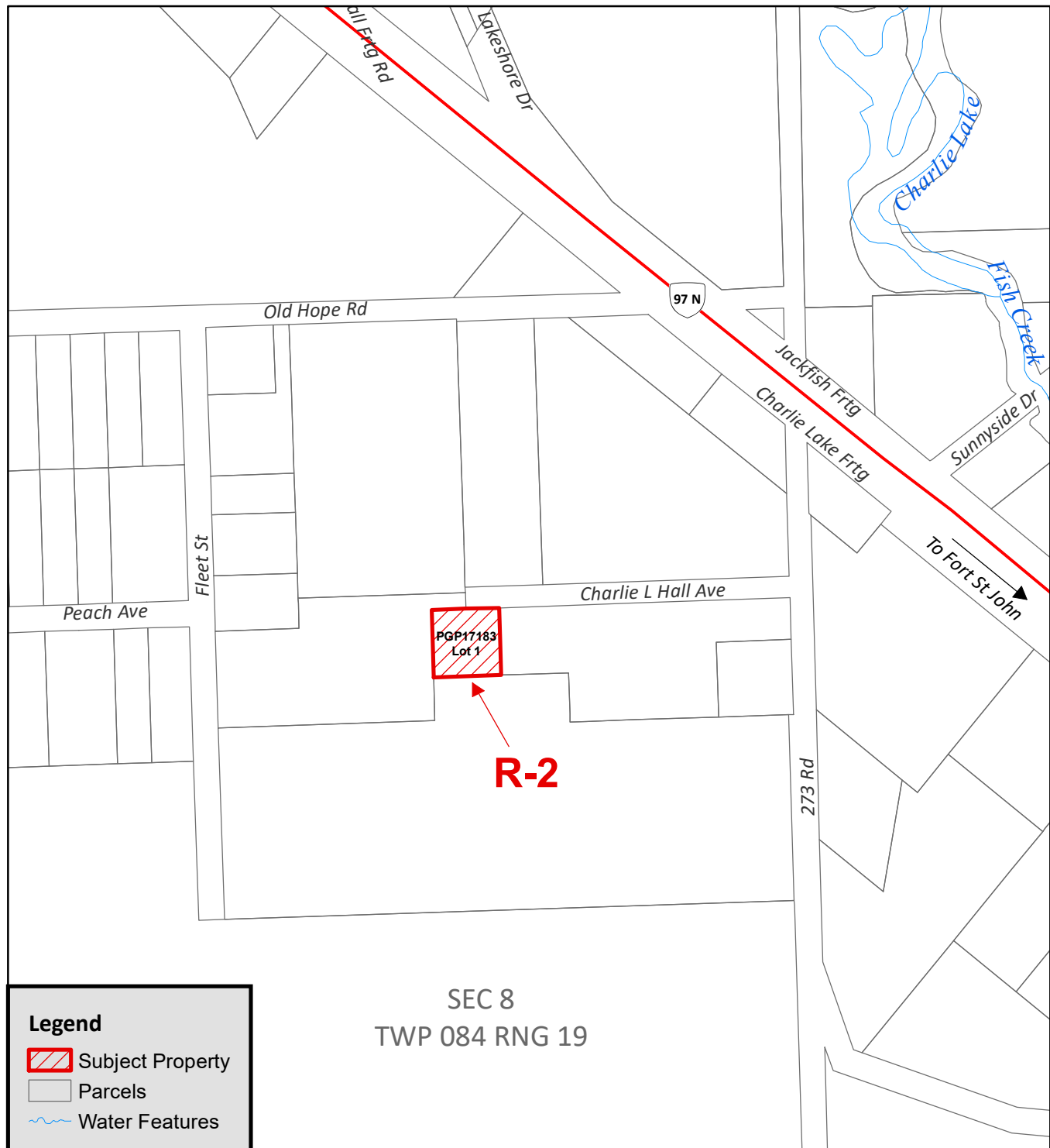


Peace River Regional District
Bylaw No. 2435, 2021
SCHEDULE "A"



1:5,500

Schedule A - Map 7 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 17183, **from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone"** as shown on the drawing below





PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2435, 2021
May 10, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Nikita Kheterpal, North Peace Land Use Planner (Recorder, Moderator)
Kathy Suggitt, General Manager of Development Services

Applicant: Suzanne McKenzie

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. PEACE RIVER REGIONAL DISTRICT ZONING BYLAW NO. 2435, 2021

2.1 STATEMENT OF PUBLIC HEARING 2435, 2021

The Chair stated the procedural rules in place to govern the conduct of the public hearing for Zoning Amendment Bylaw No. 2435, 2021 as written in the agenda.

2.2 PROPOSED ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2435, 2021 for the property legally described as Lot 1 Section 8 Township 84 Range 19 W6M Peace River District Plan 17183.

2.3 SUMMARY OF APPLICATION PROCEDURE

Staff provided a summary of the application procedure and timeline as outlined in the agenda for those in attendance at the hearing.

2.4 COMMENTS FROM AGENCIES AND MUNICIPALITIES

Staff summarized the comments received from agencies and municipalities as attached in the agenda. Comments were received from four external agencies. All four either supported the proposal or had no concerns.

2.5 WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on May 10, 2021, the PRRD had received no written comments from the public.

2.6 COMMENTS FROM THE APPLICANT

The Chair invited the applicant, present on the zoom call, to make any comments in support of the application.

None were offered.

2.7 COMMENTS FROM THE PUBLIC HEARING ATTENDEES

The Chair asked the members of the public, if present on the zoom call, if they had any comments related to the proposed bylaw. No members of public were present on the call.

2.8 CONCLUDE PUBLIC HEARING RE: BYLAW 2435, 2021

The Chair concluded the public hearing for Zoning Amendment Bylaw No. 2435, 2021 at 6:07 pm.

3. ADJOURN PUBLIC HEARING

The Chair terminated the Public Hearing at 6:12 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2435, 2021 held on Wednesday, May 10, 2021.

Original copy signed by:

Director Brad Sperling, Chair
Nikita Kheterpal, Recorder



REPORT

To: Chair and Directors

Report Number: DS-BRD-154

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

Subject: Zoning Amendment Bylaw No. 2436, 2021, PRRD File No. 21-005 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2436, 2021, to rezone the subject property identified as PID 013-516-523 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001, third reading.

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt Zoning Amendment Bylaw No. 2436, 2021.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001 as the applicants wish to continue using the property for residential use.

File Details

Owner: Suzanne Marie McKenzie and Shawn D'Arcy McKenzie
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot 1, Section 8, Township 84, Range 19, W6M, Peace River District, Plan 6659
PID: 013-516-523
Civic Address: 12739 Old Hope Rd
Lot Size: 4.04 ha (9.99 ac)

Site Context

The subject property is located in the community of Charlie Lake, to the west of Highway 97N, approximately 8 km north of the City of Fort St John. The property is surrounded by commercial uses to the north, south and east and residential uses to the west.

Summary of Procedure

Zoning Amendment Bylaw No. 2436, 2021 was read for a first and second time on April 15, 2021. The following activities have occurred since then:

April 26, 2021	Public notification mailed to landowners within notification area.
April 29 & May 6, 2021	Notice of public hearing advertised in the Alaska Highway News.
April 29, 2021	Zoning Bylaw No. 2436, 2021 approved by MoTI.
May 10, 2021	Public hearing held via Zoom audio/video call.

Comments Received from the Public

A public hearing was held on May 10, 2021 in accordance with the *Local Government Act*. The Minutes are attached to this report. No comments were received from members of the public either before or during the Public Hearing.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2436, 2021, to rezone the subject property identified as PID 013-516-523 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001, third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2436, 2021.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Zoning Bylaw No. 2436, 2021
2. Minutes – Public Hearing for Zoning Amendment Bylaw No. 2436, 2021, PRRD File No. 21-005 ZN – [May 10, 2021]

External Links:

1. [Report – Zoning Amendment Bylaw No. 2436, 2021; PRRD File No. 21-005 ZN – \[April 15, 2021\]](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2436, 2021; PRRD File No. 21-005 ZN – \[May 10, 2021\]](#)

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2436, 2021

A bylaw to amend "Peace River Regional District Zoning
Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2436, 2021."
2. Schedule A – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 6659, from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>15th</u> day of	<u>April</u> , 2021.
READ A SECOND TIME THIS	<u>15th</u> day of	<u>April</u> , 2021.
Public Notification on the	<u>29th</u> day of	<u>April</u> , 2021.
Public Notification on the	<u>6th</u> day of	<u>May</u> , 2021.
Public Hearing held on the	<u>10th</u> day of	<u>May</u> , 2021.
READ A THIRD TIME THIS	_____ day of	_____, 2021.
Ministry of Transportation approval received this	<u>29th</u> day of	<u>April</u> , 2021.
ADOPTED THIS	_____ day of	_____, 2021.

Chair

(Corporate Seal has been affixed to
the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2436, 2021,
as adopted by the Peace River Regional District
Board on _____, 20____.

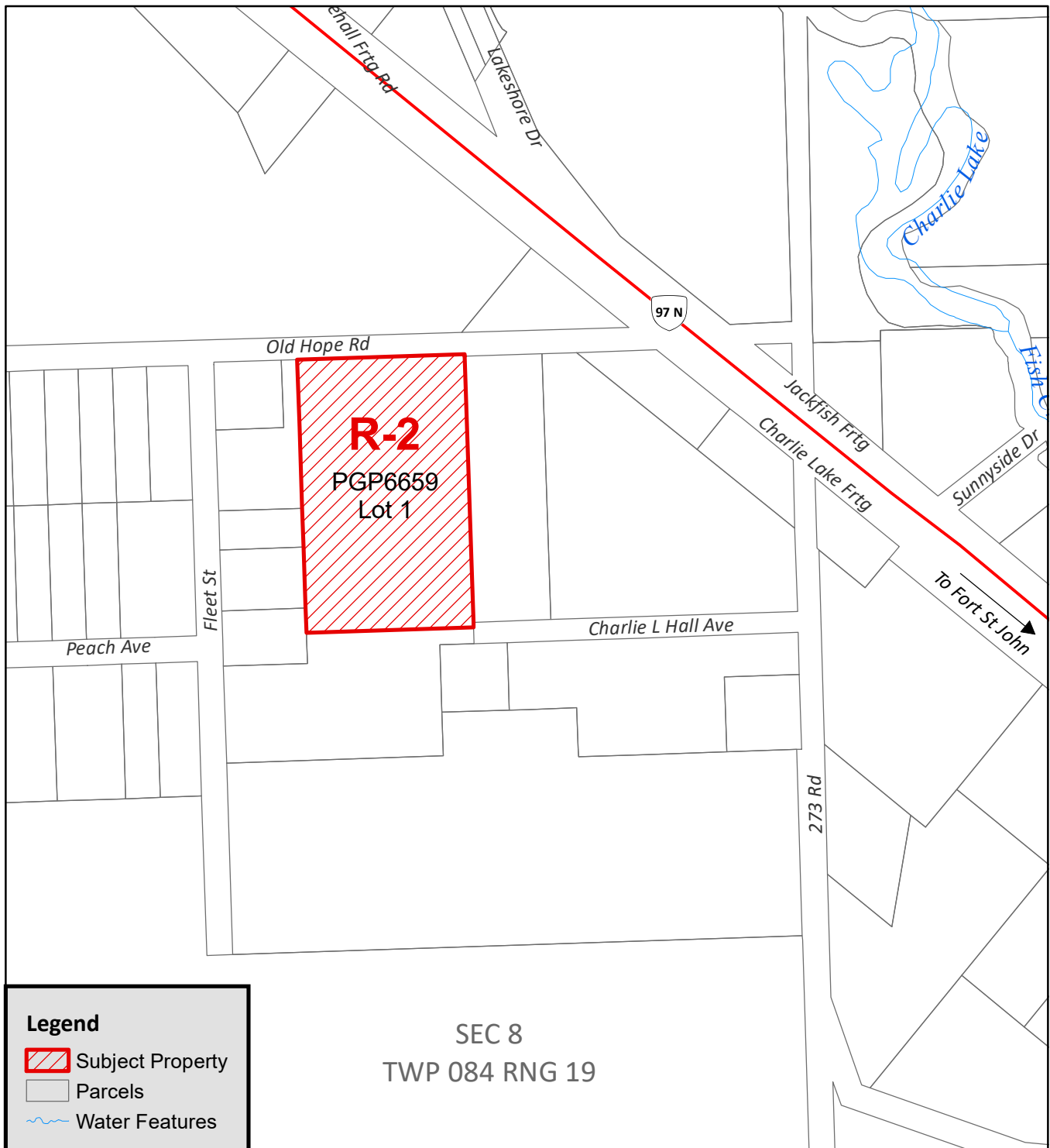
Corporate Officer



Peace River Regional District
Bylaw No. 2436, 2021
SCHEDULE "A"



Schedule A - Map 7 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 6659, **from** C-2 "General Commercial Zone" **to** R-2 "Residential 2 Zone" as shown on the drawing below





PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2436, 2021
May 10, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Nikita Kheterpal, North Peace Land Use Planner (Recorder,
Moderator)
Kathy Suggitt, General Manager of Development Services

Applicant: Suzanne McKenzie

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. PEACE RIVER REGIONAL DISTRICT ZONING BYLAW NO. 2436, 2021

2.1 STATEMENT OF PUBLIC HEARING 2436, 2021

The Chair stated the procedural rules in place to govern the conduct of the public hearing for Zoning Amendment Bylaw No. 2436, 2021 as written in the agenda.

2.2 PROPOSED ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2436, 2021 for the property legally described as Lot 1, Section 8, Township 84, Range 19, W6M, Peace River District, Plan 6659.

2.3 SUMMARY OF APPLICATION PROCEDURE

Staff provided a summary of the application procedure and timeline as outlined in the agenda for those in attendance at the public hearing.

2.4 COMMENTS FROM AGENCIES AND MUNICIPALITIES

Staff summarized the comments received from agencies and municipalities as attached in the agenda. Comments were received from four external agencies. All four either supported the proposal or had no concerns.

2.5 WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on May 10, 2021, the PRRD had received no written comments from the public for Zoning Amendment Bylaw No. 2436, 2021.

2.6 COMMENTS FROM THE APPLICANT

The Chair invited the applicant, present on the zoom call, to make any comments in support of the application.

None were offered.

2.7 COMMENTS FROM THE PUBLIC HEARING ATTENDEES

The Chair invited the members of the public, if present on the Zoom call, to make any comments related to the proposed bylaw. None were offered as no members of public were present on the call.

2.8 CONCLUDE PUBLIC HEARING RE: BYLAW 2436, 2021

The Chair concluded the public hearing for Zoning Amendment Bylaw No. 2436, 2021 at 6:12 pm.

3. ADJOURN PUBLIC HEARING

The Chair terminated the Public Hearing at 6:12 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2436, 2021 held on Wednesday, May 10, 2021.

Original copy signed by:

Director Brad Sperling, Chair
Nikita Kheterpal, Recorder



REPORT

To: Chair and Directors

Report Number: DS-BRD-157

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

Subject: OCP and Zoning Amendment Bylaws No. 2425 and 2426, 2021; PRRD File No. 20-011

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Official Community Plan Amendment Bylaw No. 2425, 2021, to amend the designation of the Crown Land parcels identified as PIN 7966360 (Parcel 1), 7966100 (Parcel 2), and 7966070 (Parcel 3) from 'HI' (Heavy Industrial) to 'Ag-Rural' (Agriculture-Rural) and the Private Land Parcel identified as PID 025-150-766 (Parcel 4) from 'Ag-Rural' (Agriculture-Rural) to 'HI' (Heavy Industrial), first and second reading; further,

That the Regional Board give Zoning Amendment Bylaw No. 2426, 2021, to amend the zoning of the Crown Land parcels identified as PIN 7966360 (Parcel 1), 7966100 (Parcel 2), and 7966070 (Parcel 3) from 'M-2' (General Industrial) to 'A-2' (Large Agricultural Holdings) and the Private Land Parcel identified as PID 025-150-766 (Parcel 4) from 'A-2' (Large Agricultural Holdings) to 'M-2' (General Industrial), first and second reading; further,

That a public hearing, delegated to the Electoral Area E Director, be held pursuant to the *Local Government Act* Section 464(1) and public notification be authorized pursuant to the *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

Proposal

Due to an administrative mapping error on a previously approved Official Community Plan (OCP) amendment and Zoning Bylaw amendment file PRRD File No. 10-002, PRRD staff is seeking to correct the error by re-designating and rezoning three Crown Land Parcels back to the original OCP designation and zone category, and to re-designate and rezone the Private Land Parcel that was unintentionally left out of the previous amendment, through a mapping error.

The OCP Amendment proposal is to return the three parcels of Crown Land having lot areas of 14.02 ha (Parcel 1), 18.63 ha (Parcel 2), and 18.42 ha (Parcel 3), back to their former 'Ag-Rural' (Agriculture-Rural) designation (from 'HI' (Heavy Industrial) and to designate a Private Land Parcel having a lot area of ± 87.50 ha (Parcel 4), from 'Ag-Rural' (Agriculture-Rural) to 'HI' (Heavy Industrial), pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011.

The zoning amendment bylaw is proposed to return the three Crown Land Parcels (Parcel 1, Parcel 2 and Parcel 3) to their former zoning category, 'A-2' (Large Agricultural Holdings) from 'M-2' (General Industrial) and to change the zoning of the Private Land Parcel (Parcel 4) from 'A-2' (Large Agricultural Holdings) to 'M-2' (General Industrial) as was originally intended. These changes will appear in *Chetwynd Rural Area Zoning Bylaw No. 506, 1986*.

File Details**Crown Land Parcels:**

Owner: Crownland
Area: Electoral Area E
Location: Pine Valley
Legal: District Lot 384, Peace River District (Parcel 1), District Lot 382, Peace River District (Parcel 2), and District Lot 381, Peace River District (Parcel 3)
PIN: 7966360 (Parcel 1), 7966100 (Parcel 2), and 7966070 (Parcel 3)
Lot Size: 14.02 ha (Parcel 1), 18.63 ha (Parcel 2), and 18.42 ha (Parcel 3)

Private Land Parcel:

Owner: Loisselle Investments Ltd.
Area: Electoral Area E
Location: Pine Valley
Legal: A portion of Block B District Lot 383 Peace River District
PID: 025-150-766 (Parcel 4)
Lot Size: 87.50 ha (Parcel 4)

Site Context

The parcels of land that are the subject to the re-designation and rezoning are located on the eastern side of the community of Willow Flats, ±46 km east of the District of Chetwynd and adjacent to Highway 97S. The Crown Land Parcels are surrounded by industrial land on the south and agricultural lands on the other three sides, whereas the Private Land Parcel is surrounded by industrial land on the north and west side and agricultural on the south and east side.

Site FeaturesLand

The Pine River crosses through the three Crown Land parcels. There is a creek passing through the eastern portion of the Private Land parcel.

Structures

There are no structures such as residences, industrial buildings or shops on any of the parcels of land.

Access

Access to the parcels of land is via Highway 97S.

Comments & ObservationsApplicant

PRRD initiated this file to correct an administrative error discovered in 2020 on a previous PRRD rezone, File 10-002. The bylaw will return the designation and zoning of the three Crown Land Parcels back to their original designation of Ag Rural, and zoning of A-2 (Large Agricultural) as it was never intended to identify Crown Land for heavy industrial use adjacent to a watercourse. The bylaws will change the land use designation on the remaining parcel of the Private Land to Heavy Industrial and change the zoning to M-2 (General Industrial), as was requested by the applicant in 2010, which matches the other

portions of the private land, and adjacent private land parcels that were amended in the approved application in 2010. The past reports are added as attachments.

Agricultural Land Reserve (ALR)

A very small portion of District Lot 381 (Parcel 3) of the Crown Land parcels is partially within the Agricultural Land Reserve, and therefore the provisions of the *Agricultural Land Commission Act* apply.

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the Crown Land Parcels (Parcel 1, Parcel 2 and Parcel 3) are designated 'HI' (Heavy Industrial). However, this designation was changed due to an administrative error in PRRD File No. 10-002, which was intended for the private land parcels adjacent to the southern boundary of these parcels. PRRD does not have any authority to re-designate Crown Land parcels without the authorization from the Province. PRRD staff received confirmation from the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development that authorizes the current designation 'HI' (Heavy Industrial) to be returned to the original designation of 'Ag-Rural' (Agriculture-Rural).

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the Private Land Parcel (Parcel 4) is designated 'Ag-Rural' (Agriculture-Rural). Through an OCP Amendment in PRRD File No. 10-002, this parcel was intended to be re-designated to 'HI' (Heavy Industrial), however, due to a mapping error the re-designation did not properly get approved. The original intent of the application from the land owner in 2010 was to re-designate this parcel (Parcel 4) as well as the parcels adjacent to the north of Parcel 4, which were properly re-designated from 'Ag-Rural' (Agriculture-Rural) to 'HI' (Heavy Industrial) by Bylaw No. 1875, 2010 adopted on June 10, 2010. Therefore, an OCP amendment is required for all of the four parcels (i.e. the three Crown Land Parcels and the one Private Land Parcel).

Land Use Zoning

Pursuant to Chetwynd Rural Area Zoning Bylaw No. 506, 1986, the Crown Land Parcels (Parcel 1, Parcel 2 and Parcel 3) are zoned 'M-2' (General Industrial). However, they were re-zoned due to the mapping error that happened in OCP and Zoning application PRRD File No. 10-002, which was intended for the private land parcels adjacent to the southern boundary of the Crown Lands (Parcel 1, Parcel 2 and Parcel 3). PRRD does not have any authority to rezone Crown Land parcels without the authorization from the Province. Provincial authorization has been obtained to proceed with this rezoning proposal. In order to correct the error that occurred, the Crown Land Parcels that are currently zoned 'M-2' (General Industrial) are proposed to be rezoned back to the original zone of 'A-2' (Large Agricultural Holdings).

Pursuant to Chetwynd Rural Area Zoning Bylaw No. 506, 1986, the Private Land Parcel (Parcel 4) is zoned 'A-2' (Large Agricultural Holdings). This parcel was intended to be re-zoned to 'M-2' (General Industrial Zone) but due to the mapping error on OCP and Zoning application File No. 10-002, it did not get properly approved. The original re-zoning file was for this parcel (Parcel 4) as well as the parcels adjacent to the north of Parcel 4, which did get re-zoned from 'A-2' (Large Agricultural Holdings) to 'M-2' (General Industrial).

Therefore, a Zoning Bylaw Amendment is required for all of the four Parcels (i.e. the three Crown Land Parcels and the one Private Land Parcel).

Fire Protection Area

The lands are outside of all fire protection areas.

Mandatory Building Permit Area

The lands are outside of the Mandatory Building Permit Area.

Development Cost Charge Area

The lands are outside of the Development Cost Charge Area.

Impact AnalysisContext

The proposed designations and zoning are consistent with the surrounding context as the land parcels are located adjacent to a highway and comprised of agricultural and industrial uses in the surrounding area.

Population & Traffic

No new population is anticipated through the re-designation and rezoning of the land parcels. If the private land owner initiates any industrial use on their parcel in the future, traffic will increase according to the use.

Sewage & Water

N/A

Comments Received from Municipalities & Provincial AgenciesMinistry of Transportation and Infrastructure

The proposal does not fall within Section 52 of the *Transportation Act* and will not require formal Ministry approval and signature. MoTI is in support of the proposal and has no objections.

City of Dawson Creek

Interests Unaffected.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give first and second reading to Official Community Plan Amendment Bylaw No. 2425, 2021, to amend the designation of the Crown Land Parcels identified as PIN 7966360 (Parcel 1), 7966100 (Parcel 2), and 7966070 (Parcel 3) from 'HI' (Heavy Industrial) to 'Ag-Rural' (Agriculture-Rural) and the Private Land Parcel identified as PID 025-150-766 (Parcel 4) from 'Ag-Rural' (Agriculture-Rural) to 'HI' (Heavy Industrial); further,

That the Regional Board respectfully refuse to give first and second reading to Zoning Amendment Bylaw No. 2426, 2021, to amend the zoning of the Crown Land Parcels identified as PIN 7966360 (Parcel 1), 7966100 (Parcel 2), and 7966070 (Parcel 3) from 'M-2' (General Industrial) to 'A-2' (Large Agricultural Holdings) and the Private Land Parcel identified as PID 025-150-766 (Parcel 4) from 'A-2' (Large Agricultural Holdings) to 'M-2' (General Industrial).

2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant and public notice as required by the *Local Government Act* will be provided.

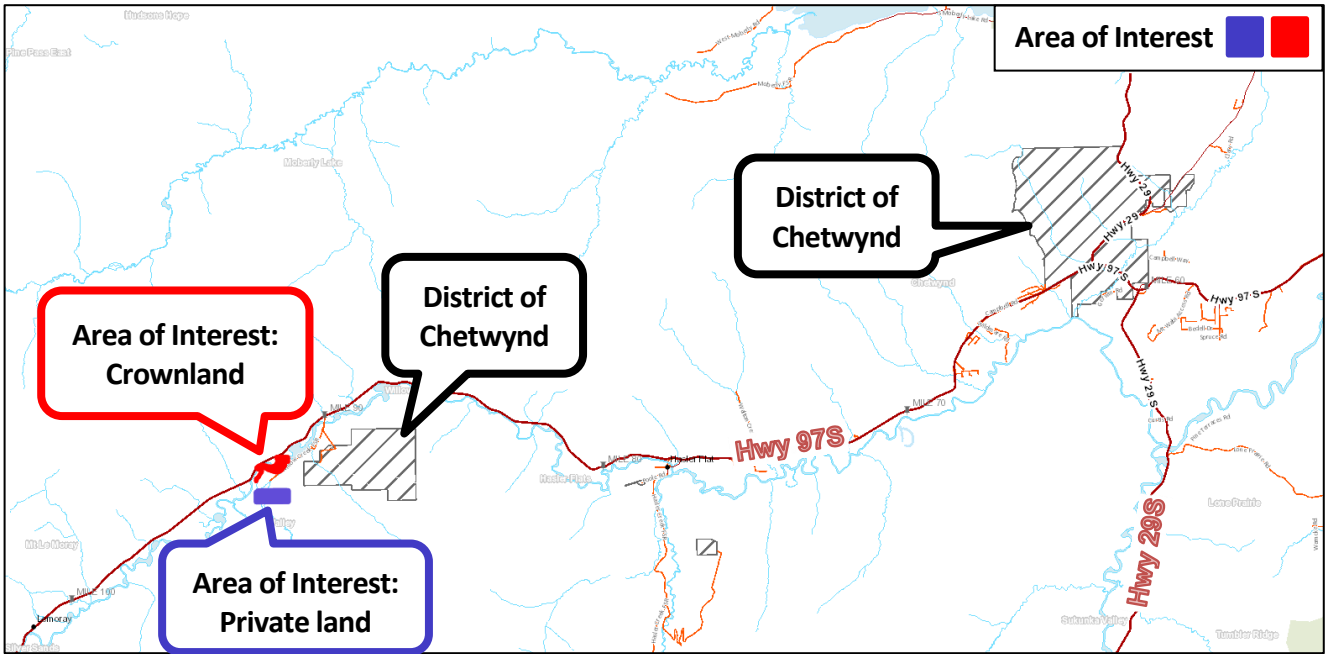
OTHER CONSIDERATION(S):

None at this time.

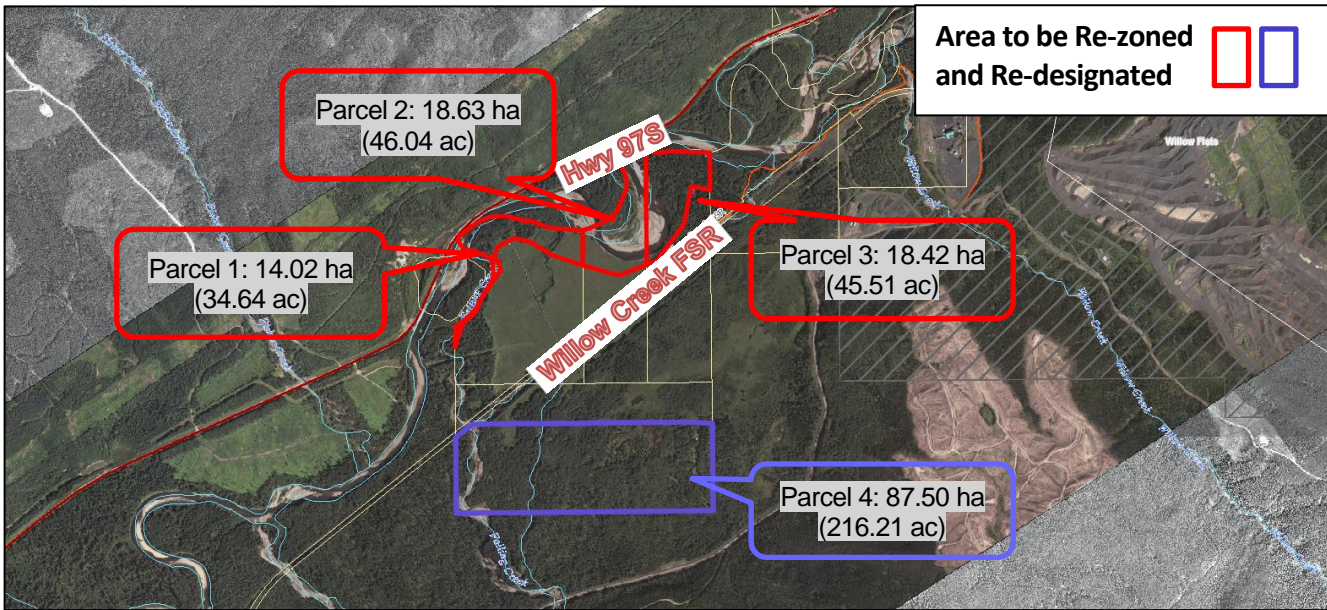
Attachments:

1. Maps
2. Comments from Municipalities & Provincial Agencies
3. Comments from Electoral Area Director
4. Section 7 and Section 11 of PRRD Rural OCP Bylaw No. 1940, 2011
5. Section 6.11 and Section 6.61 of PRRD Chetwynd Rural Area Zoning Bylaw No. 506, 1986
6. Draft Official Community Plan Amendment Bylaw No. 2425, 2021
7. Draft Zoning Amendment Bylaw No. 2426, 2021
8. Crownland Authorization
9. Private Land Authorization
10. Previous First and Second Reading Report
11. Previous Third Reading Report
12. Previous Final Reading Report

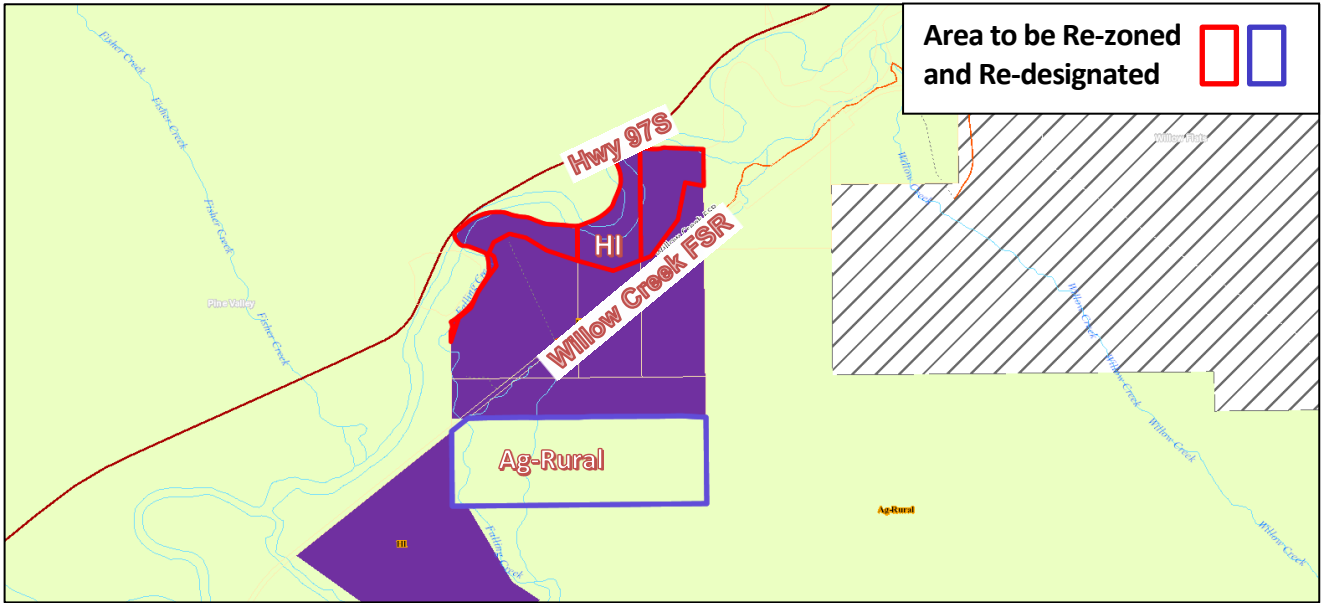
Location: Pine Valley



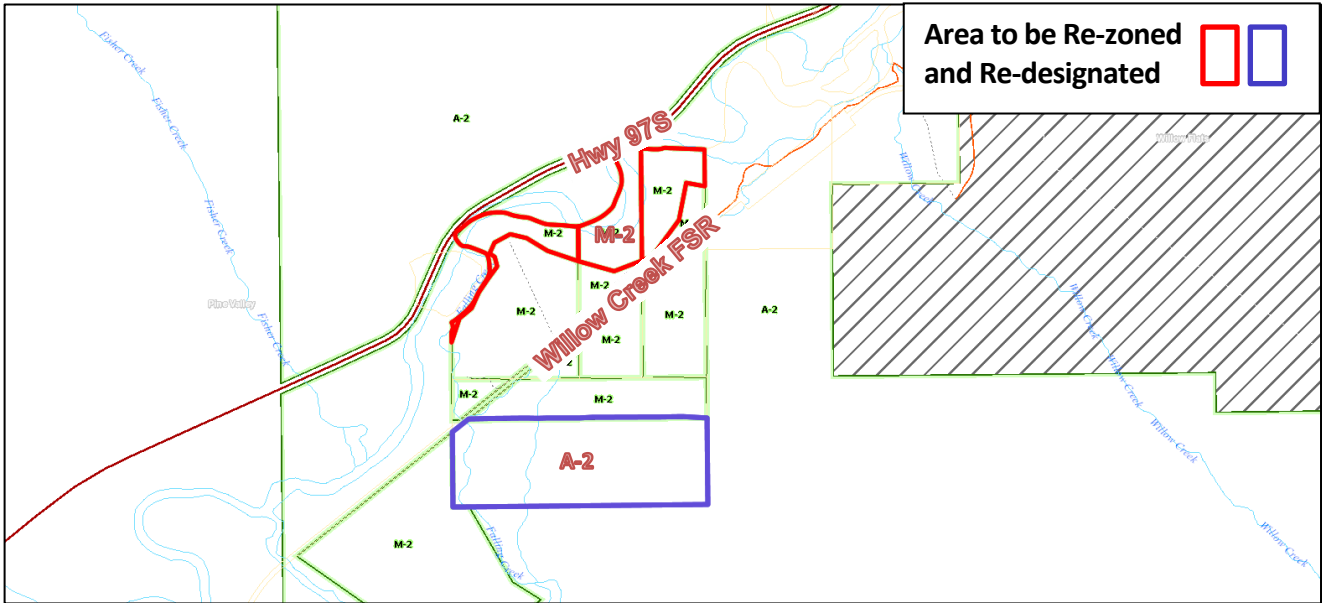
Aerial imagery



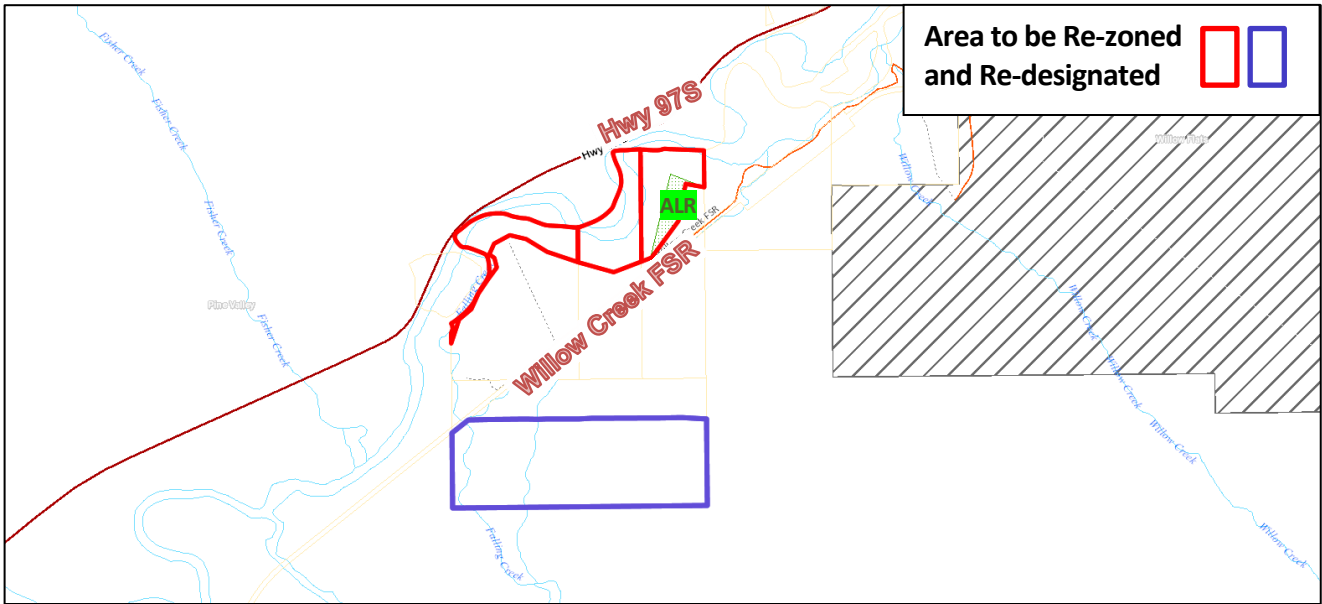
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: ‘HI’ (Heavy Industrial) and ‘Ag-Rural’ (Agriculture-Rural)



Chetwynd Rural Area Zoning Bylaw No. 506, 1986: ‘M-2’ (General Industrial) and A-2 (Large Agricultural Holdings)



Agricultural Land Reserve: Partially within





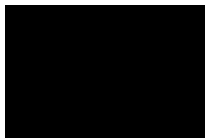
Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attention: PRRD Planning Services Department

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed referral of April 23, 2021 to re-designate three parcels of Crown Land from 'HI' (Heavy Industrial) to 'Ag-Rural' (Agriculture-Rural) and to re-designate a private land parcel from 'Ag-Rural' (Agriculture-Rural) to 'HI' (Heavy Industrial) under the OCP and to rezone the Crown Land from 'M-2' (General Industrial) to 'A-2' (Large Agricultural Holdings) and the private land from 'A-2' (Large Agricultural Holdings) to 'M-2' (General Industrial). The proposal does not fall within Section 52 of the Transportation Act and will not require formal Ministry approval and signature. The Ministry is in support of the proposal and has no objections.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 645-9575 or by email at Kelsi.Windhorst@gov.bc.ca.

Sincerely,



Kelsi Windhorst

Development Officer

Anmol Anand

From: Kevin Henderson <khenderson@dawsoncreek.ca>
Sent: Friday, April 23, 2021 2:57 PM
To: Anmol Anand
Subject: RE: External Referral Package for review and comment (PRRD File No. 20-011 OCP-ZN)

CAUTION: This email originated from outside of the organization.

Good afternoon,

Our interests are unaffected.

Thanks



Kevin Henderson, ASCT
General Manager of Development Services
The Corporation of the City of Dawson Creek
Phone 250-784-3622 Fax 250-782-3203

www.dawsoncreek.ca

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From: Anmol Anand <Anmol.Anand@prrd.bc.ca>
Sent: April 23, 2021 2:19 PM
To: 'php@northernhealth.ca' <php@northernhealth.ca>; 'sara.huber@gov.bc.ca' <sara.huber@gov.bc.ca>; 'frontcounterbc@gov.bc.ca' <frontcounterbc@gov.bc.ca>; 'SBO_Reception@sd59.bc.ca' <SBO_Reception@sd59.bc.ca>; 'rjamurat@fortstjohn.ca' <rjamurat@fortstjohn.ca>; 'clerk@hudsonshope.ca' <clerk@hudsonshope.ca>; Kevin Henderson <khenderson@dawsoncreek.ca>; 'admin@poucecoupe.ca' <admin@poucecoupe.ca>; 'd-chet@gochetwynd.com' <d-chet@gochetwynd.com>; 'lford@districtoftaylor.com' <lford@districtoftaylor.com>; 'tradmin@dtr.ca' <tradmin@dtr.ca>
Cc: Planning Department <planning@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: External Referral Package for review and comment (PRRD File No. 20-011 OCP-ZN)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached referral package for PRRD File No. 20-011 OCP-ZN. Please let me know if you have any questions regarding the proposed zoning amendment.

Please respond by May 14th, 2021.

Thanks and have a great day.

Regards,

Anmol Anand | Junior Planner

Phone: **250-784-4845** | anmol.anand@prrd.bc.ca | www.prrd.bc.ca

Peace River Regional District, Box 810, Dawson Creek, BC V1G 4H8



PEACE RIVER REGIONAL DISTRICT



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PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Dan Rose, Director of Electoral Area E
FROM: Development Services Department
DATE: April 23, 2021
RE: **Application for OCP & Zoning Amendment Nos. 2425 & 2426, 2021**
PRRD File No. 20-011 OCP-ZN

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and draft permit are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

COMMENTS

Response requested by May 7, 2021

No comment

☐

I am concerned about industrial uses that impact downwind neighborhoods and communities.

Director/Municipality

Date

diverse. vast. abundant.

PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1288 Email: prrd.fsj@prrd.bc.ca

7.0 Agriculture – Rural

The vast majority of the plan area has low density population development with agricultural and resource extraction activity. This land between Rural Neighbourhoods and Rural Communities is valued for its food production and right-to-farm.

Objective: Within this designation, the Regional District supports agriculture as the principle use of land which is reinforced by the *Agricultural Land Commission Act* and the *Right-to-Farm Act*.

Policy 1 Lands designated as Agriculture – Rural are delineated on the Plan Maps.

Policy 2 Within the Agriculture – Rural designation the principal use of land will generally be limited to:

- (a) uses required for operating a farm; agriculture; agri-tourism; communal farm; residential use; home-based businesses; kennels; trapping, hunting, outfitting establishments; ecological reserves and work that supports ecological protection or restoration;
- (b) businesses directly compatible or complementary to the agricultural industry, such as a grain elevator, fertilizer distribution facility, or a feed and supply store, are permitted, through a re-zoning if required;

Policy 3 Within the Agriculture – Rural designation the minimum parcel size will not be less than 63 ha (155 acres) with the following exceptions:

- (a) where the land is within the Agricultural Land Reserve and the creation of the new parcel is in compliance with Agricultural Land Commission's Homesite Severance Policy;
- (b) where the proposed new parcel is separated from the remainder by a railway, road right-of-way, or significant topographical constraint;
- (c) where the parcel to be created is outside the Agricultural Land Reserve and the new parcel would be not less than 15 ha (37 acres);
- (d) where the parcel to be created has low agricultural capability based on soil rating in the Canada Land Inventory (Class 5 – excluding Class 5C – Class 6 and Class 7 rated soils) subject to the review under section 16 (Preservation Area and Safety) if applicable;
- (e) where the subdivision does not require a re-zoning except as limited by Section 7.0 Policy 3(g);
- (f) where the proposed lot uses an abandoned homesite on an agricultural parcel;
- (g) where the subdivision is being made for the purpose of providing residence to the landowner, or a relative of the landowner,
 - i. the subdivision is limited to not more than one lot per parent parcel,
 - ii. such a subdivision can be approved on a one time only basis per parent parcel,

- iii. the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels,
- iv. where the land is within the ALR, a farm business rationale is presented which involves a benefit for agriculture.

Policy 4 Subdivision or land use proposals will be examined and considered in areas designated Agriculture – Rural, subject to the factors as set out in Section 20.4.

Policy 5 Multiple lot subdivisions should be directed to areas designated as Rural Community or Rural Neighbourhood.

Policy 6 Commercial and light industrial uses should be directed to areas designated as Rural Community.

Policy 7 Only agricultural development should be encouraged on lands with a Canada Land Inventory soil rating of Class 1.

Policy 8 Development proposed on lands with a Canada Land Inventory soil rating of Class 2, 3, 4, or 5C should strive to disrupt as little agriculturally productive land as possible, and take measures to minimize, eliminate, and/or off-set impacts to the soil and agriculture.

Policy 9 When considering applications concerning land within the Agriculture – Rural designation, the Regional Board may seek the advice of the PRRD Agricultural Advisory Committee regarding the proposal's location, orientation, layout, and impact on agricultural land; the proposal's impact on existing agricultural operations; and the proposal's impacts or contributions to the sustainability of farming in general.

11.0 Heavy Industrial

Heavy industrial uses typically involve large manufacturing or processing operations and can produce significant externalities. They often have very specific locational requirements, like the need for a certain geography, geology, or access to highway and rail. The Peace Region has several such facilities, like a secure landfill in the Blueberry area and a major gas plant near Doe River.

Objective: To locate heavy industrial developments on land that satisfies the development's locational requirements while not disrupting lifestyles of rural residents.

Policy 1 Lands designated as Heavy Industrial are delineated on the Plan Maps.

Policy 2 Within the Heavy Industrial designation the principal use of land will generally be those permitted in Light Industrial (Section 10) and those heavy or large resource industrial uses, including but not limited to: manufacturing plants; processing facilities; auction markets; abattoirs; stockyards; salvage yards; bulk fuel facilities; oil and gas production facilities; commercial land treatment; secure landfills; coal, mineral or gravel extraction and processing; and asphalt plants.

Policy 3 Heavy Industrial developments are directed away from Rural Communities and Rural Neighbourhoods.

Policy 4 Heavy Industrial development proposals will be examined and considered subject to the factors as set out in Section 20.4.

Policy 5 Heavy Industrial development proposals will also be examined and considered, subject to the following factors:

- (a) the siting, orientation, and layout of proposed buildings and structures;
- (b) propensity to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties;
- (c) drainage;
- (d) location, visibility, and containment of outdoor storage areas;
- (e) plans for vehicle access, parking and circulation on the property;
- (f) impact to homesites and nearby Rural Places;
- (g) any other issues that may be relevant to the specific proposal.

Policy 6 Based upon the factors in Policies 4 and 5 (Section 11), proposals should not interfere with agriculture or environmental sensitive areas, negatively impact neighbours or nearby residents, or damage watercourses through impacts to water flow or quality.

Policy 7 The proposed Industrial Land Use Study, recommended in the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, may include land within this Rural Official Community Plan.

PART SIX ZONES

A-2 Large Agricultural Holding Zone - 63 hectares (155 acres)

Permitted Uses

6.11 (A) The following uses and no others are permitted in an A-2 zone except as provided for in Part 7 of this Bylaw:

- (i) agriculture;
- (ii) oil or gas production, storage, transmission or exploration;
- (iii) wood harvesting and forestry;
- (iv) livestock range;
- (v) fish and wildlife habitat;
- (vi) watershed protection and erosion control;
- (vii) kennel;
- (viii) public use;
- (ix) trapping, hunting, guiding, outfitting, guest ranch and ancillary accommodation;
- (x) airstrip;
- (xi) mining, including gravel extraction and processing facilities;
- (xii) two family dwelling;
- (xiii) single family dwelling;
- (xiv) bed and breakfast accommodations; (Bylaw No. 663,1990)
- (xv) farm dwelling;
- (xvi) home occupation;
- (xvii) home industry including storage yard; and
- (xviii) accessory building.

Regulations

(B) On a parcel located in an A-2 Zone:

Number of Family Dwellings

- (i) not more than two single family dwellings or a two family dwelling is permitted, but not both;

PART SIX ZONES

A-2 Large Agricultural Holding Zone-continued

Additional Dwellings

- (iii) in addition to the dwellings permitted in Section 6.11 (B)(i):
 - (a) not more than one farm dwelling per quarter section (63 ha.) parcel of land is permitted in conjunction with an agricultural use;
 - (b) not more than three additional dwelling units per parcel are permitted for ancillary accommodation to trapping, hunting, guiding or guest ranch uses;
 - (c) additional dwelling units are permitted in conjunction with and oil or gas production, processing, storage or transmission use;

Height

- (iii) there are no height limitations in an A-2 zone;

Siting

- (iv) no single family dwelling, two family dwelling or farm dwelling shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line; or
 - (d) 7 metres of the rear parcel line;
- (v) no accessory building shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line; or
 - (d) 3 metres of the rear parcel line;

Home Occupations and Home Industry

- (vi) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling and may include a storage yard for products and materials utilized in the home industry;

PART SIX ZONES

A-2 Large Agricultural Holding Zone-continued

- (c) storage yards for a home industry shall be limited to a maximum of ten percent (10%) coverage of the parcel, or 1.0 hectare (2.5 acres), whichever is less;
- (d) the combined floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and a home industry shall not exceed 300 square metres (3,229 square feet);
- (e) retail sales of goods produced in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

Off Street Parking and Loading

- (vii) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (vii) the minimum parcel size is 63 hectares (155 acres). This minimum parcel size shall not apply to:
 - (a) a parcel used for oil and gas production, storage, transmission;
 - (b) any permitted use situate upon a parcel of land that is the remainder of a parcel that has been subdivided and rezoned to permit an intensive agriculture use;
 - (c) smaller parcels permitted by Development Variance Permit;
 - (d) where a parcel is divided by a railway right-of-way, highway right-of-way or a watercourse no minimum parcel size applies to the creation of a parcel by subdividing along any such railway right-of-way, highway right-of-way or watercourse;
- (ix) Where a parcel to be created under Sections 6.11 (B) (viii) (a), (c), or (d) is less than 1.8 hectare (4.5 acres), such subdivision is subject to Section 7.9;

Agricultural Land Commission

- (x) refer to Section 4.5 for lands within the Agricultural Land Reserve.

Bed and Breakfast Accommodation

- (xi) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

PART SIX ZONES

M-2 General Industrial Zone

Permitted Uses

- 6.61 (A) The following uses and no others are permitted in an M-2 zoned except as provided for in Part 7 of this Bylaw:
- (i) manufacturing, fabricating and processing industry;
 - (ii) auction market including sale of animals;
 - (iii) storage, warehousing, cartage, express and freight facilities;
 - (iv) wrecking, salvage and associated storage yards;
 - (v) abattoir;
 - (vi) oil and gas production, processing, storage and transmission;
 - (vii) mining including gravel extraction and processing facilities including screening and asphalt plants;
 - (viii) single family dwelling;
 - (ix) home occupation;
 - (x) accessory building.

Regulations

- (B) On a parcel located in an M-2 zone:

Number of Single Family Dwellings

- (i) not more than one single family dwelling is permitted;

Additional Dwellings

- (ii) in addition to the dwelling permitted in Section 6.61(B) (i) additional dwelling units are permitted in conjunction with an oil or gas production, processing, storage, or transmission use;

Height

- (iii) there are no height limitations in an M-2 Zone;

Siting

- (iv) no building or structure other than a storage yard shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line;
 - (d) 7 metres of the rear parcel line;

PART SIX ZONES

M-2 General Industrial Zone continued

Off Street Parking and Loading

- (v) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (vi) the minimum parcel size is 1.8 hectares (4.5 acres).

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2425, 2021

A bylaw to amend the "Peace River Regional District Rural
Official Community Plan Bylaw No. 1940, 2011"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Peace River Regional District Rural Official Community Plan Amendment Bylaw No. 2425, 2021."
2. Schedule A – Map 28 Hasler – Lemoray of "Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011" is hereby amended by redesignating Crown Land Parcel 1 - District Lot 384; Parcel 2 – District Lot 382; and Parcel 3 – District Lot 381, PRD from HI "Heavy Industrial" to Ag-Rural "Agriculture-Rural"; and redesignate an 87.5 ha (216 ac) portion of Block B, District Lot 383 Peace River District from "Ag-Rural (Agriculture-Rural) to HI (Heavy Industrial)" as shown shaded on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2021.

READ A SECOND TIME THIS _____ day of _____, 2021.

Public Notification on the _____ day of _____, 2021.

Public Hearing held on the _____ day of _____, 2021.

READ A THIRD TIME THIS _____ day of _____, 2021.

Ministry of Transportation approval
received this _____ day of _____, 2021.

ADOPTED THIS _____ day of _____, 2021.

Chair

(Corporate Seal has been affixed to the original
bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Rural Official Community Plan Amendment Bylaw
No. 2425, 2021", as adopted by the Peace River Regional
District Board on _____, 2021.

Corporate Officer

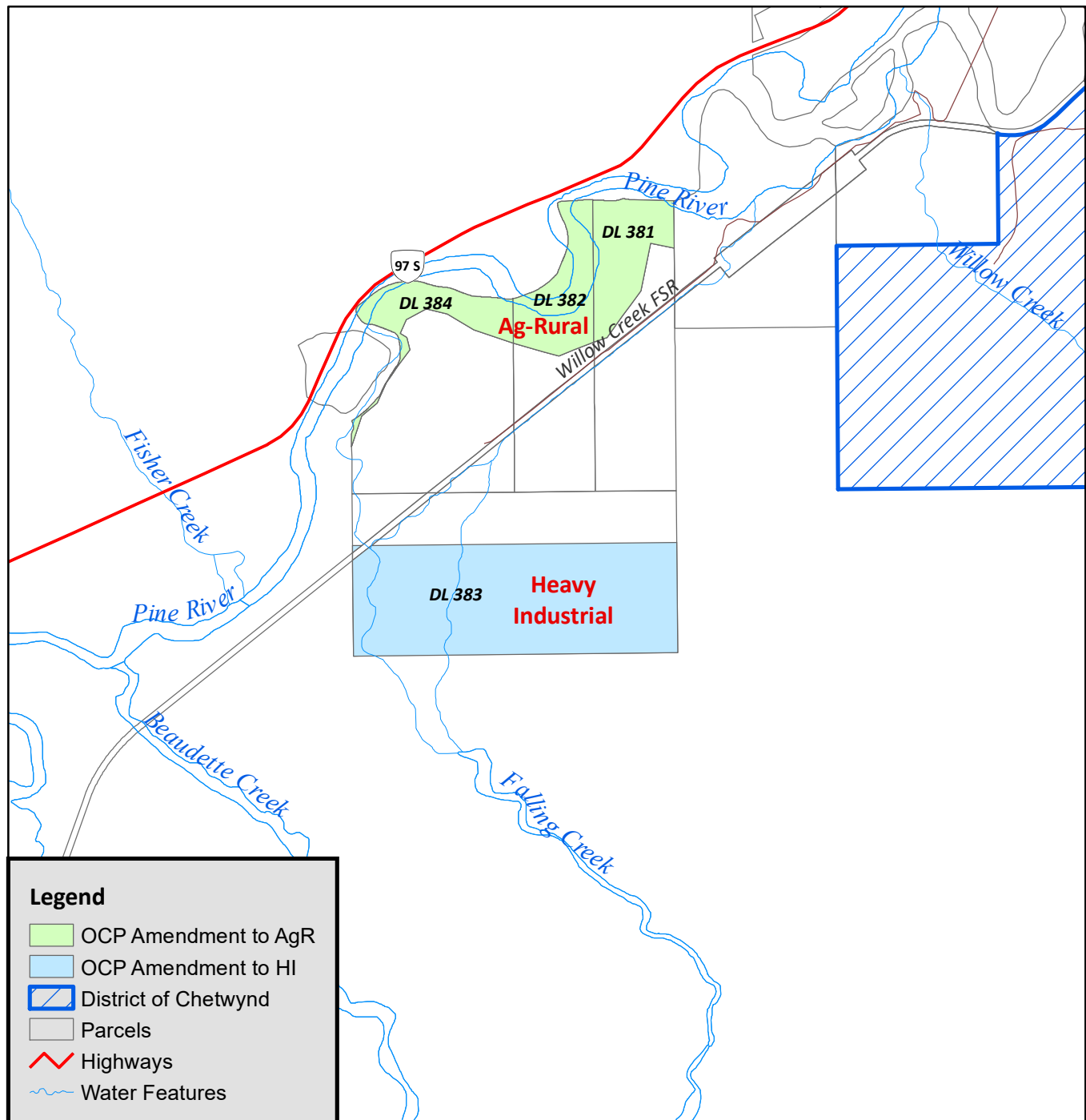


Peace River Regional District
Bylaw No. 2425, 2021
SCHEDULE "A"



1:30,000

Schedule A - Map 28 Hasler - Lemoray of "Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011" is hereby amended by redesignating Crown Land Parcel 1 - District Lot 384; Parcel 2 - District Lot 382 and Parcel 3 - District Lot 381, PRD **from** HI "Heavy Industrial" **to** Ag-Rural "Agriculture-Rural" and redesignate an 87.5 ha (216 ac) portion of Block B, District Lot 383, PRD **from** Ag-Rural "Agriculture-Rural" **to** HI "Heavy Industrial" as shown shaded on the drawing below:



PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2426, 2021
A bylaw to amend "Chetwynd Rural Area
Zoning Bylaw No. 506, 1986"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Chetwynd Rural Area Zoning Bylaw No. 506, 1986";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No.2426, 2021."
2. Schedule B – Map 7 Willow Flats of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Crown Land Parcel 1 - District Lot 384; Parcel 2 – District Lot 382; and Parcel 3 – District Lot 381, PRD from M-2 "General Industrial" to A-2 "Large Agricultural Holdings"; and rezone an 87.5 ha (216 ac) portion of Block B, District Lot 383 Peace River District from A-2 "Large Agricultural Holdings" to M-2 "General Industrial" as shown shaded on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____ day of _____	, 2021.
READ A SECOND TIME THIS	_____ day of _____	, 2021.
Public Notification on the	_____ day of _____	, 2021.
Public Hearing held on the	_____ day of _____	, 2021.
READ A THIRD TIME THIS	_____ day of _____	, 2021.
Ministry of Transportation approval received this	_____ day of _____	, 2021.
ADOPTED THIS	_____ day of _____	, 2021.

Chair

(Corporate Seal has been affixed to
the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning
Amendment Bylaw No. 2426, 2021, as adopted by the Peace River
Regional District Board on _____, 2021.

Corporate Officer

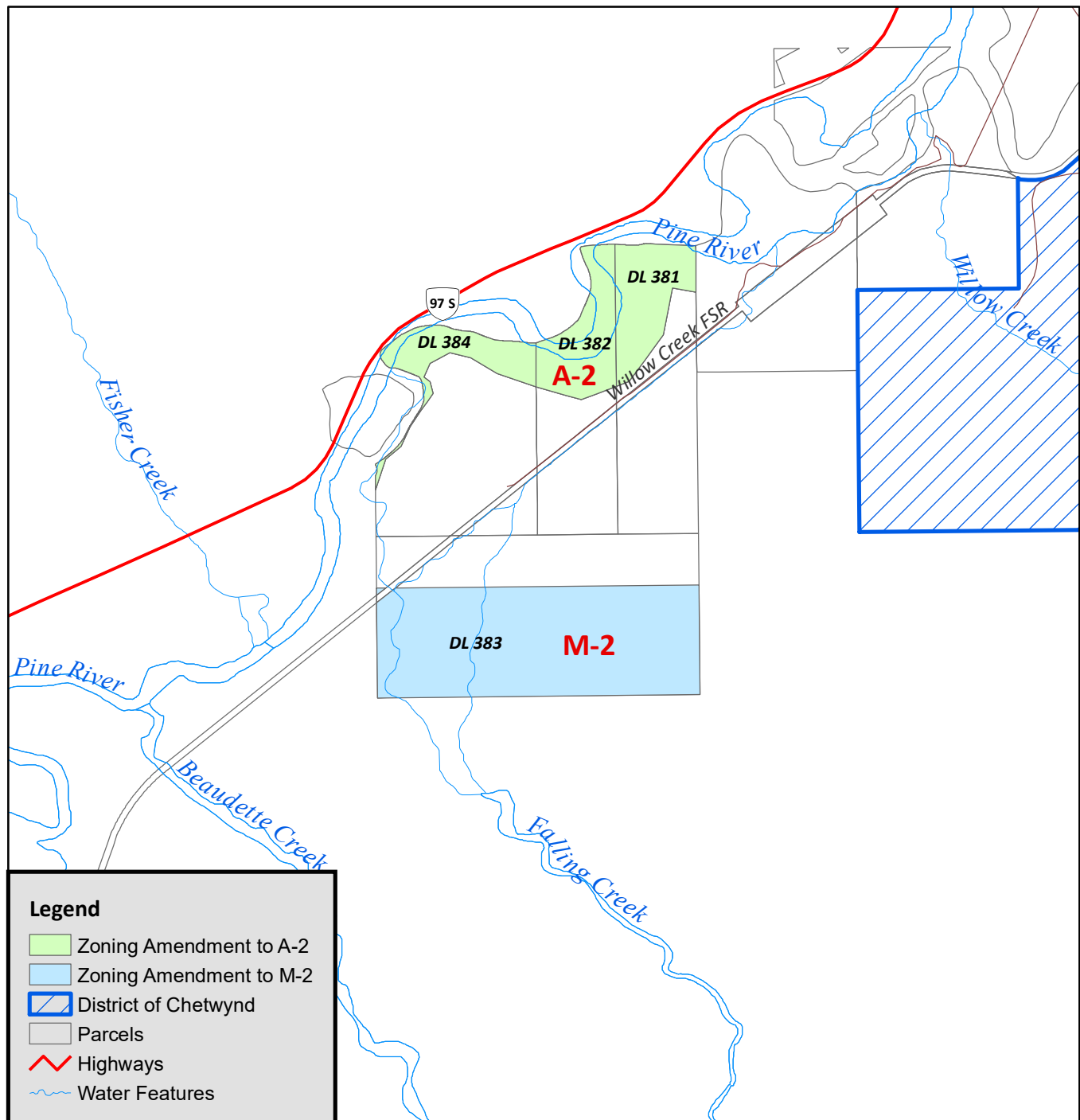


Peace River Regional District
Bylaw No. 2426, 2021
SCHEDULE "A"



1:30,000

Schedule B - Map 7 Willow Flats of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Crown Land Parcel 1 - District Lot 384; Parcel 2 - District Lot 382 and Parcel 3 - District Lot 381, PRD **from** M-2 "General Industrial Zone" **to** A-2 "Large Agricultural Holdings Zone" and rezone an 87.5 ha (216 ac) portion of Block B of District Lot 383, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** M-2 "General Industrial Zone" as shown shaded on the drawing below:



G:\Development_Services\BYLAWS\Bylaw_2426 - Zoning - PENDING.mxd

Anmol Anand

From: Hopkins, Heather N FLNR:EX <Heather.Hopkins@gov.bc.ca>
Sent: Wednesday, April 21, 2021 9:00 AM
To: Anmol Anand
Cc: Planning Department; PRRD_Internal
Subject: RE: Need Crownland authorization for correcting a mapping error in an OCP-Zoning file

CAUTION: This email originated from outside of the organization.

Hi Anmol.

You have our authorization to re-designate and re-zone the three crownland parcels to their original designation and zone of Ag-Rural and Large Agricultural Holdings, respectively.

Heather N. Hopkins | Authorization Specialist
(778) 576-8897

From: Anmol Anand <Anmol.Anand@prrd.bc.ca>
Sent: April 21, 2021 8:38 AM
To: Hopkins, Heather N FLNR:EX <Heather.Hopkins@gov.bc.ca>
Cc: Planning Department <planning@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: RE: Need Crownland authorization for correcting a mapping error in an OCP-Zoning file

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Heather,

The three crownland parcels are being re-designated from 'HI' (Heavy Industrial) to 'Ag-Rural' (Agriculture-Rural) and vice versa for the private land parcel. Also, the three crownland parcels are being re-zoned from 'M-2' (General Industrial) to 'A-2' (Large Agricultural Holdings) and vice versa for the private land parcel.

Regards,

Anmol Anand | Junior Planner

Phone: 250-784-4845 | anmol.anand@prrd.bc.ca | www.prrd.bc.ca

Peace River Regional District, Box 810, Dawson Creek, BC V1G 4H8



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

From: Hopkins, Heather N FLNR:EX <Heather.Hopkins@gov.bc.ca>
Sent: Wednesday, April 21, 2021 8:32 AM
To: Anmol Anand <Anmol.Anand@prrd.bc.ca>
Subject: RE: Need Crownland authorization for correcting a mapping error in an OCP-Zoning file

CAUTION: This email originated from outside of the organization.

Hi Anmol,

What is the land being rezoned from and to?

Heather N. Hopkins | Authorization Specialist
(778) 576-8897

From: Anmol Anand <Anmol.Anand@prrd.bc.ca>
Sent: April 20, 2021 4:29 PM
To: Hopkins, Heather N FLNR:EX <Heather.Hopkins@gov.bc.ca>
Cc: Planning Department <planning@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Need Crownland authorization for correcting a mapping error in an OCP-Zoning file
Importance: High

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Heather,

As I mentioned on our telephonic conversation this afternoon, I am writing you to inform that PRRD needs a crownland authorization for correcting a mapping error that was made in the year 2010 (PRRD Bylaw No. 1875, 2010 and PRRD Bylaw No.1876, 2010). The error was noticed last year, when the applicant re-applied for a Zoning and OCP amendment for a portion of the parcel (identified as Parcel 4 in the 2020 application) that was left out in their 2010 application. Instead, three parcels of crownland were re-zoned and re-designated, without any crownland authorization. We are now working on the applicant's OCP and Zoning application (2020) for the remaining parcel and along with that, we want to correct the error of crownland parcels by re-designation and re-zoning them to what they were prior to 2010. Following is the legal description of the three crownland parcels:

1. Parcel 1: District Lot 384, Peace River District
2. Parcel 2: District Lot 382, Peace River District
3. Parcel 3: District Lot 381, Peace River District

'025-150-766' is the PID of the portion of private land (Parcel 4) that was left out in 2010 and would be a part of this application too.

We would need your authorization to re-designate and re-zone the three crownland parcels to their original designation and zone, respectively. Once I receive an authorization, I will then move forward with the application. Please let me know if you have any question/s.

Regards,

Anmol Anand | Junior Planner

Phone: 250-784-4845 | anmol.anand@prrd.bc.ca | www.prrd.bc.ca
Peace River Regional District, Box 810, Dawson Creek, BC V1G 4H8



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

May 17, 2021

I, Garry Loiselle, owner of property having PID: 025-150-766, confirm that I want to re-designate and re-zone the 87.5 ha of the parcel of the mentioned property to Heavy Industrial and M-2, respectively, as originally applied for in the year 2010.

Signature:



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP/Zoning Amendment Report
By-law No. 1875 & 1876
1st and 2nd Reading
FILE NO. 002/2010**

Part 26 Participants.
Includes all except
Districts of Tumbler
Ridge and Taylor.

OWNER: Loiselle Investments Ltd. **DATE:** January 6, 2010
AGENT: Gary Loiselle
AREA: Electoral Area E
LEGAL: Blocks A & B of District Lots 381, 382, 383 & 384
LOT SIZE: Total area of land of all Blocks combined equals ±218ha
LOCATION: Along Hwy 97S west of the District of Chetwynd, east of Mt. Lamoray

PROPOSAL

To amend the West Peace OCP by re-designating Blocks A & B of District Lots 381, 382, 383 & 384 from Agriculture – Rural Resource to Industrial and;
To rezone Blocks A & B of District Lots 381, 382, 383 & 384 from A-2 (Large Agricultural Holdings) to M2 (General Industrial)

RECOMMENDATION: OPTION 1

THAT the Regional Board has considered the requirements of s. 879 of the Local Government Act, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected, as summarized in the Development Services report dated January 6, 2010;

THAT the Regional Board approve Official Community Plan Amendment By-law No. 1875 and Zoning Amendment By-law No. 1876, 2010 for First and Second Readings to amend the West Peace Official Community Plan No. 1086, 1997 by re-designating Blocks A & B of District Lots 381, 382, 383 and 384 from “Agriculture – Rural Resource” to “Industrial” and to amend Chetwynd Rural Area Zoning By-law No. 506, 1986 from A-2 “Large Agricultural Holdings” to M-2 “General Industrial”

THAT a public hearing be scheduled for February 12, 2010 at 7:00 pm at the Chetwynd Recreation Center; and

THAT the holding of the public hearing be delegated to Director Caton

OPTIONS

OPTION 1: THAT the Regional Board has considered the requirements of s. 879 of the Local Government Act, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected, as summarized in the Development Services report dated January 6, 2010;

THAT the Regional Board approve Official Community Plan Amendment By-law No. 1875 and Zoning Amendment By-law No. 1876, 2010 for First and Second Readings to amend the West Peace Official Community Plan No. 1086, 1997 by re-designating Blocks A & B of District Lots 381, 382, 383 and 384 from “Agriculture – Rural Resource” to “Industrial” and to amend

Chetwynd Rural Area Zoning By-law No. 506, 1986 from A-2 “Large Agricultural Holdings” to M-2 “General Industrial”

THAT a public hearing be scheduled for February 12, 2010 at 7:00 pm at the Chetwynd Recreation Center; and

THAT the holding of the public hearing be delegated to Director Caton

OPTION 2: THAT the Regional Board refuse the application

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP):	Agriculture – Rural Resource, Bylaw No. 1086, 1997
ZONING:	A-2 (Large Agricultural Holdings), Bylaw No. 506, 1986
AGRICULTURAL LAND RESERVE (ALR):	Excluded conditional to rezoning and re-designating
BUILDING INSPECTION AREA:	Within

SITE CONTEXT

The subject property is located ~ 60 km west of the district of Chetwynd on Highway 97 and is adjacent to the undeveloped Western Coal Load out Facility. The subject properties are accessed from Highway 97S to the north and un-named logging and mining roads to the south while the CN Rail line runs diagonally through the properties. This is a non-farming area of predominantly large scale District Lots with some smaller parcels nearby. It should be noted that the parcels also run adjacent to the Pine River and in order to access any of the Blocks from the highway, one needs to cross the Pine.

SITE FEATURES

LAND:	Although a site inspection has not been conducted, it appears through the use of aerial photographs that small portions of the subject properties near the rail line have been cleared in the past but the majority of the properties remain untouched.
STRUCTURES:	There currently is an unused 100 man camp on a portion of DL 384 as indicated on the attached map entitled Schedule A Temporary Industrial Use Permit # 123/2008 on page 12 of this report, but there are no buildings on any of the other lots.
ACCESS:	According to the application, access will be gained by way of an un-named forestry road to the southwest of DL 383
CLI SOIL RATING:	Predominantly Class 7TP - Soils in this class have no capacity for arable culture or permanent pasture, there is a small portion of Class 5PT. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass T indicates soils having topographical constraints, while sub-class P indicates stoniness. There is also a small portion of Class 7T.
FIRE:	Outside all rural fire protection areas.

CONSULTATION DURING OCP DEVELOPMENT, LGA s. 879

For the purposes of s. 879 of the Local Government Act, the following table summarizes recommended consultation:

	Description	Affected	Consultation		
			Type	Timing	Frequency
Persons	Local residents	N	NA		
Organizations	None identified	N	NA		
Authorities	Participant Municipalities	Y	Referral	Before 1 st reading	1
	First Nations	Y	Referral	Before & After 1 st reading(30 days total)	2
	Saulteau				
	McLeod Lake				
	Halfway River				
	West Moberly				
	School District #59	N			
	Min. of Community Develop.	Y	Referral	After 3 rd reading	1
	Min. of Transportation	Y	Referral	Before 1 st reading and after 3 rd	2
	Min. of Environment	Y	Referral	Before 1 st reading	1
	Min. of Agriculture & Lands	N			
	Min. of Forests & Range	Y	Referral	Before 1 st reading	1
	Min. of Energy & Mines	Y	Referral	Before 1 st reading	1
	Northern Health Authority	Y	Referral	Before 1 st reading	1
	OGC	N			
	ALC	Y	Referral	Before 1 st reading	1
	Federal government	N			

COMMENTS AND OBSERVATIONS

- APPLICANT:** It is the intent of the landowner to develop a “Coal Load-out Facility” which will operate in conjunction with a mine operated by First Coal south of the proposed load-out site.
- ALR:** The subject properties have been granted conditional exclusion from the Land Reserve By way of Resolution # 1626/2009 dated December 8, 2009. This rezoning and re-designation are conditions which are required to be satisfied in order to complete the exclusion process.
- OCP:** Pursuant to the West Peace Community Plan Bylaw No. 1086, 1997, the subject properties are designated “Agriculture – Rural Resource”. This designation does not permit the proposed type of development **Therefore this proposal requires an OCP amendment.**
- ZONING:** The subject properties are zoned A-2 (Large Agricultural Holdings) pursuant to Chetwynd Rural Area Zoning Bylaw No. 506, 1986 the proposed uses are not permitted in this zone. **Therefore this proposal requires a re-zoning.**
- PUBLIC CONSULTATION:** The re-zoning and re-designating process requires that the Regional District issue a public notification on the proposed changes to the zoning bylaw and Official Community Plan. This is accomplished by advertising the Public Hearing that can be held at a time and place of the Board’s choosing. The advertisements must reach at least every landowner within 100 meters of the subject property and be published twice in a local newspaper. However, the limits to the notification parameters may be altered if more people or areas are deemed affected by the proposal.

--	--

IMPACT ANALYSIS

- AGRICULTURE:** The impacts to agriculture will be minimal as the soil quality on the subject properties is very poor, soil ratings of 6 or 7 indicate that at best these properties could be utilized for grazing

purposes.

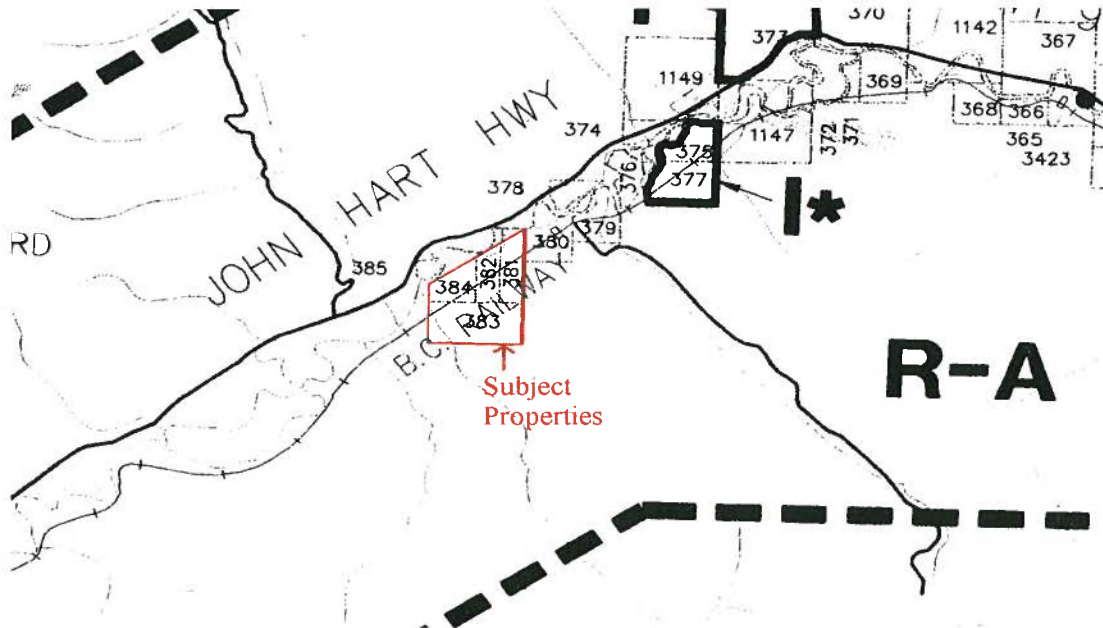
- CONTEXT:** There is a General industrial development in close proximity that was to be used as a “coal load-out facility” intended for use by Western Coal which has never been developed, because Western Coal bought Pine Valley Coal and is utilizing the load-out facility obtained in the purchase, however the zoning and OCP designation are in place. There will be little impact to any people as there are no inhabited lots within a 5km radius of the subject properties.
- ENVIRONMENTAL:** It should be noted that the Development Services Department has been in contact with Gerry Hamblin at the Environmental Assessment Office and through these talks we have learned that the “Load-Out Facility” itself would not require an Environmental Assessment, however First Coal has announced that it has applied for the entire project, the mine, road construction and load-out facility will all undergo the Environmental Assessment procedure. This will allow greater production flexibility in that First Coal has indicated it would be producing 245,000 tons per year but the Environmental Assessment of the project will enable First Coal to produce greater than 250,000 tons per year if demand requires the increased production.
- TRAFFIC:** As the subject properties are located along the Provincial Highway # 97 and the proposed development includes the construction of a “coal load-out facility” there will certainly be an increase in vehicular activity in the area however in the overall picture it will have very little impact on the area as transporting the coal from the mine to the load-out will all take place on off-highway roads. It is the intention of First Coal to build the 16km long “North Access” road to connect existing forestry roads as shown in the attached Central South Project Site Layout.



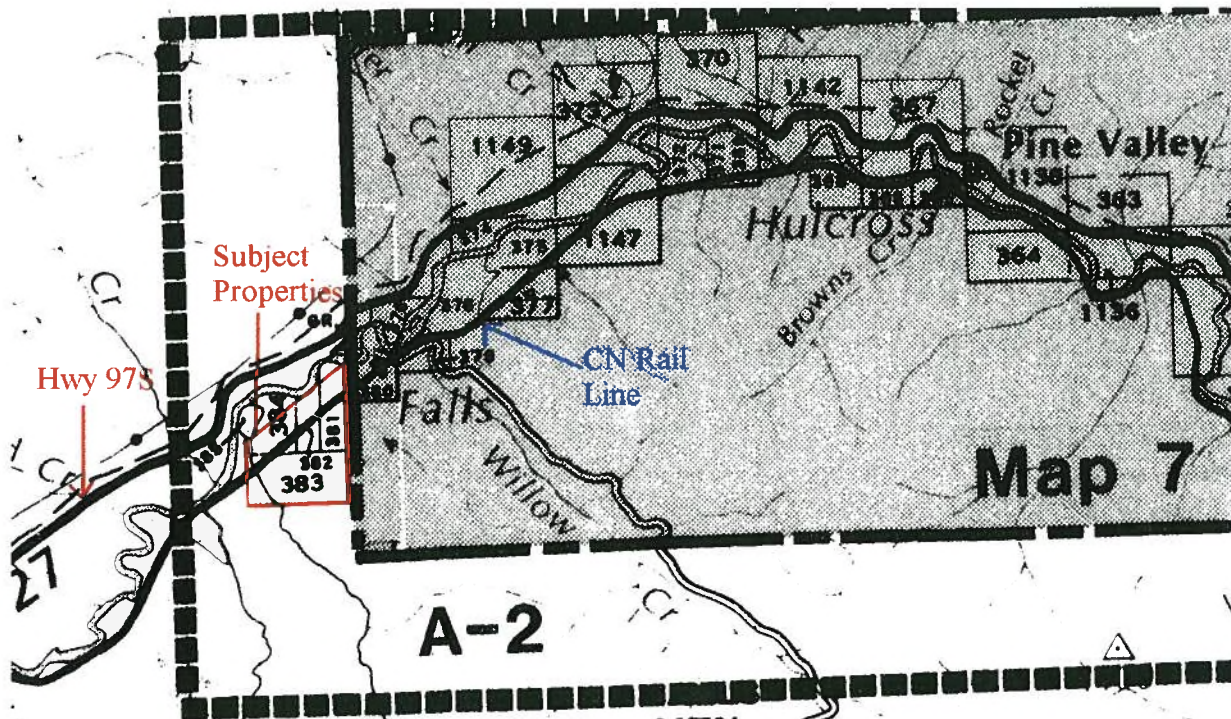
Peace River Regional District

Application # 146/2009

West Peace Official Community Plan By-law No. 1086, 1997 (map# 2)



Chetwynd Rural Area Zoning By-Law No. 506, 1986 (map#1)

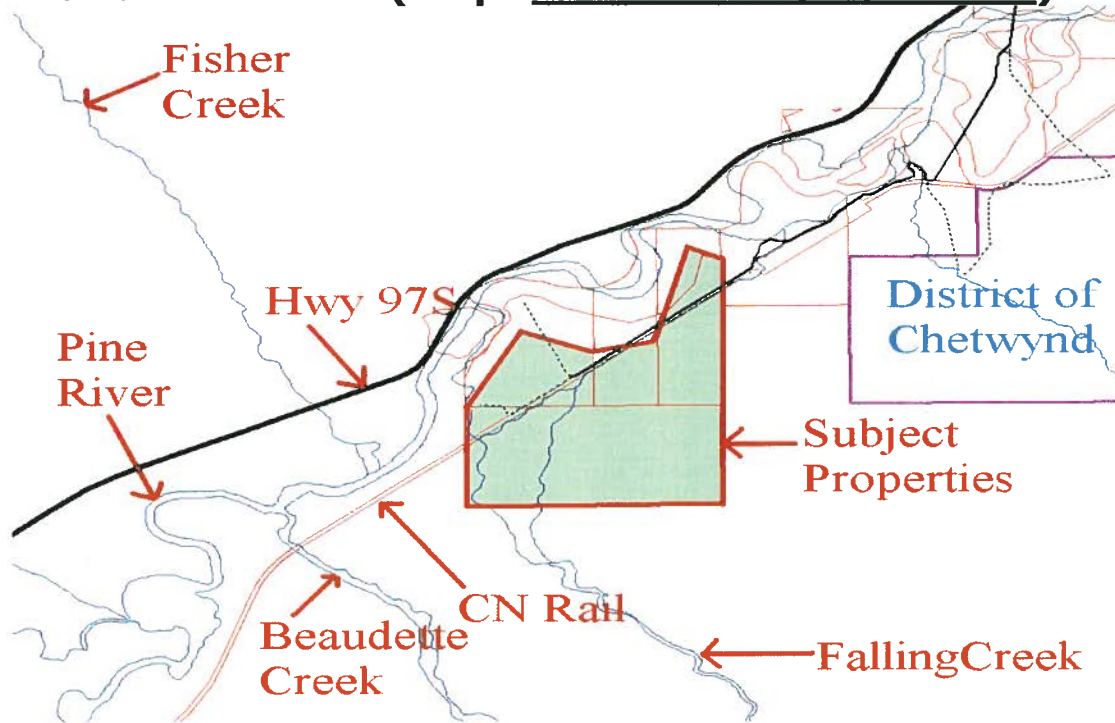




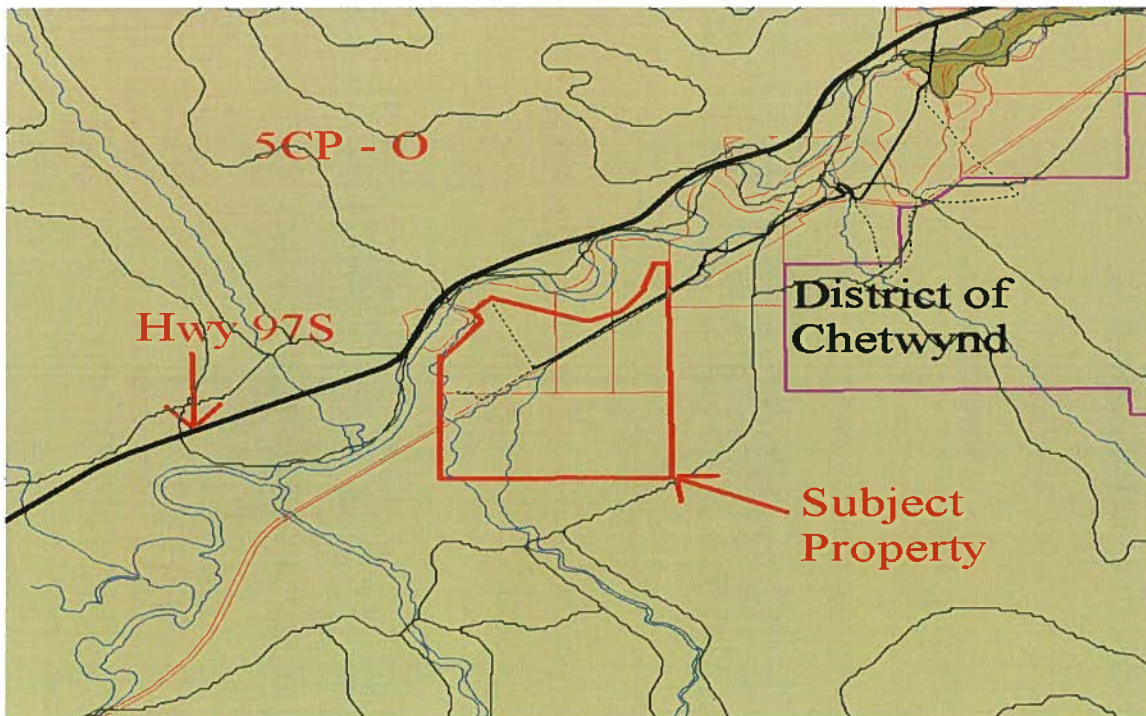
Peace River Regional District

Application # 002/2010

Agriculture Land Reserve (map# 930-059/069)



CLI-Soil Classification (map# 93-O- 09)





PEACE RIVER REGIONAL DISTRICT



Box 810, 1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Telephone: (250) 784.3200
Fax: (250) 784.3201

Toll Free: 1.800.670.7773

9912 - 106th Avenue,
Fort St. John, BC V1J 2N9
Telephone: (250) 785.8084
Fax: (250) 785.1125

Receipt #: _____

Application for Development

1.

FEES

- | | |
|---|------------|
| <input type="checkbox"/> Official Community Plan Amendment | \$1,000.00 |
| <input type="checkbox"/> Zoning Amendment | \$ 650.00 |
| <input checked="" type="checkbox"/> Official Community Plan and Zoning Amendment combined | \$1,050.00 |
| <input type="checkbox"/> Temporary Commercial Use / Temporary Industrial Use Permit | \$ 350.00 |
| <input type="checkbox"/> Development Permit | \$ 165.00 |
| <input type="checkbox"/> Development Variance Permit | \$ 165.00 |

2. Please print

Property Owner's Name <i>LOISELLE INVESTMENTS LTD.</i>	Authorized Agent of Owner (if applicable):
Address of Owner <i>P.O. BOX 2036</i>	Address of Agent
City / Town / Village <i>DAWSON CREEK</i>	City / Town / Village <i>B.C.</i>
Postal Code	Postal Code
Telephone Number: <i>250.</i>	Telephone Number:
Fax Number: <i>250-78</i>	Fax Number:
e-mail address:	e-mail address:

3.

Full legal description of each property under application	Area of each lot
<i>Block A+B 381</i>	ha./ acres
<i>" " AB 382</i>	ha. / acres
<i>" " AB 383</i>	ha./ acres
<i>" " AB 34</i>	Total area ha./ acres

4. Civic address or location of property: PINE PASS

5. **Particulars of proposed amendment**

Please "check" the box(es) that apply(ies) to your proposal.

☒ Official Community Plan (OCP) amendment:
Existing OCP designation: _____
Proposed OCP designation: _____
Text amendment: _____

☒ For a Zoning amendment:
Existing zone: _____
Proposed zone: _____
Text amendment: _____

☐ Development Variance Permit: - describe proposed variance request:

☐ Temporary Commercial Use Permit (describe proposed use):

☐ Temporary Industrial Use Permit: (describe proposed use):

☐ For a Development Permit: By-law No. _____ Section: _____

6. Describe the existing use and buildings on the subject property:

VACANT

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

a) North VACANT
b) East _____
c) South _____
d) West _____

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:

COAL LOAD OUT

9. Reasons and comments in support of the application, attach a separate sheet if necessary:

CONDITION OF ALR
EXCLUSION.

The following information is required. Failure to provide any of the following may delay the application.

1. A copy of the **proof of ownership**. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties.
2. A **Sketch Plan** of the subject property, showing:
 - the legal boundaries and dimensions of the subject property;
 - boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - the location of permanent buildings and structures on the subject property, with distances to property lines;
 - the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - the location of any existing sewage disposal systems;
 - the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of Owner/s:	
Signature of Owner/s:	
Date:	Dec 21/2009

Agent's Authorization

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by **all property owners**.

I / We	and	hereby authorize
(name)	to act on my/our behalf in respect of this application.	
Address of agent:		
Telephone:	Fax:	Email:

Signature of Owner/s

Date

Signature of Owner/s

Date



**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1875, 2010**

A by-law to amend the "West Peace Official
Community Plan By-law No. 1086, 1997"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "West Peace Official Community Plan By-law No. 1086, 1997";

AND WHEREAS an application has been made to amend the "West Peace Official Community Plan By-law No. 1086, 1997" to facilitate an associated zoning affecting Block A and B, District Lots 381, 382, 383, and 384, PRD;

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This By-law may be cited for all purposes as the "West Peace Official Community Plan Amendment By-law No. 1875, 2010."
2. The West Peace Official Community Plan By-law No. 1086, 1997 is hereby amended in the following manner:

Map No. 2 "Land Use Designations" is hereby amended by redesignating Block A and B, District Lots 381, 382, 383, and 384, PRD from "Agricultural-Rural Resource" to "Industrial" as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this _____ day of _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

Public Hearing held on the _____ day of _____, 2010.

Approved by the Minister of Community Development this ____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

CERTIFIED a true and correct copy of
"West Peace Official Community Plan
Amendment By-law No. 1875, 2010."

THE CORPORATE SEAL of the Peace
River Regional District was hereto
affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Dawson Creek Rural Official Community Plan Amendment By-law No. 1875, 2010" as read a third time by the Regional Board of the Peace River Regional District on this ____ day of _____, 2010.
Dated at Dawson Creek, B.C. this ____ day of _____, 2010.

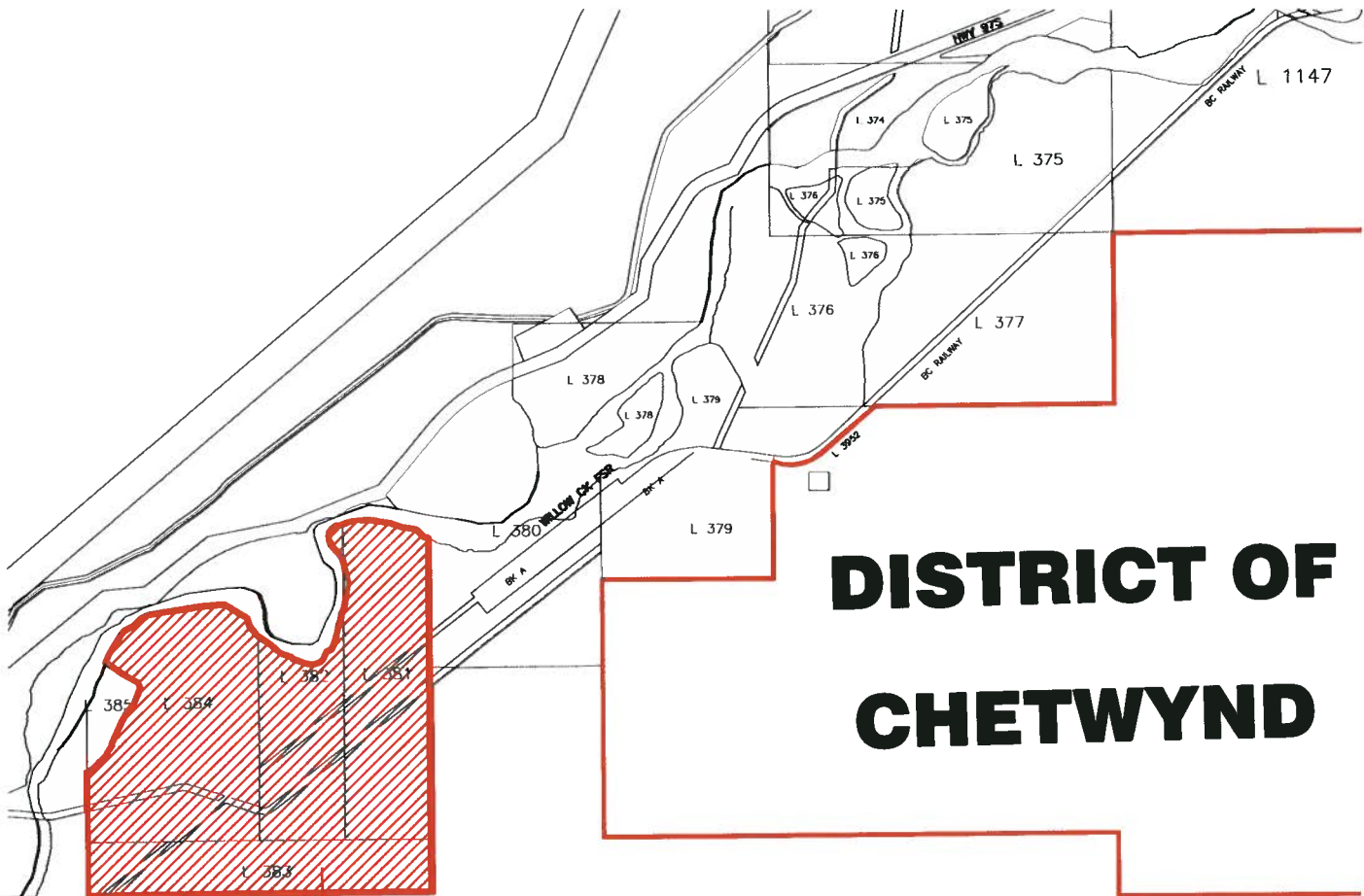
Fred Banham, Chief Administrative Officer

Peace River Regional District
By-law No. 1875, 2010

SCHEDULE "A"



Map No. 2 - Schedule A of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by re-designating Blocks A & B of District Lots 381, 382, 383 and 384, PRD from "Agriculture - Rural Resource" to "Industrial" as shown shaded on the drawing below:



Subject Properties
Industrial

CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Official Community Plan Amendment
By-law No. 1875, 2010."

Fred Banham, CAO

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1876, 2010**

A by-law to amend the "Chetwynd Rural Area
Zoning By-law No. 506, 1986"

WHEREAS the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "Chetwynd Rural Area Zoning By-law No. 506, 1986";

NOW THEREFORE the Regional Board of the Peace River Regional District is in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-law No. 1876, 2010."
2. Schedule 'B' – Map No. 1 – in the "Chetwynd Rural Area Zoning By-law No. 506, 1986" is hereby amended by rezoning Block A and B, District Lots 381, 382, 383 and 384, PRD, from A-2 "Large Agricultural Holdings Zone" to M-2 "General Industrial Zone" as shown shaded grey on Schedule 'A' which is attached to and forms part of this by-law.

READ A FIRST TIME this _____ day of _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

Public Hearing on the _____ day of _____, 2010.

READ FOR A THIRD TIME this _____ day of _____, 2010.

APPROVED by the Ministry of Transportation this _____ day of _____, 2010.

District Highways Manager

ADOPTED this _____ day of _____, 2010.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1876, 2010."

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

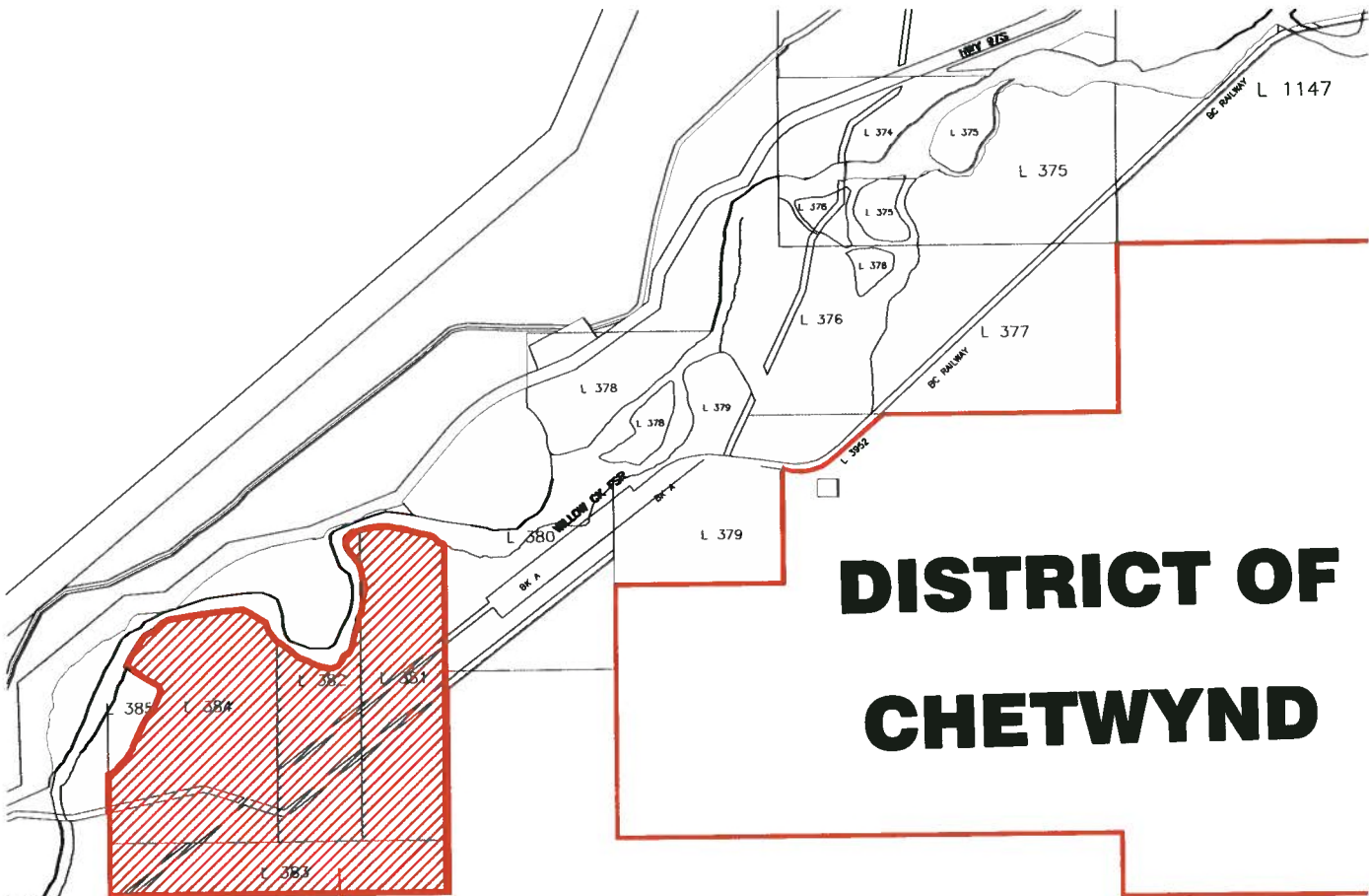
I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1876, 2010" as read a third time by the Regional Board of the Peace River Regional District on this ____ day of _____, 2010. Dated at Dawson Creek, B.C. this ____ day of _____, 2010.

Fred Banham, Chief Administrative Officer

Peace River Regional District
By-law No. 1876, 2010
SCHEDULE "A"



Map. No. 1 - Schedule A of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Blocks A & B of District Lots 381, 382, 383 and 384, PRD from A-2 "Large Agricultural Zone" to M-2 "General Industrial Zone" as shown shaded on the drawing below:



**DISTRICT OF
CHETWYND**

Subject Properties
M-2

CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Zoning Amendment By-law
No. 1876, 2010."

Fred Banham, CAO



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP/Zoning Amendment Report
By-law No. 1875 & 1876
3rd Reading
FILE NO. 002/2010**

Part 26 Participants.
Includes all except
Districts of Tumbler
Ridge and Taylor.

OWNER: Loisselle Investments Ltd. **DATE:** February 23, 2010
AGENT: Gary Loisselle
AREA: Electoral Area E
LEGAL: Blocks A & B of District Lots 381, 382, 383 & 384
LOT SIZE: Total area of land of all Blocks combined equals ±218ha
LOCATION: Along Hwy 97S west of the District of Chetwynd, east of Mt. Lamoray

PROPOSAL

To amend the West Peace OCP by re-designating Blocks A & B of District Lots 381, 382, 383 & 384 from Agriculture – Rural Resource to Industrial and;
To rezone Blocks A & B of District Lots 381, 382, 383 & 384 from A-2 (Large Agricultural Holdings) to M2 (General Industrial)

RECOMMENDATION: OPTION 1

THAT the Regional Board consider Official Community Plan Amendment By-law No.1875, 2010, and Zoning Amendment Bylaw No. 1876, 2010, for 3rd Reading.

OPTIONS

OPTION 1: **THAT** the Regional Board consider Official Community Plan Amendment By-law No.1875, 2010, and Zoning Amendment Bylaw No. 1876, 2010, for 3rd Reading.

OPTION 2: **THAT** the Regional Board refuse the application

BACKGROUND

SUMMARY OF PROCEDURE

December 8, 2009	~	Subject properties have been granted conditional exclusion by the Agricultural Land Commission
December 21, 2008	~	OCP and Zoning Amendment Application received
January 5, 2010	~	OCP and Zoning Amendment Application referred to Government agencies and municipalities
January 12, 2010	~	OCP and Zoning Amendment Application referred to First Nations listed below: West Moberly First Nations

Saulteau First Nations
 McLeod Lake Indian Band
 Halfway River First Nation
 Treaty 8 Tribal Association

January 28, 2010	~	Regional Board considered OCP/Zoning Amendment proposal for 1 st & 2 nd Reading
February 1, 2010	~	Public Hearing Notification Faxed to First Nations
February 3 & 4, 2010	~	Public Notification for the Public Hearing advertised in the <i>Dawson Creek Daily News</i>
February 3, 2010	~	Public Notification for the Public Hearing advertised in the <i>Coffee Talk Express</i>
February 5, 2010	~	Public Notification for the Public Hearing advertised in the <i>Chetwynd Echo</i>
February 9, 2010	~	PRRD receives letter from Saulteau First Nations requesting that the February 12, 2010 Public Hearing be rescheduled to accommodate a meeting between PRRD and Saulteau Chief and Council
February 11, 2010	~	Peace River Regional District denied postponement of Public Hearing to accommodate meeting with Saulteau First Nations Chief and Council
February 12, 2010	~	Public hearing held at Chetwynd & District Recreation Centre at 10:00 a.m. (minutes attached to this report)

SITE CONTEXT

The subject property is located ~ 60 km west of the district of Chetwynd on Highway 97 and is adjacent to the undeveloped Western Coal Load out Facility. The subject properties are accessed from Highway 97S to the north and un-named logging and mining roads to the south while the CN Rail line runs diagonally through the properties. This is a non-farming area of predominantly large scale District Lots with some smaller parcels nearby. It should be noted that the parcels also run adjacent to the Pine River and in order to access any of the Blocks from the highway, one needs to cross the Pine.

SITE FEATURES

LAND:	Although a site inspection has not been conducted, it appears through the use of aerial photographs that small portions of the subject properties near the rail line have been cleared in the past but the majority of the properties remain untouched.
STRUCTURES:	There currently is an unused 100 man camp on a portion of DL 384 as indicated on the attached map entitled Schedule A Temporary Industrial Use Permit # 123/2008 on page 12 of this report, but there are no buildings on any of the other lots.
ACCESS:	According to the application, access will be gained by way of an un-named forestry road to the southwest of DL 383
CLI SOIL RATING:	Predominantly Class 7TP - Soils in this class have no capacity for arable culture or permanent pasture, there is a small portion of Class 5PT. Class 5 soils have very severe limitations that restrict their

capability in producing perennial forage crops, and improvement practices are feasible. Subclass T indicates soils having topographical constraints, while sub-class P indicates stoniness. There is also a small portion of Class 7T.

FIRE: Outside all rural fire protection areas.

COMMENTS AND OBSERVATIONS

APPLICANT: It is the intent of the landowner to develop a “Coal Load-out Facility” which will operate in conjunction with a mine operated by First Coal south of the proposed load-out site.

ALR: The subject properties have been granted conditional exclusion from the Land Reserve By way of Resolution # 1626/2009 dated December 8, 2009. This rezoning and re-designation are conditions which are required to be satisfied in order to complete the exclusion process.

OCP: Pursuant to the West Peace Community Plan Bylaw No. 1086, 1997, the subject properties are designated “Agriculture – Rural Resource”. This designation does not permit the proposed type of development **Therefore this proposal requires an OCP amendment.**

ZONING: The subject properties are zoned A-2 (Large Agricultural Holdings) pursuant to Chetwynd Rural Area Zoning Bylaw No. 506, 1986 the proposed uses are not permitted in this zone. **Therefore this proposal requires a re-zoning.**

PUBLIC CONSULTATION: The re-zoning and re-designating process requires that the Regional District issue a public notification on the proposed changes to the zoning bylaw and Official Community Plan. This is accomplished by advertising the Public Hearing that can be held at a time and place of the Board’s choosing. The advertisements must reach at least every landowner within 100 meters of the subject property and be published twice in a local newspaper. However, the limits to the notification parameters may be altered if more people or areas are deemed affected by the proposal.

COMMENTS FROM MUNICIPALITIES AND PROVINCIAL AGENCIES	Village of Pouce Coupe Interests unaffected by bylaw
COMMENTS FROM FIRST NATIONS RECEIVED	Saulteau First Nations sent a letter dated February 9, 2010

IMPACT ANALYSIS

AGRICULTURE: The impacts to agriculture will be minimal as the soil quality on the subject properties is very poor, soil ratings of 6 or 7 indicate that at best these properties could be utilized for grazing purposes.

CONTEXT: There is a General industrial development in close proximity that was to be used as a “coal load-out facility” intended for use by Western Coal which has never been developed, because Western Coal bought Pine Valley Coal and is utilizing the load-out facility obtained in the purchase, however the zoning and OCP designation are in place. There will be little impact to any people as there are no inhabited lots within a 5km radius of the subject properties.

ENVIRONMENTAL: It should be noted that the Development Services Department has been in contact with Gerry Hamblin at the Environmental Assessment Office and through these talks we have learned that

the “Load-Out Facility” itself would not require an Environmental Assessment, however First Coal has announced that it has applied for the entire project, the mine, road construction and load-out facility will all undergo the Environmental Assessment procedure. This will allow greater production flexibility in that First Coal has indicated it would be producing 245,000 tons per year but the Environmental Assessment of the project will enable First Coal to produce greater than 250,000 tons per year if demand requires the increased production.

TRAFFIC:

As the subject properties are located along the Provincial Highway # 97 and the proposed development includes the construction of a “coal load-out facility” there will certainly be an increase in vehicular activity in the area however in the overall picture it will have very little impact on the area as transporting the coal from the mine to the load-out will all take place on off-highway roads. It is the intention of First Coal to build the 16km long “North Access” road to connect existing forestry roads as shown in the attached Central South Project Site Layout.



PEACE RIVER REGIONAL DISTRICT

Public Hearing Minutes Proposed Official Community Plan and Zoning Amendment By-law No.'s 1875 and 1876, 2010

Date: February 12, 2010 Time: 10:00 a.m.
Place: Chetwynd and District Recreation Centre, Chetwynd, BC

Present: Director: Tim Caton Director of Electoral Area "E"
Staff: Bruce Simard General Manager of Development Services
Owen Bloor Land Use Planner
Applicant: Gary Loiselle 2962 Highway 97S, Dawson Creek, BC
Public: Andre Roofthoot Willow Flats, BC

1. CALL TO ORDER – The meeting was called to order at 10:04 p.m.
2. STATEMENT OF PUBLIC HEARING – Tim Caton, read the statement of "Public Hearing".
3. INTRODUCTION TO PROPOSAL – The proposal was reviewed by Director Caton and the OCP and Zoning Amendment process were reviewed by Owen Bloor.
4. SUMMARY OF APPLICATION PROCEDURE
 - December 8, 2009** ~ Subject properties have been granted conditional exclusion by the Agricultural Land Commission
 - December 21, 2008** ~ OCP and Zoning Amendment Application received
 - January 5, 2010** ~ OCP and Zoning Amendment Application referred to Government agencies and municipalities
 - January 12, 2010** ~ OCP and Zoning Amendment Application referred to First Nations
 - January 28, 2010** ~ Regional Board considered OCP/Zoning Amendment proposal for 1st & 2nd Reading
 - February 1, 2010** ~ Public Hearing Notification Faxed to First Nations
 - February 3 & 4, 2010** ~ Public Notification for the Public Hearing advertised in the *Dawson Creek Daily News*
 - February 3, 2010** ~ Public Notification for the Public Hearing advertised in the *Coffee Talk Express*
 - February 5, 2010** ~ Public Notification for the Public Hearing advertised in the *Chetwynd Echo*
 - February 9, 2010** ~ PRRD receives letter from Saulteau First Nations requesting that the February 12, 2010 Public Hearing be rescheduled to accommodate a meeting between PRRD and Saulteau Chief and Council
 - February 11, 2010** ~ Peace River Regional District denied postponement of Public Hearing to accommodate meeting with Saulteau First Nations Chief and Council

February 12, 2010

Public hearing held at Chetwynd & District
Recreation Centre at 10:00 a.m.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Village of Pouce Coupe

Interests unaffected by bylaw

6. COMMENTS FROM FIRST NATIONS RECEIVED

Saulteau First Nations sent a letter dated February 9, 2010

7. WRITTEN COMMENTS RECEIVED FROM PUBLIC

None

8. COMMENTS FROM APPLICANT

Gary Loiselle – proposal speaks for itself, it is taking place on land which is private title and it has already been through the Agricultural Land Commission process. Gary also noted that the only neighbor is Andre Roofthoof who lives 2 to 3 kilometers away as the crow flies.

9. COMMENTS FROM PUBLIC

Andre Roofthoof – Inquired about existing coal load out already in the area and why First Coal is not utilizing that instead?

Tim Caton – Replied that it belongs to a different company and is not available for use by First Coal.

Andre Roofthoof – Voiced his concern that there will be twice the dust at his property if this second load out is allowed and wonders what will be done to address that issue. He also expressed concern regarding the wildlife in the area and reiterated that he was 100% against another load out facility being developed.

Tim Caton – inquired of Gary Loiselle as to why Western Canadian Coal (WCC) did not develop the second load out in the area?

Gary Loiselle – responded that the basic reason was because WCC had purchased Pine Valley Coal and its assets and part of that was the existing Pine Valley load out facility. So

WCC invested in upgrading the existing Pine Valley load out to bring it up to the capacity and standards required to handle the WCC mine output. Gary also indicated that companies do not utilize other companies assets and he likened it to 2 farms sharing the same grain bin, what grain came from what farmer? Too difficult to figure out and coal is no different. Gary also indicated that there are 3 grades of coal produced in this area and they can not be mixed together.

Gary then went on to explain the process being utilized at the First Coal mine and the difference between this mine and others:

First Coal will use a deep trench mine system with on site processing rather than at the load out, also of note is that each load will be sprayed with a dust suppressing agent prior to transporting it to the load out.

Andre Roofthoof – stated that First Coal needs to consult with him as this mine is being situated right in the middle of his existing trap line

Gary Loiselle – replied that he too is a licensed trapper and when the wind turbines went in near Dawson Creek, which are in the middle of his trap line he was not consulted either and agrees with Andre that First Coal needs to talk to Andre.

Tim Caton – Advised Andre that First Coal has now decided to enter into an Environmental Assessment Review

Andre Roofthoof – reiterates that he is still opposed to the load out as it interferes with his trap line and claims that he found anti-freeze (glycol) jugs near holes cut in the ice for use by First Coal and that this substance has had a direct impact on the wildlife in the area. He also complained about the distance from Willow Flats to Chetwynd as it is close to 100 kilometers.

Gary Loiselle – agrees with Andre about the travel however he feels it is the price you pay if you want your voice heard in the process.

Andre Roofthoof – States that these meetings are useless as the companies and Governments don't care because he is only one guy living in the area.

Tim Caton – advised all parties that no further comments can be accepted after the close of the Public Hearing

10. FINAL COMMENTS FROM APPLICANT

Gary Loiselle – felt the Regional Board should be made aware of the mining process being utilized by First Coal so they can see the differences between First Coal and WCC and indicated that he thought First Coal should make a presentation to the Board.

11. TERMINATION OF PUBLIC MEETING

Meeting was terminated at 10:27 a.m.

Owen Bloor, Recorder

Tim Caton, Chair



Saulteau First Nations
Treaty, Lands & Resource Protection
Box 1020, Chetwynd BC, V0C-1J0
Main: (250) 788-7250
Fax: (250) 788-1276

February 9, 2010 VIA EMAIL Bruce.Simard@prrd.bc.ca

Mr. Bruce Simard
General Manager of Development Services
Peace River Regional District
Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Re: OCP/Zoning Amendments Blocks A & B of District Lots 381, 382, 383, & 384

Dear Mr. Simard:

I wish to inform your office that Saulteau First Nations ("Saulteau") Chief and Council will not be able to meet with you to discuss the above until mid-March. Chief and Council are booked with meetings and negotiations until the end of February, and with your recent notification, Saulteau is unable to meet until next month.

In addition, we require complete disclosure of the information related to the potential amendments so that we can conduct our thorough review of the documentation by our technical staff and elders. We are currently in the process of developing a list of required documents.

A public hearing is not sufficient to meet the duty to consult and accommodate when it comes to potential adverse impacts on Saulteau constitutionally protected rights. While I note that you recognize the need for a specific meeting with Saulteau, I also wish to inform you that the Court in *Mikisew* stated that that First Nations require their own distinct consultation process. As a result, I suggest that it is incumbent upon your office to ensure that a Saulteau specific consultation process be initiated, where this process can meet the timeframes of Saulteau leadership.

The Courts have also directed that where First Nation rights are at risk, they have to be involved in the decision-making process at the earliest stages. The window for considering the potential negative impacts on Saulteau rights is very small if we apply PRRD's public hearing schedule. I would also suggest that this would constitute a breach of the honour of the Crown and will not meet the duty to consult and accommodate.

Although the current application 'deals' with an amendment and rezoning, of agricultural land, ultimately the parcels may be sold to the First Coal Corporation ("FCC") for the construction of a rail loadout facility. It is our understanding that according to an

Agricultural Land Commission (“ALC”) staff report (Application #50787), dated November 9, 2009, FCC will purchase the subject properties should the application be approved. In the same ALC staff report, the PRRD forwarded the application with a recommendation of support on the basis that the proposal is consistent with the use of surrounding properties.

With the above recommendations and decisions made, the Saulteau have not been given adequate opportunity to provide input on these important decisions that will likely effect Saulteau rights.

The Saulteau have an outstanding treaty land entitlement (“TLE”). Under the TLE the Saulteau have rights to have lands selected. At the current stage of negotiations, the Saulteau, BC and Canada are negotiating the quantum of the land amount to be selected, together with funds sufficient to purchase such lands where private interests are at play for such lands. It is through Treaty 8 that the federal Crown promised to set aside certain amount of land for the exclusive use of the Saulteau.

Through negotiations for the outstanding TLE, a modern agreement will be created to properly fulfill the compensation-by-land expectation placed on Canada by the Treaty. The agreement will provide a process whereby the Saulteau may select certain lands or purchase certain lands with funds supplied by Canada, where, subsequently those lands selected will be converted into reserve lands.

Justice Campbell in *Treaty One First Nations v. Canada*, 2009 FC 982 (the “Kapyong Decision”) instructed that Canada’s obligation (and arguably BC’s) is not fulfilled until the per capita obligation is met and this obligation endures until that time. As a result, the treaty right to land is still in the treaty implementation stage. Consequently, in the Saulteau’s case, since their claim has been accepted and the per capita amount still being negotiated, we can surmise that the Saulteau’s treaty right to land endures as an ongoing obligation of Canada and BC.

The Kapyong Decision underscores that Canada (and BC, and any derivative government of BC), in the context of TLE, still must maintain its obligation to consult and accommodate which arises from the honour of the Crown as well as Canada’s constitutional and legal duty to First Nations pursuant to s. 35.

Meanwhile, in the Okanagan Indian Band decision (*British Columbia (Minister of Forests) v. Okanagan Indian Band* [1999] B.C.J. No. 2545 BCSC) there is a need to protect lands to meet the future generation’s economic, social and cultural needs, including those subject to s. 35 First Nations interests. Given the rapid pace of development in the Treaty 8 area, this is even more the case for the Saulteau.

Crown lands and private lands are typically available for selection through TLE agreements. The Saulteau may decide in the future to select lands that are directly impacted by FCC project(s). British Columbia and its derivative governments have a legal duty to consult in relation to pending decisions made with regards to the FCC

project(s) and associated permitting/amendments and the province and the PRRD have not yet met that duty.

Since British Columbia, and the PRRD, have an ongoing duty to consult and accommodate on its decision-making process with regards to the Loiselle/FCC application, the outline above shows that BC and the PRRD have not met its obligation.

By failing to adequately consider the potential adverse impacts on future TLE land selections by the Saulteau, the province and the PRRD are breaching their duty to consult and accommodate. Further, the lack of correspondence indicates that the provincial Crown should have applied its constructive knowledge on the Saulteau TLE since it is a negotiating party.

FCC has prepared an aggressive timeline and we are concerned with the lack of environmental assessment review. Their current Central South coal project is in a Bulk Sampling and advanced exploration phase. Yet these stages of development are currently under litigation partly because environmental concerns were not adequately addressed. By having the vendor Loiselle convert the lands to industrial zoning, this could save the FCC from having to undertake the application and possibly triggering an environmental assessment.

Saulteau First Nations looks forward to undertaking the important first step of consultation sometime in mid-March so that a positive dialogue can occur. I trust that the public hearing timeline can accommodate the constitutional requirements that the PRRD must adhere to.

Sincerely,

SAULTEAU FIRST NATIONS

Monica Rice, RPF, A.Ag.
Lands and Resources Forester
Saulteau First Nations

cc. Saulteau First Nations Chief and Council
Michael McDonald, McDonald & Company

PEACE RIVER REGIONAL DISTRICT
By-Law No. 1875, 2010

A by-law to amend the "West Peace Official
Community Plan By-law No. 1086, 1997"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "West Peace Official Community Plan By-law No. 1086, 1997";

AND WHEREAS an application has been made to amend the "West Peace Official Community Plan By-law No. 1086, 1997" to facilitate an associated zoning affecting Block A and B, District Lots 381, 382, 383, and 384, PRD;

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This By-law may be cited for all purposes as the "West Peace Official Community Plan Amendment By-law No. 1875, 2010."
2. The West Peace Official Community Plan By-law No. 1086, 1997 is hereby amended in the following manner:

Map No. 2 "Land Use Designations" is hereby amended by redesignating Block A and B, District Lots 381, 382, 383, and 384, PRD from "Agricultural-Rural Resource" to "Industrial" as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 28th day of January, 2010.

READ A SECOND TIME this 28th day of January, 2010.

Public Hearing held on the 12th day of February, 2010.

Approved by the Minister of Community Development this ____ day of _____, 2010.

READ A THIRD TIME this ____ day of _____, 2010.

ADOPTED this ____ day of _____, 2010.

CERTIFIED a true and correct copy of
"West Peace Official Community Plan
Amendment By-law No. 1875, 2010."

THE CORPORATE SEAL of the Peace
River Regional District was hereto
affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Dawson Creek Rural Official Community Plan Amendment By-law No. 1875, 2010" as read a third time by the Regional Board of the Peace River Regional District on this ____ day of _____, 2010.
Dated at Dawson Creek, B.C. this ____ day of _____, 2010.

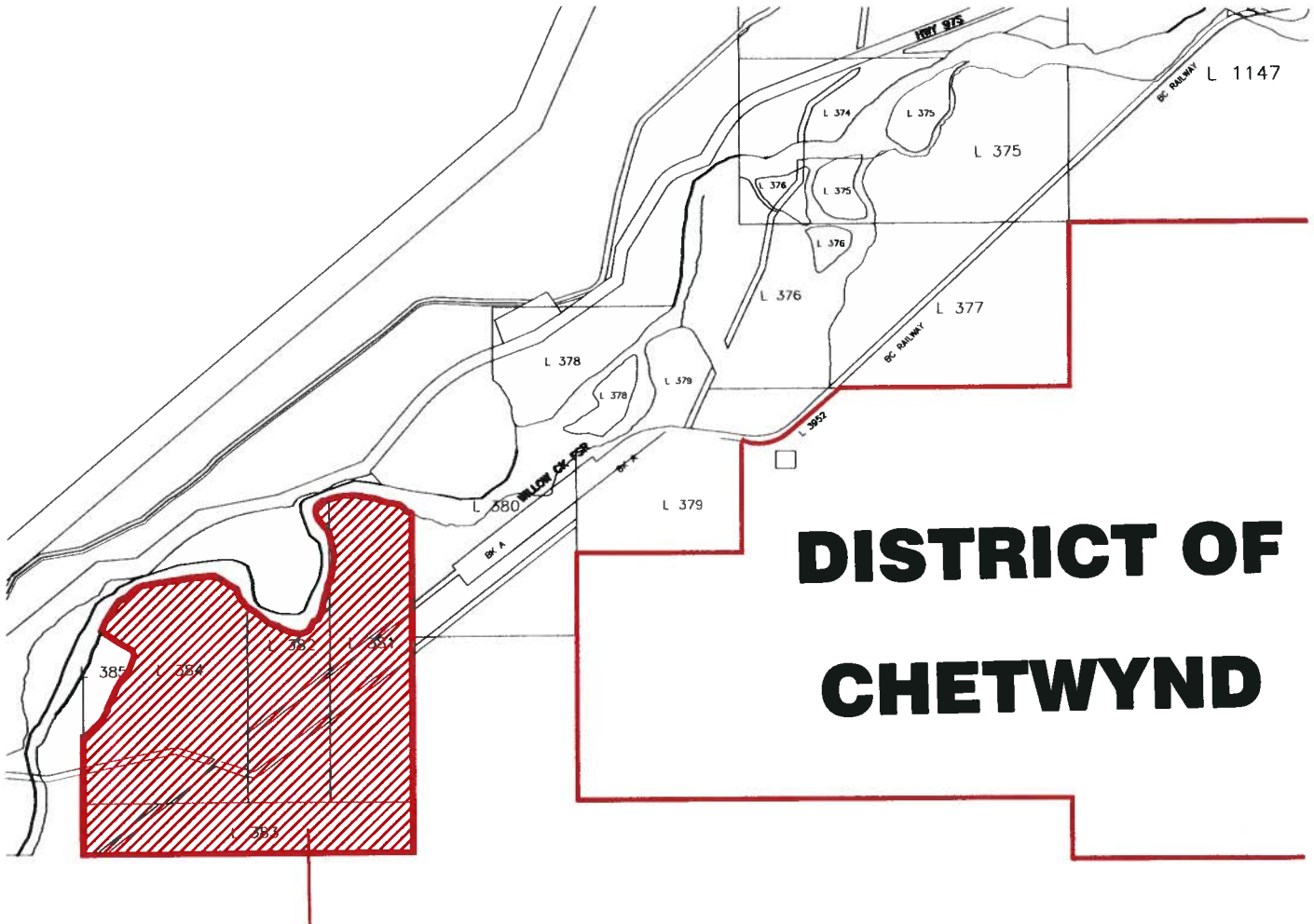
Fred Banham, Chief Administrative Officer

Peace River Regional District
By-law No. 1875, 2010

SCHEDULE "A"



Map No. 2 - Schedule A of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by re-designating Blocks A & B of District Lots 381, 382, 383 and 384, PRD from "Agriculture - Rural Resource" to "Industrial" as shown shaded on the drawing below:



**DISTRICT OF
CHETWYND**

Subject Properties
Industrial

CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Official Community Plan Amendment
By-law No. 1875, 2010."

Fred Banham, CAO

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1876, 2010**

A by-law to amend the "Chetwynd Rural Area
Zoning By-law No. 506, 1986"

WHEREAS the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "Chetwynd Rural Area Zoning By-law No. 506, 1986";

NOW THEREFORE the Regional Board of the Peace River Regional District is in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-law No. 1876, 2010."
2. Schedule 'B' – Map No. 1 – in the "Chetwynd Rural Area Zoning By-law No. 506, 1986" is hereby amended by rezoning Block A and B, District Lots 381, 382, 383 and 384, PRD, from A-2 "Large Agricultural Holdings Zone" to M-2 "General Industrial Zone" as shown shaded grey on Schedule 'A' which is attached to and forms part of this by-law.

READ A FIRST TIME this 28th day of January, 2010.

READ A SECOND TIME this 28th day of January, 2010.

Public Hearing on the 12th day of February, 2010.

READ FOR A THIRD TIME this _____ day of _____, 2010.

APPROVED by the Ministry of Transportation this _____ day of _____, 2010.

District Highways Manager

ADOPTED this _____ day of _____, 2010.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1876, 2010."

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

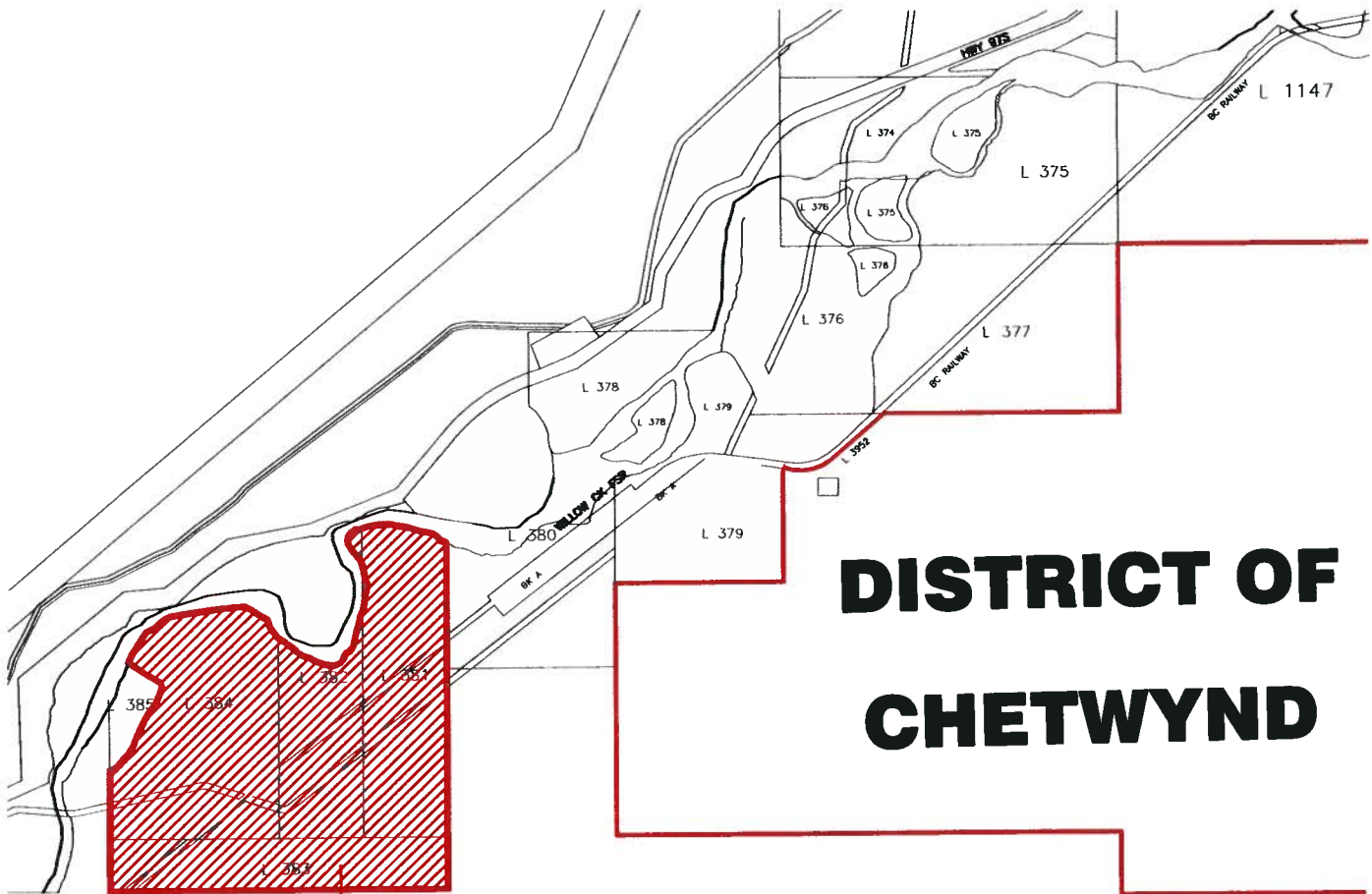
I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1876, 2010" as read a third time by the Regional Board of the Peace River Regional District on this ____ day of _____, 2010. Dated at Dawson Creek, B.C. this ____ day of _____, 2010.

Fred Banham, Chief Administrative Officer

Peace River Regional District
By-law No. 1876, 2010
SCHEDULE "A"



Map. No. 1 - Schedule A of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Blocks A & B of District Lots 381, 382, 383 and 384, PRD **from** A-2 "Large Agricultural Zone" **to** M-2 "General Industrial Zone" as shown shaded on the drawing below:



**DISTRICT OF
CHETWYND**

Subject Properties
M-2

CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Zoning Amendment By-law
No. 1876, 2010."

Fred Banham, CAO



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP/Zoning Amendment Report
By-law No. 1875 & 1876
Final Reading
FILE NO. 002/2010**

Part 26 Participants.
Includes all except
Districts of Tumbler
Ridge and Taylor.

OWNER: Loiselle Investments Ltd. **DATE:** May 27, 2010
AGENT: Gary Loiselle
AREA: Electoral Area E
LEGAL: Blocks A & B of District Lots 381, 382, 383 & 384
LOT SIZE: Total area of land of all Blocks combined equals ±218ha
LOCATION: Along Hwy 97S west of the District of Chetwynd, east of Mt. Lamoray

PROPOSAL

To amend the West Peace OCP by re-designating Blocks A & B of District Lots 381, 382, 383 & 384 from Agriculture – Rural Resource to Industrial and;
To rezone Blocks A & B of District Lots 381, 382, 383 & 384 from A-2 (Large Agricultural Holdings) to M2 (General Industrial)

RECOMMENDATION: OPTION 1

THAT the Regional Board consider Official Community Plan Amendment By-law No.1875, 2010, and Zoning Amendment Bylaw No. 1876, 2010, for Final Reading.

OPTIONS

OPTION 1: **THAT** the Regional Board consider Official Community Plan Amendment By-law No.1875, 2010, and Zoning Amendment Bylaw No. 1876, 2010, for Final Reading.

OPTION 2: **THAT** the Regional Board refuse the application

BACKGROUND

SUMMARY OF PROCEDURE

December 8, 2009	~	Subject properties have been granted conditional exclusion by the Agricultural Land Commission
December 21, 2008	~	OCP and Zoning Amendment Application received
January 5, 2010	~	OCP and Zoning Amendment Application referred to Government agencies and municipalities
January 12, 2010	~	OCP and Zoning Amendment Application referred to First Nations listed below: West Moberly First Nations

Saulteau First Nations
 McLeod Lake Indian Band
 Halfway River First Nation
 Treaty 8 Tribal Association

January 28, 2010	~	Regional Board considered OCP/Zoning Amendment proposal for 1 st & 2 nd Reading
February 1, 2010	~	Public Hearing Notification Faxed to First Nations
February 3 & 4, 2010	~	Public Notification for the Public Hearing advertised in the <i>Dawson Creek Daily News</i>
February 3, 2010	~	Public Notification for the Public Hearing advertised in the <i>Coffee Talk Express</i>
February 5, 2010	~	Public Notification for the Public Hearing advertised in the <i>Chetwynd Echo</i>
February 9, 2010	~	PRRD receives letter from Saulteau First Nations requesting that the February 12, 2010 Public Hearing be rescheduled to accommodate a meeting between PRRD and Saulteau Chief and Council
February 11, 2010	~	Peace River Regional District denied postponement of Public Hearing to accommodate meeting with Saulteau First Nations Chief and Council
February 12, 2010	~	Public hearing held at Chetwynd & District Recreation Centre at 10:00 a.m. (minutes attached to this report)
March 11, 2010	~	Regional Board considered OCP & Zoning Amendment By-laws for 3 rd Reading

SITE CONTEXT

The subject property is located ~ 60 km west of the district of Chetwynd on Highway 97 and is adjacent to the undeveloped Western Coal Load out Facility. The subject properties are accessed from Highway 97S to the north and un-named logging and mining roads to the south while the CN Rail line runs diagonally through the properties. This is a non-farming area of predominantly large scale District Lots with some smaller parcels nearby. It should be noted that the parcels also run adjacent to the Pine River and in order to access any of the Blocks from the highway, one needs to cross the Pine.

SITE FEATURES

- LAND:** Although a site inspection has not been conducted, it appears through the use of aerial photographs that small portions of the subject properties near the rail line have been cleared in the past but the majority of the properties remain untouched.
- STRUCTURES:** There currently is an unused 100 man camp on a portion of DL 384 as indicated on the attached map entitled Schedule A Temporary Industrial Use Permit # 123/2008 on page 12 of this report, but there are no buildings on any of the other lots.
- ACCESS:** According to the application, access will be gained by way of an un-named forestry road to the

	southwest of DL 383
CLI SOIL RATING:	Predominantly Class 7TP - Soils in this class have no capacity for arable culture or permanent pasture, there is a small portion of Class 5PT. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass T indicates soils having topographical constraints, while sub-class P indicates stoniness. There is also a small portion of Class 7T.
FIRE:	Outside all rural fire protection areas.

COMMENTS AND OBSERVATIONS

APPLICANT:	It is the intent of the landowner to develop a “Coal Load-out Facility” which will operate in conjunction with a mine operated by First Coal south of the proposed load-out site.
ALR:	The subject properties have been granted conditional exclusion from the Land Reserve By way of Resolution # 1626/2009 dated December 8, 2009. This rezoning and re-designation are conditions which are required to be satisfied in order to complete the exclusion process.
OCP:	Pursuant to the West Peace Community Plan Bylaw No. 1086, 1997, the subject properties are designated “Agriculture – Rural Resource”. This designation does not permit the proposed type of development <u>Therefore this proposal requires an OCP amendment.</u>
ZONING:	The subject properties are zoned A-2 (Large Agricultural Holdings) pursuant to Chetwynd Rural Area Zoning Bylaw No. 506, 1986 the proposed uses are not permitted in this zone. <u>Therefore this proposal requires a re-zoning.</u>
PUBLIC CONSULTATION:	The re-zoning and re-designating process requires that the Regional District issue a public notification on the proposed changes to the zoning bylaw and Official Community Plan. This is accomplished by advertising the Public Hearing that can be held at a time and place of the Board’s choosing. The advertisements must reach at least every landowner within 100 meters of the subject property and be published twice in a local newspaper. However, the limits to the notification parameters may be altered if more people or areas are deemed affected by the proposal.

COMMENTS FROM MUNICIPALITIES AND PROVINCIAL AGENCIES	Village of Pouce Coupe Interests unaffected by bylaw
COMMENTS FROM FIRST NATIONS RECEIVED	Saulteau First Nations sent a letter dated February 9, 2010

IMPACT ANALYSIS

AGRICULTURE:	The impacts to agriculture will be minimal as the soil quality on the subject properties is very poor, soil ratings of 6 or 7 indicate that at best these properties could be utilized for grazing purposes.
CONTEXT:	There is a General industrial development in close proximity that was to be used as a “coal load-out facility” intended for use by Western Coal which has never been developed, because Western Coal bought Pine Valley Coal and is utilizing the load-out facility obtained in the purchase, however the zoning and OCP designation are in place. There will be little impact to

any people as there are no inhabited lots within a 5km radius of the subject properties.

ENVIRONMENTAL: It should be noted that the Development Services Department has been in contact with Gerry Hamblin at the Environmental Assessment Office and through these talks we have learned that the "Load-Out Facility" itself would not require an Environmental Assessment, however First Coal has announced that it has applied for the entire project, the mine, road construction and load-out facility will all undergo the Environmental Assessment procedure. This will allow greater production flexibility in that First Coal has indicated it would be producing 245,000 tons per year but the Environmental Assessment of the project will enable First Coal to produce greater than 250,000 tons per year if demand requires the increased production.

TRAFFIC: As the subject properties are located along the Provincial Highway # 97 and the proposed development includes the construction of a "coal load-out facility" there will certainly be an increase in vehicular activity in the area however in the overall picture it will have very little impact on the area as transporting the coal from the mine to the load-out will all take place on off-highway roads. It is the intention of First Coal to build the 16km long "North Access" road to connect existing forestry roads as shown in the attached Central South Project Site Layout.



PEACE RIVER REGIONAL DISTRICT

Public Hearing Minutes Proposed Official Community Plan and Zoning Amendment By-law No.'s 1875 and 1876, 2010

Date: February 12, 2010

Time: 10:00 a.m.

Place: Chetwynd and District Recreation Centre, Chetwynd, BC

Present:	<u>Director:</u>	Tim Caton	Director of Electoral Area "E"
	<u>Staff:</u>	Bruce Simard	General Manager of Development Services
		Owen Bloor	Land Use Planner
	<u>Applicant:</u>	Gary Loiselle	2962 Highway 97S, Dawson Creek, BC
	<u>Public:</u>	Andre Roofthoot	Willow Flats, BC

1. CALL TO ORDER – The meeting was called to order at 10:04 p.m.
2. STATEMENT OF PUBLIC HEARING – Tim Caton, read the statement of "Public Hearing".
3. INTRODUCTION TO PROPOSAL – The proposal was reviewed by Director Caton and the OCP and Zoning Amendment process were reviewed by Owen Bloor.
4. SUMMARY OF APPLICATION PROCEDURE
 - December 8, 2009** ~ Subject properties have been granted conditional exclusion by the Agricultural Land Commission
 - December 21, 2008** ~ OCP and Zoning Amendment Application received
 - January 5, 2010** ~ OCP and Zoning Amendment Application referred to Government agencies and municipalities
 - January 12, 2010** ~ OCP and Zoning Amendment Application referred to First Nations
 - January 28, 2010** ~ Regional Board considered OCP/Zoning Amendment proposal for 1st & 2nd Reading
 - February 1, 2010** ~ Public Hearing Notification Faxed to First Nations
 - February 3 & 4, 2010** ~ Public Notification for the Public Hearing advertised in the *Dawson Creek Daily News*
 - February 3, 2010** ~ Public Notification for the Public Hearing advertised in the *Coffee Talk Express*
 - February 5, 2010** ~ Public Notification for the Public Hearing advertised in the *Chetwynd Echo*
 - February 9, 2010** ~ PRRD receives letter from Saulteau First Nations requesting that the February 12, 2010 Public Hearing be rescheduled to accommodate a meeting between PRRD and Saulteau Chief and Council
 - February 11, 2010** ~ Peace River Regional District denied postponement of Public Hearing to accommodate meeting with Saulteau First Nations Chief and Council

February 12, 2010

Public hearing held at Chetwynd & District
Recreation Centre at 10:00 a.m.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Village of Pouce Coupe

Interests unaffected by bylaw

6. COMMENTS FROM FIRST NATIONS RECEIVED

Saulteau First Nations sent a letter dated February 9, 2010

7. WRITTEN COMMENTS RECEIVED FROM PUBLIC

None

8. COMMENTS FROM APPLICANT

Gary Loiselle – proposal speaks for itself, it is taking place on land which is private title and it has already been through the Agricultural Land Commission process. Gary also noted that the only neighbor is Andre Roofthoof who lives 2 to 3 kilometers away as the crow flies.

9. COMMENTS FROM PUBLIC

Andre Roofthoof – Inquired about existing coal load out already in the area and why First Coal is not utilizing that instead?

Tim Caton – Replied that it belongs to a different company and is not available for use by First Coal.

Andre Roofthoof – Voiced his concern that there will be twice the dust at his property if this second load out is allowed and wonders what will be done to address that issue. He also expressed concern regarding the wildlife in the area and reiterated that he was 100% against another load out facility being developed.

Tim Caton – inquired of Gary Loiselle as to why Western Canadian Coal (WCC) did not develop the second load out in the area?

Gary Loiselle – responded that the basic reason was because WCC had purchased Pine Valley Coal and its assets and part of that was the existing Pine Valley load out facility. So

WCC invested in upgrading the existing Pine Valley load out to bring it up to the capacity and standards required to handle the WCC mine output. Gary also indicated that companies do not utilize other companies assets and he likened it to 2 farms sharing the same grain bin, what grain came from what farmer? Too difficult to figure out and coal is no different. Gary also indicated that there are 3 grades of coal produced in this area and they can not be mixed together.

Gary then went on to explain the process being utilized at the First Coal mine and the difference between this mine and others:

First Coal will use a deep trench mine system with on site processing rather than at the load out, also of note is that each load will be sprayed with a dust suppressing agent prior to transporting it to the load out.

Andre Roofthoof – stated that First Coal needs to consult with him as this mine is being situated right in the middle of his existing trap line

Gary Loiselle – replied that he too is a licensed trapper and when the wind turbines went in near Dawson Creek, which are in the middle of his trap line he was not consulted either and agrees with Andre that First Coal needs to talk to Andre.

Tim Caton – Advised Andre that First Coal has now decided to enter into an Environmental Assessment Review

Andre Roofthoof – reiterates that he is still opposed to the load out as it interferes with his trap line and claims that he found anti-freeze (glycol) jugs near holes cut in the ice for use by First Coal and that this substance has had a direct impact on the wildlife in the area. He also complained about the distance from Willow Flats to Chetwynd as it is close to 100 kilometers.

Gary Loiselle – agrees with Andre about the travel however he feels it is the price you pay if you want your voice heard in the process.

Andre Roofthoof – States that these meetings are useless as the companies and Governments don't care because he is only one guy living in the area.

Tim Caton – advised all parties that no further comments can be accepted after the close of the Public Hearing

10. FINAL COMMENTS FROM APPLICANT

Gary Loiselle – felt the Regional Board should be made aware of the mining process being utilized by First Coal so they can see the differences between First Coal and WCC and indicated that he thought First Coal should make a presentation to the Board.

11. TERMINATION OF PUBLIC MEETING

Meeting was terminated at 10:27 a.m.

Owen Bloor, Recorder

Tim Caton, Chair

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1875, 2010**

A by-law to amend the "West Peace Official
Community Plan By-law No. 1086, 1997"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "West Peace Official Community Plan By-law No. 1086, 1997";

AND WHEREAS an application has been made to amend the "West Peace Official Community Plan By-law No. 1086, 1997" to facilitate an associated zoning affecting Block A and B, District Lots 381, 382, 383, and 384, PRD;

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This By-law may be cited for all purposes as the "West Peace Official Community Plan Amendment By-law No. 1875, 2010."
2. The West Peace Official Community Plan By-law No. 1086, 1997 is hereby amended in the following manner:

Map No. 2 "Land Use Designations" is hereby amended by redesignating Block A and B, District Lots 381, 382, 383, and 384, PRD from "Agricultural-Rural Resource" to "Industrial" as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 28th day of January, 2010.

READ A SECOND TIME this 28th day of January, 2010.

Public Hearing held on the 12th day of February, 2010.

READ A THIRD TIME this 11th day of March, 2010.

Approved by the Minister of Community Development this 25th day of May, 2010.

ADOPTED this _____ day of _____, 2010.

CERTIFIED a true and correct copy of
"West Peace Official Community Plan
Amendment By-law No. 1875, 2010."

THE CORPORATE SEAL of the Peace
River Regional District was hereto
affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Dawson Creek Rural Official Community Plan Amendment By-law No. 1875, 2010" as read a third time by the Regional Board of the Peace River Regional District on the 11th day of March, 2010.
Dated at Dawson Creek, B.C. this 11th day of MARCH, 2010.

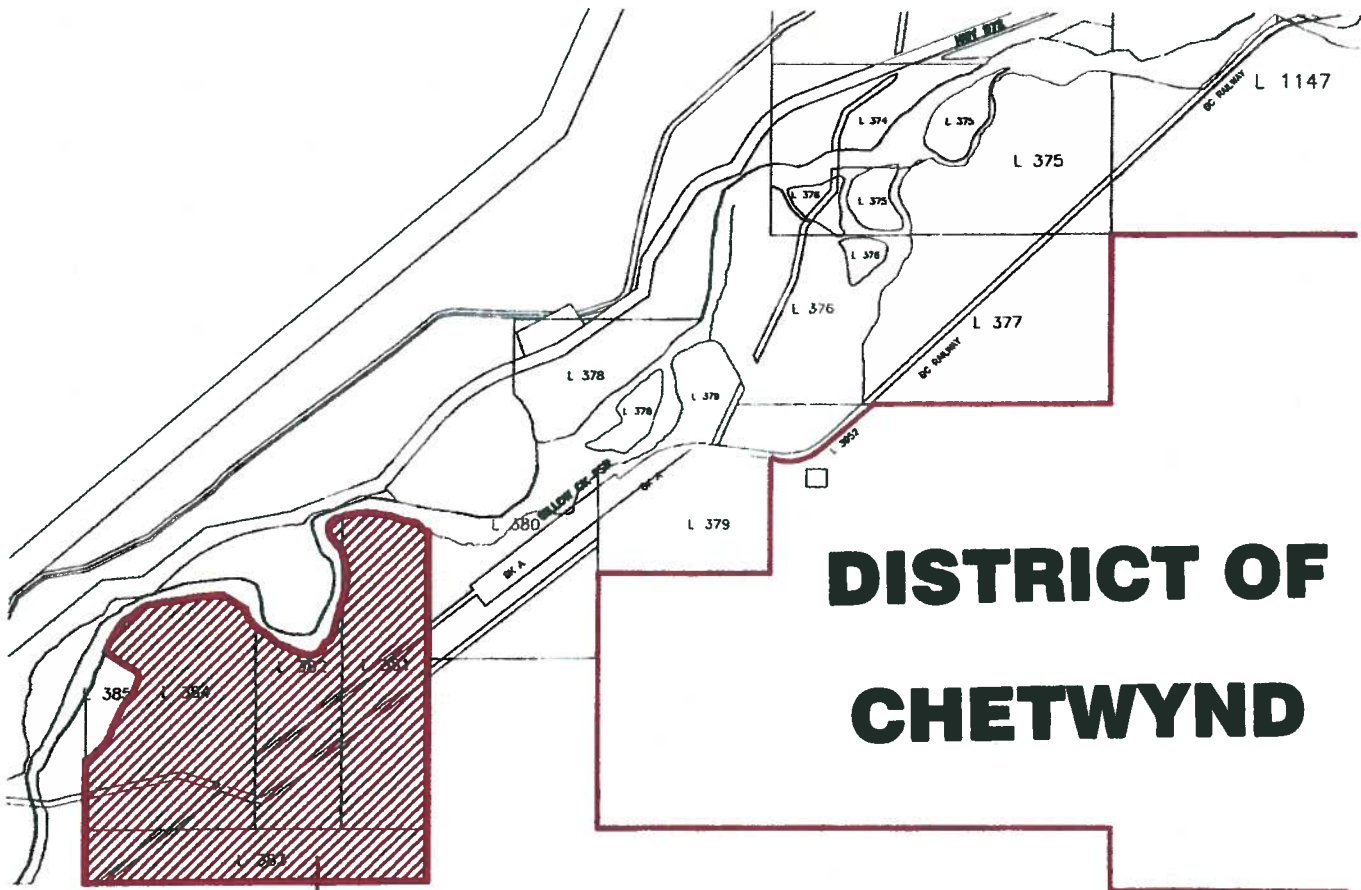
Fred Banham, Chief Administrative Officer

Peace River Regional District
By-law No. 1875, 2010

SCHEDULE "A"



Map No. 2 - Schedule A of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by re-designating Blocks A & B of District Lots 381, 382, 383 and 384, PRD from "Agriculture - Rural Resource" to "Industrial" as shown shaded on the drawing below:



DISTRICT OF CHETWYND

Subject Properties
Industrial

CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Official Community Plan Amendment
By-law No. 1875, 2010."

Fred Banham, CAO



No. 2010041

Statutory Approval

Under the provisions of section 882

of the Local Government Act

I hereby approve Bylaw No. 1875

Peace River Regional District,

a copy of which is attached hereto.

Dated this 25th day
of May, 2010

Bill Bennett
Minister of Community and Rural
Development

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1876, 2010**

A by-law to amend the "Chetwynd Rural Area
Zoning By-law No. 506, 1986"

WHEREAS the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "Chetwynd Rural Area Zoning By-law No. 506, 1986";

NOW THEREFORE the Regional Board of the Peace River Regional District is in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-law No. 1876, 2010."
2. Schedule 'B' – Map No. 1 – in the "Chetwynd Rural Area Zoning By-law No. 506, 1986" is hereby amended by rezoning Block A and B, District Lots 381, 382, 383 and 384, PRD, from A-2 "Large Agricultural Holdings Zone" to M-2 "General Industrial Zone" as shown shaded grey on Schedule 'A' which is attached to and forms part of this by-law.

READ A FIRST TIME this 28th day of January, 2010.

READ A SECOND TIME this 28th day of January, 2010.

Public Hearing on the 12th day of February, 2010.

READ FOR A THIRD TIME this 11th day of March, 2010.

APPROVED by the Ministry of Transportation this 17 day of March, 2010.

District Highways Manager

ADOPTED this _____ day of _____, 2010.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1876, 2010."

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

Fred Banham,
Chief Administrative Officer

Karen Goodings, Chair

Fred Banham,
Chief Administrative Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1876, 2010" as read a third time by the Regional Board of the Peace River Regional District on this 11th day of March, 2010. Dated at Dawson Creek, B.C. this 11th day of MARCH, 2010.

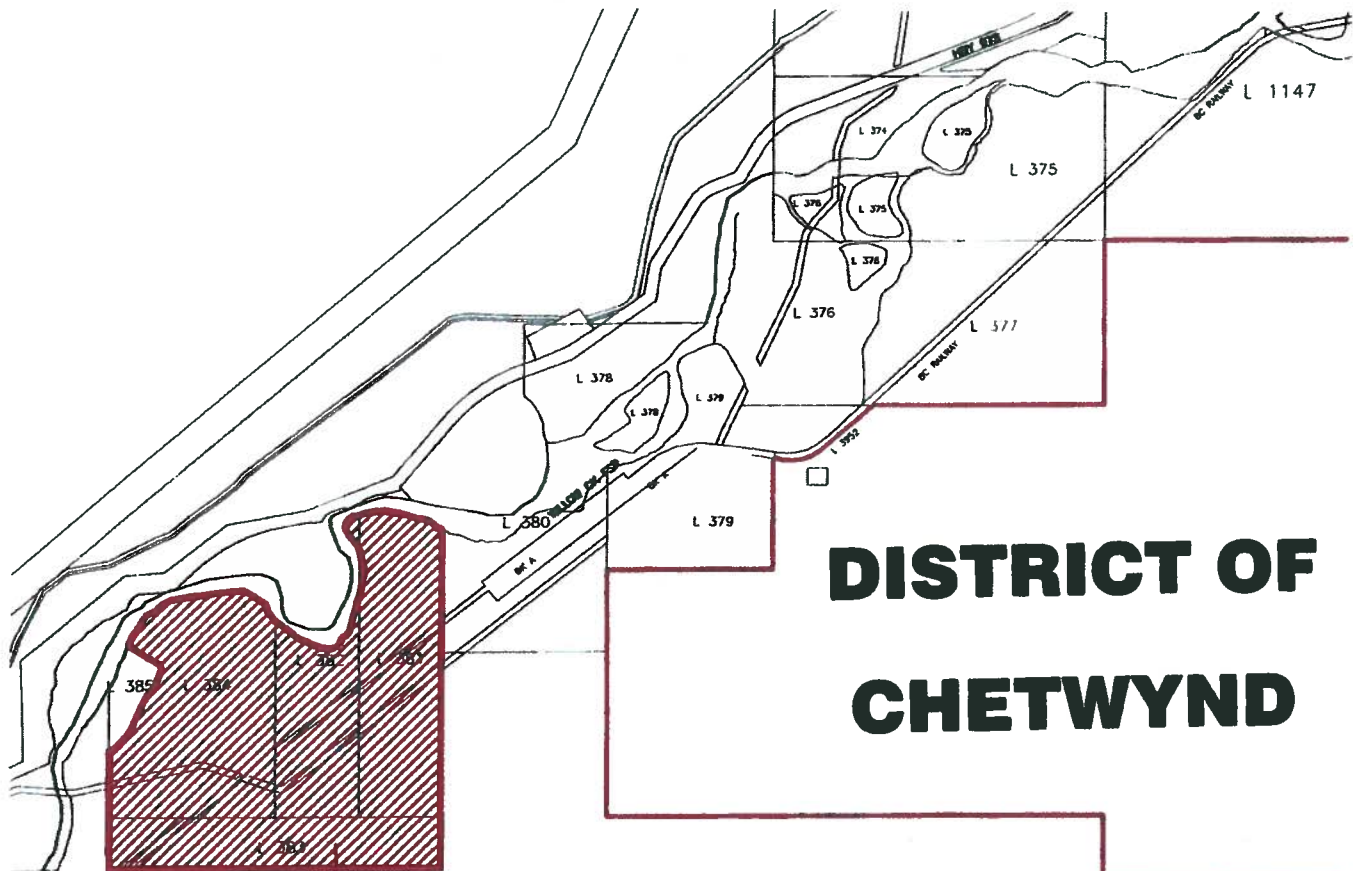
Fred Banham, Chief Administrative Officer

Peace River Regional District
By-law No. 1876, 2010

SCHEDULE "A"



Map. No. 1 - Schedule A of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Blocks A & B of District Lots 381, 382, 383 and 384, PRD from A-2 "Large Agricultural Zone" to M-2 "General Industrial Zone" as shown shaded on the drawing below:



**DISTRICT OF
CHETWYND**

Subject Properties
M-2

CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Zoning Amendment By-law
No. 1876, 2010."

Fred Banham, CAO

Purpose of the Strategic Plan

The 2019-2022 Strategic Plan was developed by the Board to ensure that our decisions, activities and policies are aligned with our vision and goals. The plan addresses the most significant opportunities and challenges facing the region and supports the continued provision of quality services, amenities and infrastructure for our citizens.

The plan will inform the development of our annual budgets and departmental work plans. Quarterly reports to the Board and the Annual Report will provide an opportunity to review and communicate progress in achieving the Board's goals and update the plan as necessary.



Strategic Focus Areas

1. Organizational Effectiveness

Goal

To ensure the PRRD is functioning in a prudent and effective manner and operations and policies are consistent with, and reflective of local government legislative requirements and best practices.

Why?

A well-functioning organization with an appropriate allocation of resources and effort contributes to effective and efficient delivery of services, supports the retention and recruitment of staff and safeguards the organization from risk and liability.

STRATEGIES	ACTIVITIES	TARGETS
1. Develop a corporate Asset Management Program	a) Develop an asset management policy b) Complete inventory of assets c) Undertake condition assessments for all PRRD owned assets d) Determine service expectations for all assets e) Identify funding and investment strategies f) Adopt asset management plan	<ul style="list-style-type: none"> • Q4 2019 • Q4 2019 • 2020 • 2021 • 2021 • 2022
2. Comprehensive Policy Review	a) Inventory, assess and prioritize existing governance and administrative policies to identify gaps or deficiencies b) Revise and amend policies on a priority basis	<ul style="list-style-type: none"> • Q4 2019 • 2021
3. Support and Develop our Human Resources	a) Establish a corporate employee development program b) Review and update performance review process c) Develop an employee retention and recruitment strategy	<ul style="list-style-type: none"> • Q4 2019 • Q4 2019 • Q4 2020
4. Develop Performance Reporting System	a) Create an Annual Report that aligns with the Strategic Plan b) Implement a quarterly reporting structure to Board c) Investigate and implement performance reporting systems/technology platforms	<ul style="list-style-type: none"> • Q3 2019 • Quarterly • Q4 2019

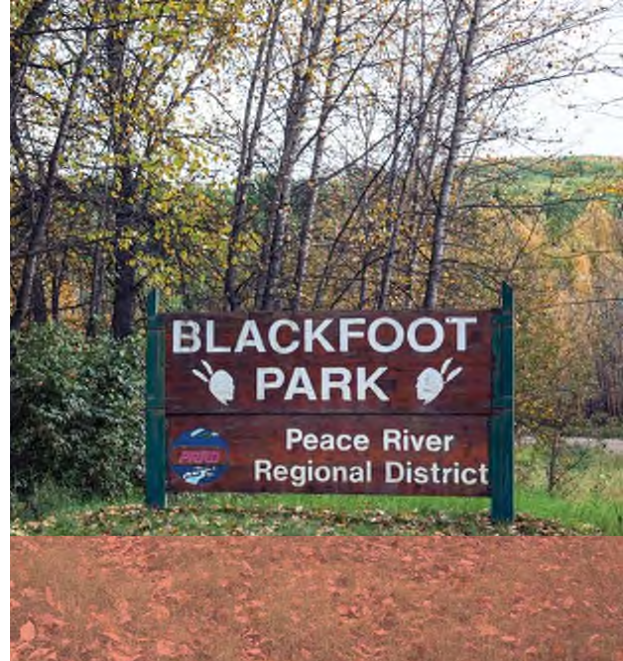
2. Partnerships

Goal

To enhance the effectiveness of our service delivery and advocacy through the pursuit of local, regional and inter-provincial partnerships.

Why?

There are many benefits and advantages to be achieved through cooperation and collaboration with partners within the region and adjacent to our region. Economies of scale and expertise can reduce costs and enhance productivity, while a collective voice on important issues in the region can positively influence decisions and policies of government.



STRATEGIES	ACTIVITIES	TARGETS
1. Collaboration with Local and First Nations governments	a) Identify overlaps, duplications or gaps in service with partnering governments. b) Identify and pursue Community to Community Forum program opportunities. c) Develop policy for establishment of service agreements	<ul style="list-style-type: none"> • 2019 • 2019 • Q3 2019
2. Inter-provincial collaboration with Alberta local governments	a) Identify gaps and opportunities for cooperation at 2019 Inter-Provincial meeting. b) Establish follow-up and accountability framework for inter-provincial outcomes.	<ul style="list-style-type: none"> • 2019 • 2019



3. Responsive Service Delivery

Goal

To ensure services provided to our residents and communities are responsive to the significant issues and demands facing our region now and into the future.

Why?

Our region is increasingly facing impacts from climate change, growth and development. We must ensure that our services and infrastructure are responsive and resilient and that we are able to anticipate and respond effectively to natural hazard events throughout our region.

STRATEGIES	ACTIVITIES	TARGETS
1. Review and Amend Solid Waste Management Plan	a) Undertake public and stakeholder consultation/engagement process b) Issue Request for Expressions of Interest for alternative waste management/disposal c) Amend Solid Waste Management Plan	<ul style="list-style-type: none"> • Q4 2019 • 2019 • 2019
2. Enhance Emergency Planning and Response Capacity	a) Provide training to Board of Directors on Emergency Management roles and responsibilities b) Increase staffing capacity within the Emergency Management Division c) Formalize and adopt a Collaborative Emergency Management Model d) Formalize an Inter-Agency cooperation framework with provincial and federal agencies and non-profit organizations e) Develop and implement a public education program for emergency preparedness	<ul style="list-style-type: none"> • 2019 • 2019 • 2020 • 2022 • 2022



4. Advocacy

Goal

To represent and advance the interests of the region with other levels of government and agencies responsible for providing governance and services in our region.

Why?

Issues facing our local communities and the region can often be overlooked or underestimated by other levels of government. As a regional district, we have the benefit of a strong, collective voice to influence decisions and policies through strategic advocacy efforts.

TOPICS	AUDIENCE
1. Increased broadband connectivity for rural communities - Situational/ Gap Analysis and Investment	<ul style="list-style-type: none">• Ministry of Jobs, Trades and Technology• Federal Ministry of Infrastructure and Communities and Rural Economic Development• Private Service Providers• NCLGA, First Nations, Industry
2. Senior’s Housing – Needs Assessment and Investment	<ul style="list-style-type: none">• Northern Health• Ministry of Health• Community Partners and Agencies
3. Emergency Response Capacity for Local Governments	<ul style="list-style-type: none">• Ministry of Public Safety and Solicitor General• NCLGA• UBCM

Board Appointments – 2021

Standing Committees – (Appointed by the Chair, LGA 218(2))

Electoral Area Directors' Committee

Director Goodings
Director Sperling
Director Hiebert
Director Rose

Community Measures Advisory Committee

Brad Sperling
Steve Thorlakson
Jim Little
Julie Ziebart
Glynnis Maundrell

Invasive Plant Committee

Director Sperling
Director Hiebert
Director Goodings

Regional Parks Committee

Director Fraser
Director Goodings
Director Rose
Director Smith

Solid Waste Committee

Director Goodings, Electoral Area Director (North Peace)
Director Rose, Electoral Area Director (South Peace)
Alternate Director Deck, Small Community Director (South Peace)
Director Fraser, Small Community Director (North Peace)
Director Bumstead, City of Dawson Creek
Director Zabinsky, City of Fort St. John
Board Chair (ex-officio)

(Updated: April 15, 2021 Board Meeting)

Select Committees (Appointed by the Board, LGA 218 (1))

Chetwynd Public Library Advisory Committee [RD/16/11/38 (24)] (ToR)

Chetwynd Library Board Representatives: Sara Hoehn and Zach Sheridan-Carr [RD/21/04/39]
 PRRD Representative: Director Rose
 Chetwynd Public Library Rep (Mgr): Melissa Millsap
 District of Chetwynd Representative: Councillor Wark

Health Care Scholarship Committee RD/18/06/23 (ToR)

Director Ackerman	Director Bumstead	Director Heiberg (Chair appointed)
Director Sperling	Director Rose	Director Bertrand (Chair appointed)

North Peace Fringe Area Official Community Plan (NPFA OCP) Steering Committee -

Director Goodings	Director Sperling	(RD/17/07/20 (27))
Director Hiebert	Director Ackerman	
Director Fraser		

Merilyn Scheck	Ken Forest	Milo MacDonald
Ann Sawyer	Glynnis Maundrell	Darrell Blades
Wendy Basisty	O'Brien Blackall	Tony Pellet
David Smith	Myron Dirks	Renee Jamurat
Jim Collins	Brad Filmer	Dave Tyreman
Ethelann Stewart	Jim McKnight	Nicole Hansen
Steve Byford	Bill Adair	Corey Jonsson
SD#60 representative	Karrilyn Vince	Matt Austin
Sarah McDougal	Edward Albury, CLFD Chief	

Socio Economic and Caribou Recovery Related Land Use Objective Stakeholder Committee

Snowmobile Advisory Committee

(RD/20/05/06)

Director Sperling
 Director Rose

Select Committees (Appointed by the Board, LGA 218 (1))

Solid Waste Management Plan - Technical Advisory Committee (RD/20/01/42)

Desiree LeBlanc, District of Chetwynd

Doug Beale, Director of Operations and Infrastructure, District of Tumbler Ridge

Blair Deveau, Director of Public Works, Village of Pouce Coupe

Kevin Henderson, General Manager of Development Services, City of Dawson Creek

Ryan Nelson, Director of Operations and Approving Manager, District of Taylor

Victor Shopland, Deputy Chief Administrative Officer, City of Fort St. John

Jeremy Garner, Director of Public Works and Utilities

SW Contractors

Dave Straube, Green For Life Environmental (GFL)

Deanne Ringland, Operations Manager, Tervita

Corey Pomeroy, Oscar's Disposal Ltd.

Eric Tricker, Aim Trucking Ltd

Ian McLeod, Trans Peace Construction

Recyclers

Sally Paquette, Chetwynd Lions Club Recycling

Jeremy Parslow, Owner – DC Recycling

Lindsay Heal, Owner – Recycle It Resource Recovery

Construction and Demolition

Aaron Henry, Kalmar Construction

Dale Neul, WL Construction

Jonathan Simmons, Ascension Builders

Travis Hiebert, Celtic Construction

David Toews, Colteran Construction

Will, Complete Carpentry Services

Easy Eaves Home and Improvement (Stonehammer)

Chad or Clayton, Hegge Construction

Luke Barrett, KB Construction

Tyler Marion, Marion Construction

John, Toms Construction

Hendrick, Kor-Kraft Construction

First Nations

Merli du Guzman, Band Manager/Admin, Blueberry River

Ronda Lalonde-Auger, Director of Assets and Infrastructure, Saulneau First Nations

Doig River First Nation, Treaty 8, West Moberly First Nations - TBA

Interested Parties

Karen Mason-Bennett, Northern Environmental Action Team

Sarah/Don Johnson, Reclaimed Supply

Member at Large

Vicki Burt - District of Hudson's Hope

Mike Fitzgerald - Electoral Area 'B'

Ken Drover (Nodes Construction) – Electoral Area 'D'

Rob Henry – Electoral Area 'E'

Carl Chandler (Celtic Construction) – City of Dawson Creek

TBA - City of Fort St. John, District of Chetwynd, Taylor, Tumbler Ridge, Village of Pouce Coupe, and Electoral Area C

Legislated / Bylaw Commissions or Committees

Chetwynd Civic Properties Commission (Bylaw 1049, 1996 as amended)

Director Courtoreille
 Councillor Bassendowski
 Councillor Wark
 Director Rose
 Walter MacFarlane
 Larry Houley

Electoral Area 'E' Industrial Development Committee / Commission

Director Rose

Emergency Executive Committee [RD/18/01/46 (25)] [RD/18/12/49]

Director Goodings
 Director Sperling
 Director Hiebert
 Director Rose
 Director Bumstead
 Director Ackerman

Fire Management Committees:

Chetwynd

Director Rose
 Mayor Courtoreille, District of Chetwynd or designate

Dawson Creek / Pouce Coupe

Director Hiebert
 Mayor Bumstead, City of Dawson Creek or designate
 Village of Pouce Coupe designate

Fort St. John

Director Sperling
 Mayor Ackerman, City of Fort St. John or designate

Moberly Lake

Director Rose

Taylor

Director Sperling
 Director Hiebert
 Mayor Fraser, District of Taylor or designate

Tomslake

Director Hiebert

Legislated / Bylaw Commissions or Committees - continued**North Peace Leisure Pool Commission**

Electoral Area B - Director Goodings and Arlene Boon

Electoral Area C – Director Sperling and Alvilda (Willi) Couch

*City of Fort St. John – Councillor Bolin and Mayor Ackerman (Interim)

These appts are made by the respective municipalities and are recorded here for convenience.

Parcel Tax Roll Review Panel

Director Goodings

Director Sperling

Director Hiebert

Rural Budgets Administration Committee

Director Goodings

Director Sperling

Director Hiebert

Director Rose

Board Liaison Appointments to Outside Agencies

Alaska Highway Community Society

Director Hiebert

Director Goodings

Buick Arena

Director Goodings

Charlie Lake Conservation Society

Director Sperling

Chetwynd Communications Society

Director Rose

Mayor Courtoreille, District of Chetwynd

Chetwynd Library

Director Rose

Clearview Arena

Director Goodings

Dawson Creek and District Hospital Redevelopment

Capital Project Advisory Committee [RD/21/03/47 (25)]

Director Sperling

Director Rose

Director Hiebert

FSJ Results Based Pilot Project Public Advisory Group

Director Fraser

Director Goodings (Alternate)

FSJ Land and Resource Management Plan Community Leaders Group [RD/19/12/12]

Director Sperling

Director Goodings (Alternate)

Hydro Go Fund (BCH Peace Region Non-Profit Community Fund)

Director Sperling

Carol Kube [RD/19/10/40 (24)]

Invasive Plant Council of BC

Director Hiebert

Municipal Finance Authority of BC

Director Rose

Director Sperling (Alternate)

Board Liaison Appointments to Outside Agencies - continued

Municipal Insurance Association of BC

Director Bumstead - Voting Member

Leanne Milliken, Procurement Officer (Alternate)

North Central Local Government Association [RD/21/02/34]

Director Hiebert

Director Bumstead (Alternate)

North Peace Airport Society

Electoral Area B – Director Goodings and Arlene Boon

Electoral Area C - Director Sperling and Jim McKnight

PRRD Member Representative - Director Goodings [RD/19/11/39 (28)] Term – December 15, 2022

Northern Development Initiative (NDI) Trust - NE Regional Advisory Committee

Director Goodings

Director Hiebert

Director Sperling

Director Rose

Northeast Roundtable

All PRRD Board members

Northeast Strategic Advisory Group 2015

Director Goodings

Director Ackerman (Alternate)

North Peace Fall Fair Society

Director Goodings

North Wind Wellness Centre [RD/20/08/36]

(Addiction Recovery Community Housing Building Committee)

Director Hiebert

Peace Williston Advisory Committee [May 30, 2019]

Director Goodings

Recreation Planning – Site C [RD/19/01/36]

Director Fraser

Director Heiberg

Regional Community Liaison Committee – Site C Clean Energy Project

Director Goodings

Director Sperling

Director Hiebert

Director Rose

South Peace Community Resources Society – Community Advisory Committee

(Nee gin naw Place supportive housing project) [SRD/21/02/113]

Director Hiebert

Board Liaison Appointments to Outside Agencies - continued

South Peace Health Services Society Bulterry Community House [RD/21/01/34]
Chair Sperling (Liaison)

Tumbler Ridge Museum Foundation and Tumbler Ridge UNESCO Global Geopark
Director Fraser
Director Heiberg (Alternate) [RD/20/01/45]

UBCM Flood and Wildfire Advisory Committee [RD/19/06/32]
Director Sperling

Industry Sector Liaison Appointments

Coastal Gas Link Pipeline

Director Rose

Environmental Assessment Project Working Groups

Enbridge Frontier Project [RD/19/10/41 (24)]

Director Rose

Hermann Mine [RD/18/10/36]

Director Rose

Crystal Brown, EA Manager

Kemess Underground Project [RD/16/02/15]

Director Goodings

Petronas – Town North Gas Plant Expansion [RD/20/11/03 (26)]

Director Goodings

Silverberry Secure Landfill Project [RD/15/08/04 (20)]

Director Goodings

Site C Project Working Group [RD/21/02/33]

Director Rose

Director Sperling

Director Fraser

Director Ackerman

Site C EA Certificate #E14-02 (Hauling) [RD/21/02/32]

Director Sperling

Director Fraser

Sukunka Coal Project [RD/18/10/33]

Director Rose

Westcoast Connector Gas Transmission (WCGT) [RD/18/10/37]

Director Rose

Director Goodings

Crystal Brown, EA Manager

Wolverine East Bullmoose Mine Review Committee [RD/18/05/33]

Director Rose

Wonowon Landfill Project [RD/20/02/54]

Director Goodings

Office of the
Prime Minister



Cabinet du
Premier ministre

Ottawa, Canada K1A 0A2



April 18, 2021

Mr. Brad Sperling
Chair
Peace River Regional District
P.O. Box 810
1981 Alaska Avenue
Dawson Creek, British Columbia
V1G 4H8

Dear Mr. Sperling:

On behalf of Prime Minister Justin Trudeau, I would like to acknowledge receipt of your correspondence of March 24, 2021, regarding Private Member's Bill C-264, *An Act to amend the Income tax Act (volunteer firefighting and search and rescue volunteer services)*.

Please be assured that your comments, offered on behalf of Peace River Regional District, have been carefully reviewed. I have taken the liberty of forwarding a copy of your letter to the Honourable Chrystia Freeland, Deputy Prime Minister and Minister of Finance, who, I am certain, will wish to give your views every consideration.

Thank you for writing to the Prime Minister.

Yours sincerely,

For,

M. Bredeson
Executive Correspondence Officer



March 24, 2021

The Right Honourable Justin Trudeau
Prime Minister of Canada
c/o Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

File#: 0400.40.1

Fax: (613) 941.6900

Dear Prime Minister:

RE: Peace River Regional District Support for Bill C-264

On behalf of the Board of Directors of the Peace River Regional District, I am writing in support of Bill C-264, which is proposed by Member of Parliament Gord Johns to amend the *Income Tax Act* (volunteer firefighting and search and rescue volunteer services) to increase the eligible tax credit from \$3,000.00 to \$10,000.00.

Like many areas of Canada, the Peace River Regional District relies heavily on our volunteer firefighters and search and rescue personnel to provide vital life safety services, and that would not be possible without the volunteers. The Regional District greatly supports the amendment to the *Income Tax Act* as a way to show appreciation to these vital volunteers, who give not only a large amount of personal time but quite often a loss of income to provide fire and rescue services in the region.

Sincerely,

Brad Sperling,
Chair

c: Gord Johns, M.P. Courtenay-Alberni Gord.Johns@parl.gc.ca
Bob Zimmer, M.P. Prince George-Peace River-Northern Rockies Bob.Zimmer.C1@parl.gc.ca
Dan Davies, MLA – Peace River North Dan.Davies.MLA@leg.bc.ca
Mike Bernier, MLA – Peace River South Mike.Bernier.MLA@leg.bc.ca

diverse. vast. abundant.

PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1128 Email: prrd.fsj@prrd.bc.ca



May 11, 2021

Ref: 266895

Dear Mayors and Chairs:

I am writing in follow up to a recent update from Okenge Yuma Morisho, Deputy Minister of Municipal Affairs, to Chief Administrative Officers regarding the Climate Action Revenue Incentive Program (CARIP). As you may be aware, 2021 will mark the wind down and final year of grant payments under this program. Budget 2021 also commits new funding to help local governments reduce greenhouse gas emissions through planning for compact, energy-efficient communities. The purpose of this letter is to thank British Columbia's local governments for your continued leadership and to describe how our government continues to work with local governments to achieve our collective climate goals.

Since the 2008 inception of the Climate Action Charter (CAC), almost every local government in B.C. has signed the CAC, committing to take action and develop strategies to achieve the following three goals:

- Work toward becoming carbon neutral in their local government corporate operations
- Measure and report on their community greenhouse gas (GHG) emissions profile
- Create complete, compact, energy-efficient rural and urban communities

As of 2018, the last year of full reporting prior to the pandemic, 187 local governments had signed on to the CAC and were publicly reporting on their progress toward meeting their climate action goals, 147 were measuring and reporting GHG emissions, and 50 local governments had achieved carbon neutrality in their operations. Communities across B.C. both large and small have consistently demonstrated leadership in taking action on climate change, in areas as broad as local food production, renewable energy generation and planning for public transit and active transportation. Thank you for your continued ambition and efforts to reduce greenhouse gas emissions in your corporate operations, and more broadly to inspire and work within your communities to tackle climate change.

Under CleanBC, the Province of British Columbia has put a priority on reducing pollution, boosting energy-efficient solutions and building a low-carbon economy. Local governments will continue to be a key partner in our collective efforts to address the challenges of a changing climate, playing a specific and important role in B.C.'s climate goals.

.../2

Just as local governments' actions on climate solutions have evolved in the past decade, our government is responding to support you with tools and funding programs such as:

- Updating the BC Action Climate Toolkit and the Green Communities Committee Carbon Neutral Framework.
- Investing \$110 million in combined provincial and federal funding to help local governments and Indigenous communities develop energy efficiency and clean energy projects through the Investing in Canada Infrastructure Program CleanBC Communities Fund.
- Working with the federal government to assess the climate impacts of all major infrastructure being funded under the Investing in Canada Infrastructure Program to reduce GHG emissions and increase resilience to climate change, which benefits communities and creates jobs.
- Boosting active transportation infrastructure with \$18 million through the Ministry of Transportation and Infrastructure.
- Making sure commuters can get out of their cars with historic investments in public transit, such as the Broadway Subway Line, and free transit for kids 12 and under starting this September.

Building on record investments in CleanBC, the province will continue to strengthen our work with local governments and support the CAC.

As noted, Budget 2021 commits \$11 million in new funding to help local governments plan for compact, energy-efficient communities, directly supporting the CAC's commitment to create complete, compact, energy-efficient rural and urban communities. I look forward to working with all local governments through Union of BC Municipalities and the Green Communities Committee on how to support greener and more livable communities.

Our government remains committed to working with local governments to reach our climate goals and make life better for people across British Columbia.

Sincerely,

Josie Osborne
Minister

pc: Chief Administrative Officers



Peace River Regional District ('PRRD') Board
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Dear Chair Sperling and the PRRD Board,

This letter serves as a notice of the Annual General Meeting for the North Peace Airport Society taking place on June 2, 2021 virtually. The PRRD Board's Member Representative (Director Karen Goodings) has indicated she will be present to represent the interests of the District.

Please feel free to reach out to me with any questions.

Thank you.

Regards,

Miranda V. Flury

Director of Strategy, Capital, and Planning

flurym@yxjairport.com

778-256-9117

May 17, 2021

Chair Brad Sperling and Board
Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4HG
via email brad.sperling@prrd.bc.ca

RE: 2019 Housing Needs Report program (Peace River Regional District Housing Needs Assessment)

Dear Chair Sperling and Board,

Thank you for providing a final report and financial summary for the above-noted project. We have reviewed your submission and all reporting requirements have been met.

The final report notes a total actual project expenditure of \$162,596.57. Based on this, a payment in the amount of \$70,000 will follow shortly by electronic funds transfer. This transfer represents final payment of the grant and is based on 50% of the total reported expenditure (to a maximum of the approved grant of \$140,000) minus the initial payment of \$70,000 made in May 2020.

I would like to congratulate the Peace River Regional District for undertaking this project and responding to the opportunity to understand what kinds of housing are most needed in your communities, and help inform local plans, policies, and development decisions.

If you have any questions, please contact Local Government Program Services at 250.952.9177 or sprynn@ubcm.ca.

Sincerely,

Sasha Prynn
Program Officer

cc: *Kathy Suggitt, General Manager of Development Services, Peace River Regional District*

The Housing Needs Report program is funded by the Province of BC

From: Info <info@sparc.bc.ca>

Sent: Tuesday, May 18, 2021 10:46 AM

Subject: Say Yes to Access - June 5th Access Awareness Day

Hello Community

Saturday June 5, 2021 is Access Awareness Day – A day for communities to come together to celebrate what it means to be truly accessible and inclusive for everyone!

Access Awareness Day falls within *National AccessAbility Week* which is always celebrated in the last week in May and is designed to draw attention to the talents and contributions that people living with disabilities make in their communities every day!

This year, the theme for Access Awareness Day is “**Say Yes to Access**”. As part of this year’s celebrations, our focus is on the different ways that people and communities across B.C. can come together to build true inclusion. To help support local efforts, small grants of **\$500** are available to help celebrate the different ways that communities have been successful in promoting greater inclusion.

We will be happy to share more information, please do not hesitate to reach us at info@sparc.bc.ca with the subject line - **Say Yes to Access**.

- If you would like to **host an event**
- If you would like to **share information** about the different ways that your community has been successful in coming together to promote greater accessibility.
- If you have **ideas** about ways to promote greater accessibility
- If you wish to explore *potential opportunities* for **partnership**

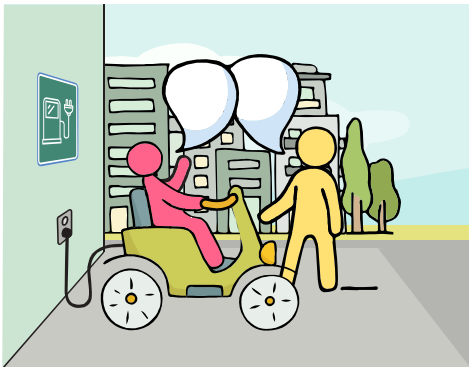
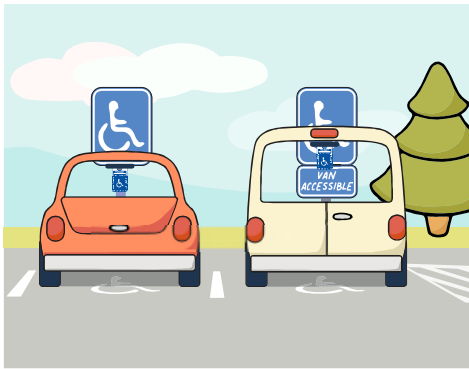
By working together, it is possible to create communities where everyone can share their talents and abilities in real and meaningful ways and where the possibilities are limitless. We know the difference that we can together make when we **Say, Yes to Access**.

Thank you for the role that you play every day in making this vision a reality!



SPARC BC works with communities in building a just and healthy society for all.

SPARC BC's office is located on land within the traditional, ancestral and unceded territories of the Coast Salish people, including Hwlitsum First Nation, Katzie First Nation, Kwantlen First Nation, Kwikwetlem First Nation, Matsqui First Nation, Musqueam, Qayqayt First Nation, Semiahmoo First Nation, Squamish Nation, Tsawwassen First Nation and Tsleil-Waututh Nation.



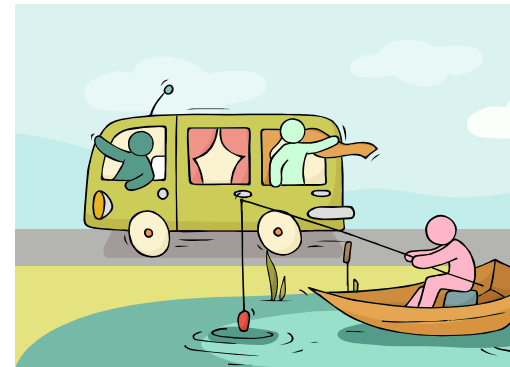
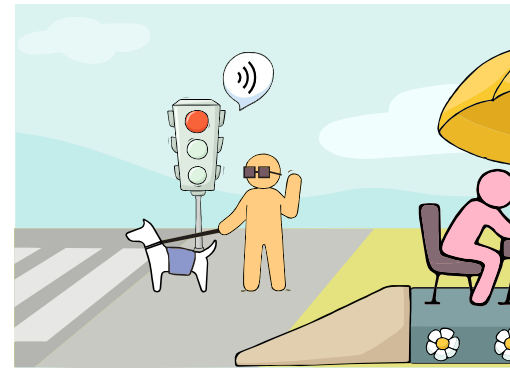
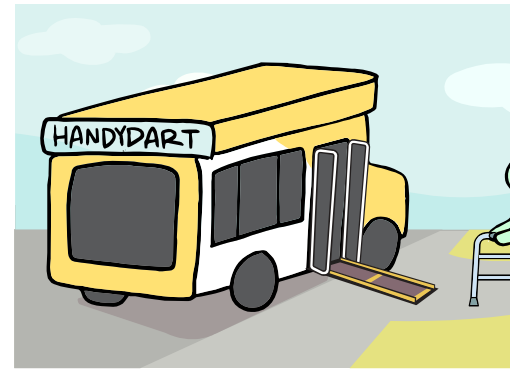
The first Saturday in June is
Access Awareness Day

Say Yes to Access

Saturday June 5, 2021
is Access Awareness Day—
a day for communities to come
together to celebrate what it
means to be truly accessible
and inclusive for everyone! By
working together, it is possible
to create communities where
everyone can share their
talents and abilities in real and
meaningful ways and where
the possibilities are limitless.

We know the difference
that we can make together
when we **Say Yes to Access.**

 **sparc bc**
people. planning. positive change.



May 20, 2021, 6:12 pm

UBCM Responds to Penticton Letter, Urges Provincial Collaboration with Local Governments

City of Penticton

PENTICTON - In response to Penticton City Council's April 13, 2021 request, Union of BC Municipalities President, Brian Frenkel, has written a [letter](#) to the Attorney General and Minister Responsible for Housing, David Eby, urging the Province to commit to working in collaboration with local governments within the boundaries of their respective jurisdictions.

Sent May 19, 2021, Mr. Frenkel's letter acknowledges [concerns expressed by Mayor John Vassilaki](#) regarding Minister Eby's use of Provincial Paramountcy to overrule Council.

"We are concerned that the application of statutory immunity sets a dangerous precedent and undermines local government autonomy as established in legislation. The Community Charter confirms that municipalities and their Councils are an order of government within their jurisdiction that is "democratically elected, autonomous, responsible and accountable" and must operate under strict statutory conditions associated with public consultation and public interest. Furthermore, the Local Government Act grants local governments the powers and flexibility required to respond to the needs of their communities within that mandate." stated Mr. Frenkel.

The letter concludes by inviting Minister Eby to join UBCM in exploring a dispute resolution mechanism that could be used as an alternative to the application of statutory immunity.

"I appreciate Mr. Frenkel sending his message of collaboration to Minister Eby," said Penticton Mayor, John Vassilaki. "Council is elected locally, they are accountable locally and the sites for housing shelters like 352 Winnipeg Street should be decided locally. As the province has overridden local housing decisions elsewhere in BC, Penticton City Council is standing up to defend local autonomy and the ability for our residents and businesses to have a say in what's best for their community."

Contacts:

Philip Cooper
Communication Manager
City of Penticton
250-490-2583



Mayor's Office, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Tel: 250-490-2400 Fax: 250-490-2402

www.penticton.ca

April 13, 2021

President Brian Frenkel
c/o Union of British Columbia Municipalities
525 Government Street
Victoria, BC V8V 0A8

Re: B.C. Government's Use of Provincial Paramountcy to Undermine Local Government Bylaws

Dear President Frenkel:

On behalf of Penticton City Council, I am requesting the Union of British Columbia Municipalities write a letter to Premier John Horgan requesting the reconsideration of invoking Provincial Paramountcy as it relates to the violation of Penticton City Council's authority and the City of Penticton's Zoning Bylaws at 352 Winnipeg Street, Penticton, BC.

The following is a timeline of events:

- When COVID-19 struck in March, 2020 many facilities that provided showers, laundry services, and meals to our most vulnerable in our community had to close and/or adapt. The City via its Emergency Operations Centre (EOC), Emergency Management BC and BC Housing worked together to find a temporary "hygiene station" and isolation shelter for anyone that was needing to isolate during COVID.
 - 352 Winnipeg Street was not an ideal site for a hygiene station as it was adjacent to two seniors' homes. However, as the site contained a vacant and free standing building that could quickly be fitted for a hygiene station, the EOC supported and worked with BC Housing to quickly stand-up the hygiene station.
- In September, 2020 BC Housing approached the City to turn the isolation shelter into a 42 bed Temporary Emergency Winter Shelter. This use was contrary to City Zoning Bylaws and although met with trepidation from the neighbourhood, Council ultimately approved a Temporary Use Permit (TUP) for the isolation shelter to be converted and operate as Temporary Winter Shelter until April 1, 2021.
 - Video of the lengthy Council debates from our October 6th and 20th, 2020 meetings can be found on our website to better understand how clear individual Council members were that this was not an appropriate location, but that in the midst of the pandemic, they would grant a TUP on this one occasion.

- In March 2021, BC Housing sought an extension to this TUP until March 31, 2022 in effect changing the use from a temporary, emergency winter shelter to a year round shelter. Council denied this request based on zoning bylaws and the previous clearly communicated unsuitability of this location.
 - Via resolution, Council further directed Penticton's Safety and Security Advisory Committee to develop location selection criteria for a new, permanent winter shelter for Penticton.
 - Council initially learned of the Province's interests in exploring the use of paramountcy via an interview on Global news with Minister David Eby, who had met with Council twice early in the year to discuss a supportive housing project at 3240 Skaha Lake Rd., Penticton, BC.
- Again in March, BC Housing stated their intention to continue operations of the facility "on a balance of convenience" and asked Council to reconsider. Having been presented no alternate location as requested or new information; based on zoning bylaws and the previously communicated unsuitability of this location Council did reconsider the request and again denied the request.
 - Via resolution, Council further directed staff to work with BC Housing to find alternate solutions.
- At the writing of this letter, 352 Winnipeg now operates in contravention of the City of Penticton bylaws as a newly established year round shelter following the threat of Provincial Paramountcy.

While the issue at hand is a matter of land use and planning, it is important to note according to data provided directly from the current Minister responsible for Housing to City Council, Penticton has the highest number of supportive housing beds per capita in the Interior region. Each of these beds was developed with Penticton City Council's input and with respect for their role in the local decision making process.

In closing, Penticton City Council is hoping Minister David Eby, whom has invoked paramountcy on behalf of the Province, or Premier John Horgan as the head of a Government that promised to work collaboratively with Local Governments, reconsiders their position and adheres to our City's bylaws. As this could happen to any one of the other 188 local governments in B.C., we ask that the Union of British Columbia Municipalities, on behalf of its membership, request Premier John Horgan reconsider the use of Provincial Paramountcy with respect to 352 Winnipeg Street, Penticton, BC.

Yours truly,

John Vassilaki

Mayor

cc. Penticton City Council
 Donny van Dyk, Chief Administrative Officer
 Dan Ashton, Member of Legislative Assembly
 BC Local Government Elected Officials



Date: May 10, 2021

File:0400.50-5

President Brian Frenkel
c/o Union of British Columbia Municipalities
525 Government Street
Victoria, BC V8V 0A8

Via Email: ubcm@ubcm.ca

Dear Mr. Frenkel:

RE: B.C. Government's Use of Provincial Paramountcy to Undermine Local Government Bylaws

At the April 29, 2021, Regional Board Meeting, the Peace River Regional District (PRRD) Board received and discussed the correspondence dated April 13, 2021, that was provided to you from the Mayor's Office of the City of Penticton regarding the violation of the City of Penticton's Zoning Bylaws at 352 Winnipeg Street.

The PRRD is concerned with this situation and respectfully requests that the Union of BC Municipalities forward a letter to the Honourable John Horgan, Premier of BC, to request that the invoking of Provincial Paramountcy, as it relates to the violation of the Penticton City Council's authority and the City of Penticton's Zoning Bylaws at 352 Winnipeg Street, Penticton, BC, be reconsidered.

Yours truly,

Brad Sperling,
Chair

c: Mr. Dan Davies, North Peace MLA, via email: Dan.Davies.MLA@leg.bc.ca
Mr. Mike Bernier, South Peace MLA, via email: Mike.Bernier.MLA@leg.bc.ca
Mr. Bob Zimmer, MP for Prince George-Peace River-Northern Rockies, via email:
Bob.Zimmer@parl.gc.ca
City of Penticton, via email: council@penticton.ca

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PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Email: prrd.fsj@prrd.bc.ca



May 10, 2021

File: 7900.41

Deanna Larson
Grant Writer – DC Sportsman's Club
Box 426,
Dawson Creek, BC V1G 4H3

Via email:

Dear Ms. Larson:

RE: NDIT Grant Application

The Peace River Regional District has reviewed your request for a letter of support for the Dawson Creek Sportsman's Club grant application to the Northern Development Initiative Trust (NDIT).

The Regional District supports the application to NDIT from the Dawson Creek Sportman's Club for a Community Spaces Grant of up to a maximum of \$30,000, for the construction of a deck and breezeway for the existing clubhouse which will transform accessibility to both the clubhouse and associated washrooms.

We wish you all the success with this project.

Yours truly,

Brad Sperling

Brad Sperling
Chair

c. Jill Rickert, Grants Coordinator

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☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Email: prrd.fsj@prrd.bc.ca

May 10, 2021

Dear Board of Directors,

Re: Northern Development Initiative Trust – Community Spaces Grant – Deck, Breezeway, and Accessibility

The Dawson Creek Sportsman's Club is seeking a resolution of support from the Board of Directors for a funding request to the Northern Development Initiative Trust (NDIT) Community Spaces Grant for the construction of a deck and breezeway for the existing clubhouse which will transform the accessibility of both the clubhouse and associated washrooms. The request for funding is for a maximum of \$30,000.

The resolution requested is as follows:

Be it resolved that the Peace River Regional District authorizes the Deck, Breezeway, and Accessibility project. Be it therefore resolved that the Peace River Regional District also supports the application to Northern Development Initiative Trust from the Dawson Creek Sportsman's Club.

If approved to support the application, please forward the resolution of support to

Thank you for your consideration,

Deanna Larson
Grant Writer – DC Sportsman's Club



May 18, 2021

File#: 7900.40

Mr. Paul Gevatkoff
President
Dawson Creek Ski & Recreation Association
Box 807,
Dawson Creek, BC V1G 4H8

Via Email:

Dear Mr. Gevatkoff:

Re: NDIT Grant Application

The Peace River Regional District has reviewed your request for a letter of support for the Dawson Creek Ski & Recreation Association grant application to the Northern Development Initiative Trust (NDIT).

The Regional District supports the application to NDIT from the Dawson Creek Ski & Recreation Association for a grant up to \$99,527 to upgrade infrastructure at Bear Mountain Ski Hill to provide a practice/training facility from the NDIT "Recreation Infrastructure Program."

We wish you all the success with this project.

Yours truly,

Brad Sperling

Brad Sperling
Chair

c. Jill Rickert, Grant Coordinator

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PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
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Dawson Creek Ski & Recreation Association

BOX 807 Dawson Creek, BC V1G 4H8

May 17, 2021

JILL RICKERT
GRANT COORDINATOR
PEACE RIVER REGIONAL DISTRICT
DAWSON CREEK BC

RE: SUPPORT LETTER FOR GRANT APPLICATION TO NDIT.

Dawson Creek Ski and Recreation Association requests a Letter of Support for a grant that has been applied for to Northern Development Initiative Trust.

The grant will assist with funding to upgrade infrastructure at Bear Mountain Ski Hill to provide a practice venue for use by Ski Racing Teams.

Racing Teams that participated in the 2019 BC Winter Games Ski Races hosted at Bear Mountain expressed an interest in using Bear Mountain for training. Low cost and the ability of Bear Mountain to provide exclusive use were attractive features, especially for teams from southern BC.

The upgrade to Bear Mountain Ski Hill will increase revenue and increase Tourism in the Region.

Thank you for your consideration.

Sincerely

Paul Gevatkoff
President

DRAFT

Peace River/Williston Reservoir Advisory Committee Meeting

SUMMARY

Friday, February 19, 2021

1:30 p.m. – 3:30 p.m.
(PDT)

Via MS Teams Videoconference

CHAIR	Mayor Dale Bumstead
ATTENDEES	Mayor Lori Ackerman; Mayor Joan Atkinson; Councillor Clay Bassendowski; Mayor Rob Fraser; Director Karen Goodings; Mayor Dave Heiberg; Gwen Johansson; Stephanie Killam; Chief Justin Napoleon; Councillor Leigh Summer
GUESTS	Alice Cheung, Specialist Engineer, Distribution Asset & Planning Strategies Thomas Mah, Manager, Regional Distribution Asset Planning Michelle Macdonald, Relationship Lead, Indigenous Relations
BC HYDRO	Dave Conway, Site C Community Relations Manager Bob Gammer, Northern Community Relations Manager Rian Hill, Manager, Environmental Field Services Shanna Mason, Director Regulatory & Environment, Site C Project Marilyn Middleton, Engineering Services Clerk, Stations Field Operations Nalaine Morin, BC Hydro Board Director Chris O'Riley, BC Hydro President & CEO Ken Peterson, BC Hydro Board Chair Darin Thompson, Regional Manager, Stations Field Operations Adil Zaheer, Public Affairs Research Assistant, Communities & Capital Projects
WITH REGRETS	Rick Hopkins; Chief Darryl McCook; Kevin Neary; Chief Johnny Pierre; Carolyn Stock, Indigenous Relations
AGENDA ITEMS	<ol style="list-style-type: none">1. Call to order, Acknowledgement, Introductions2. Review meeting notes and action items from previous meeting3. BC Hydro Board report4. Presentation: Planning for Mass EV Home Charging5. Community Updates6. BC Hydro Staff Reports7. Next meeting: Videoconference – Wednesday, May 19, 20218. Topics for next meetings

CALL TO ORDER AND INTRODUCTIONS

- Dale Bumstead welcomed everyone. Introductions were made around the table Joan Atkinson and Justin Napoleon were welcomed as new PWAC members and Nalaine Morin was welcomed as the new BC Hydro Board representative.

REVIEW MEETING NOTES AND ACTION ITEMS FROM PREVIOUS MEETING

- No comments or questions regarding the December 4, 2020 meeting minutes.
- **Does PWAC scope include Site C Project?** (PWAC December 4, 2020 – **Action 4**)
 - Karen asked are we now including Site C, as an addition, in the PWAC meeting?
 - Dale responded that yes, Site C is within the scope of PWAC. In furtherance to this, Dale reviewed the PWAC Terms of Reference (TOR). Karen requested a copy of the TOR and asked how to bring forward issues of concern from the community for discussion and if it is appropriate to share the meeting minutes with the Peace River Regional District and discuss at their board table. Dale stated that sharing the minutes was allowable and Ken added that even though the TOR are clear, BC Hydro is open to hearing input from communities and is interested in committee concerns. Chris added that he is always happy to hear complaints and concerns directly. His email address is on the company website and he will always give a response, or direct them to the right part of the company for more information, or follow-up. Karen requested that the TOR be an agenda item in a future meeting.

Peace River/Williston Reservoir Advisory Committee Meeting

SUMMARY

Friday, February 19, 2021

1:30 p.m. – 3:30 p.m.
(PDT)

Via MS Teams Videoconference

ACTION 1: Bob Gammer to send copy of the PWAC Terms of Reference to the committee. (Completed – TOR emailed on Feb 25, 2021)

BC HYDRO BOARD REPORT

Ken:

- Introduced Nalaine Morin – our newest member on the Board for the past year, replacing Daryl Fields on the PWAC.
Nalaine thanked the PWAC for the welcome and expressed her pleasure at joining the committee as Board representative. She mentioned that she is a member of the Tahltan Nation. She is a principal at ArrowBlade Consulting Services and has led and managed the environmental review of several large resource development projects on behalf of First Nations. Nalaine has extensive technical experience in both mining and environmental assessment processes. She works mostly with Indigenous Government – resource management. Nalaine is a member of Geosciences B.C. (along with Stephanie Killam) and currently serves as Director.
- Two Directors have stepped down and we've established a search for new board members.
- Requested a recommendation from the committee to the BC Hydro Board for the appointment of PWAC Chair.
 - Motion: Dale Bumstead serve another term as PWAC Chair.
 - Moved by Rob Fraser.
 - 2nd by Lori Ackerman.
 - **Motion carried.**
 - Ken will place on the BC Hydro Board agenda for next week for approval.

Chris:

- Coming out of the winter, we've had a few significant storms and a couple hundred thousand people out of power at times.
- Operationally, things are going very well and we're coming to the end of our fiscal year at the end of March.
- Lots of progress with Site C. We're continuing to work through issues with the foundations and making good progress, with some announcements shortly.
- There are several projects off the main construction site: Highway 29 Realignment, Hudson's Hope Berm and the 500 kV transmission lines.
- The PRES Project transmission line construction is making good progress and it is expected in service ahead of schedule.

PLANNING FOR MASS EV (ELECTRIC VEHICLE) HOME CHARGING

Presentation by Alice Cheung and Thomas Mah

- How does BC Hydro plan to address the increased demand from EVs?

ACTION 2: Karen requested a copy of the slide presentation be sent to her. (Completed – Bob Gammer emailed presentation on March 22, 2021)

- Are there any cold weather issues with EVs?
 - There's not a lot of waste heat that can be used like in an internal combustion engine. It takes a lot of power to heat up the vehicle and that does reduce the range. A work-around is to pre-heat the vehicle while it is still plugged into the charger and this will help with range.
 - Bob – So far, the adoption rate for EVs is lower in the North, but once we get closer to 2040, will this compress the work schedule to get distribution system work done to facilitate the increase in vehicles, or will work be done gradually over the years (starting now) in anticipation of the increase of vehicles in the north?
- When the manufacturers provide a wider variety of models, there will be an increase in sales.
- BC Hydro monitors these loads on an annual basis and adjusts based on the trend and therefore will have time to adjust the forecast requirement for upgrading distribution system equipment.

Peace River/Williston Reservoir Advisory Committee Meeting

SUMMARY

Friday, February 19, 2021

1:30 p.m. – 3:30 p.m.
(PDT)

Via MS Teams Videoconference

- There is load growth, but there is available capacity – and depending on location there may be very little adjustment required
- Thomas: This will be no different from other large load coming up and BC Hydro having to adjust to the demand. Incentive and consumer behaviour – we would see those in advance and be able to accommodate.
- Joan: One of the challenges is that there is currently no infrastructure between Prince George and the Peace region.
- Alice: We are building charging stations throughout the province and one is planned for McLeod Lake this year.
- Chris: We have 91 charging stations at 79 sites and the strategy is to build network along the main highway corridors. We have a station in Prince George and if one is not in Mackenzie, then there is a plan for one. We have had good cooperation from the Federal and Provincial governments for funding, and plan to build that network to deal with the issue.
- Clay: There is a station in Chetwynd coming this spring. Most plans now include fast chargers at their facilities.
- Dale: Should the City be looking at their plans for an increase in demand for EV in the new residential/commercial developments?
- Alice: Municipalities may want to review their bylaws to ensure provision for charging infrastructure is included in new developments. Regarding electrical capacity increase, it will depend on the type of development. For residential customers, this will be addressed through new loading criteria on service transformers. We will continue to monitor the performance of the criteria and adjust as necessary. For larger developments with their own transformation, the developer would need to size their transformer appropriately for the expected EV demand.

COMMUNITY UPDATES

PRRD Area B – Karen Gooding

- Would individuals from Alberta be allowed be members of the PWAC?
 - Ken: As soon as we get into cross borders, it gets complex and would like to stay away from those issues.
 - Karen: Looking more at gathering information for residents downstream of the provincial border, as people that have been contacting her seem to have little information.
- Filing of Site C reports – when will they will be available?
 - Chris: BC Hydro did suspend the quarterly reports to the BCUC while we went through the rebaselining exercise with the provincial government and we are anticipating restarting those reports and provide a catch-up report in the spring. In general, there aren't a lot of impact from our dams downstream in Alberta. The concern over the safety of the Site C Dam has risen because of the foundation issues. We do coordinate with them through Alberta Ministry of Environment.
 - Shanna: There are a few Alberta First Nations that participate in relation to our permit referral for Site C and participate in our environment forums and some on the RCLC. We have been engaging Alberta government, in the terms of the operation of Site C. In December, we did a presentation to Mackenzie County Council.

ACTION 3: Pass on Community Relations contact names to Karen that she will share with Alberta residents in the Peace region for contact when they have BC Hydro related questions. (Completed – contact info for Dave Conway and Bob Gammer emailed on February 22, 2021)

Fort St John – Lori Ackerman

- Loss of a 23-year-old woman and mother through domestic violence. We have lit up our recreation centre in purple in her memory.
- We held our Winter Fest this year and will have results from competitions at our Council meeting on Monday, February 22.
- We are having a by-election – a Council member is taking a staff position with the City. On March 1 we have a meeting to appoint the Chief Election officer.
- RCMP detachment new office building is coming along nicely and on budget.
- Festival plaza is almost ready to go.

Peace River/Williston Reservoir Advisory Committee Meeting

SUMMARY

Friday, February 19, 2021

1:30 p.m. – 3:30 p.m.
(PDT)

Via MS Teams Videoconference

- Both RCMP and Festival projects are a show case for First Nation culture and art in our region.
- Continue to work on the agreement to establish the Doig First Nation urban reserve.
- Set the City budget for 2021 - \$76M capital budget.
- Continue to work with FLNRORD and our First Nations on the resource management plan – working on the Terms of Reference.

Taylor – Rob Fraser

- Still trying to hire a CAO.
- Doing well with respect to BC Hydro – street lights.
- Interested in the environmental review of trucking contingency plan related to the Site C conveyor belt system.
- Highway getting compliments.

Hudson's Hope – Dave Heiberg

- LED street lighting replacement - was the 1st community to have it done. Communication was good between BC Hydro, the contractor and public works staff – a much appreciated and needed upgrade.
- Water treatment plant – in the process of switching from a river/spring source to an aquifer source – now in the commissioning phase.
- New nurse hired and we are fully staffed at the clinic.
- Essential Service House that BC Hydro has provided is an asset, and the new nurse is living in it.
- Site C Reservoir Berm – was worried about community feedback – but have heard nothing.
- Rock trucks are moving – every 3 to 4 minutes going by on highway. This raises two major issues – rock debris and air quality.

Hudson's Hope – Leigh Summer

- Would like to make a protected area using the causeway to the island in the Peace River at the Gates (near the former Beam property) as a safe harbour for boats on the new reservoir. Now is the time to do it, during construction. I would like to talk to someone that could give me some information about the berm.

ACTION 4: Chris committed to speak with Leigh about this next week. (Completed – Chris spoke with Leigh the week of February 22, 2021)

Hudson's Hope – Gwen Johansson

- Appreciate the LED street lighting installation.
- Shares Karen's concerns on the Site C quarterly report.
- Lots of questions on the temporary bridge at Cache Creek and would like more information about the reasoning for the construction.
 - Chris – It is really in support for the community and the highway in the event we have a high water period after diversion and before the new Cache Creek bridge is built.
 - Chris – The engineering was done by MOTI. Even though the probability is low, we were not comfortable with the scenario of the community being isolated if a high water event did occur.

Saulteau – Justin Napoleon

- Nice to be on this meeting and looking forward to future meetings.
 - Nearing completion of our wind farm.
 - Received some grants to install solar panels on some of the Elders houses.

Chetwynd – Clay Bassendowski

- 3 main industries are up and running – sawmill, coal mine, oil & gas.
- Pipeline construction has resumed and is at full construction force.

Peace River/Williston Reservoir Advisory Committee Meeting

SUMMARY

Friday, February 19, 2021

1:30 p.m. – 3:30 p.m.
(PDT)

Via MS Teams Videoconference

- Share the COVID-19 concerns of others - we had a minor outbreak, but there does not appear to be a link to the transitory workers in town.
- District will be getting ready for the water and sewer upgrades.
- Construction sites are starting up.
- In partnership with Saulteau First Nations, we were able to keep our doctor in the community clinic.
 - Justin – regarding the doctor, it has been working well, a good start. Hopefully can grow from this.
- Housing is a major issue - almost a crisis – Council and Administration working on how to satisfy the housing demand today and not overload the housing in the future.
- We had a planned power outage – went off on time and back on ahead of schedule.

Dawson Creek – Dale Bumstead

- In the middle of the pandemic and trying to insure we operate our community safely within protocols.
- Our budget process is complete – operating and capital budget is in place.
- We're struggling with obtaining nurses in the region – we have found that child care is an issue to retain nurses and we have been working on building a model to enhance this.
- Working on our flood mitigation.

Mackenzie – Joan Atkinson

- Note from Kevin Neary – the industrial site is enjoying steady, brisk business from the pipeline projects.
- Mills are still in curtailment, although Canfor continues to log in the area. Plans are to remove 350,000 to 400,000 cubic metres of timber from our TSA to elsewhere.
- Mackenzie just started its timber supply review – we hired Industrial Forestry Service to represent Mackenzie at some of the conversations.
 - The Prince George Timber Supply Area process that was completed in 2017 resulted in a reduction of 33% of Annual Allowable Cut (AAC), but because the apportionment process has not yet been completed, harvesting levels have remained at pre-TSR levels.
 - In October 2022, the Prince George AAC will be reduced by an additional 12% which makes our community very vulnerable as PG milling facilities will look for fibre elsewhere.
 - Been working hard, talking to government, that there must be changes in forestry policy.
- We were successful in getting a \$1 million grant to use for wildfire mitigation along Hwy 39 and we're about 2/3 done the work.
- Trails around the community and tourism strategy – government (FLNRORD) gave authorization to build a trail on Mount Morfee.
 - The trail is a non-status crown road and we look forward to working with BC Hydro on this road for maintenance and upgrades.
- First meeting with PWAC and very happy to be here.

Mackenzie – Stephanie Killam

- Senior society and UNBC and a couple of other stakeholders manage to get \$2 million to work with seniors for a full inclusion into the community.
- There are 1,100 seniors in Mackenzie.

BCH STAFF REPORTS

Peace River Operations – Darin Thompson

- Seven recruitments in progress at GMS – 1 Elec @ PCN, and 3 Elec, 1 GT, 1 Mech, 1 CPC and some vacancies filled.
- One unit out of service at GMS and trying to keep all units online.

Peace River/Williston Reservoir Advisory Committee Meeting

SUMMARY

Friday, February 19, 2021

1:30 p.m. – 3:30 p.m.
(PDT)

Via MS Teams Videoconference

- We are storing some material from Site C at PCN and GMS, so you might see low-bed equipment coming through town.
- Projects ongoing - draft tube gates, control upgrade on G8 and the 500 kV disconnects in the 500 kV Switchyard.

Environment – Rian Hill

- The FWCP Board received 30 funding proposals during the program's project intake. They approved 21 of those plus 3 directed projects so 24 total - 8 fish and 16 wildlife and the successful applicants were notified today. Total investment was \$1.2 million.
- We did not spend the total allotment, so some money will be carried over as surplus into next year's program budget. There was more funding available than projects submitted.
- Chief Pierre and I have executed an agreement to continue the dust program this summer.

Site C – Shanna Mason

- Update on COVID-19 – didn't see the surge after the Christmas break that we expected.
 - 1,496 workers on site.
 - 2 people tested positive with COVID – they are locals and have been isolating at home.
 - 2 others are in isolation – not positive, but symptomatic.
 - We have had 48 positive cases since March 2020 and 17 this year in January.
 - Continuing to work with Northern Health Authority.
- Air quality complaints near the Hudson's Hope area – not sure what is causing it and we are looking into this.

Site C – Dave Conway

- Gave a slide presentation on Site C.
 - Gwen – safety of Site C – who signs off on the acceptance?
 - Ken – the province, with two levels of oversight and the owner's engineer. Additionally, two international experts were hired to double check everything and confirm that it will be constructed within the Canadian Dam Safety Association standards.
 - Chris – initial response is the engineers, which is a mixture of BC Hydro, Kohn Crippen Berger and SNC Lavalin and we have oversight from the Technical Advisory Board and they report independent to BC Hydro. There is a Regulatory regimen in B.C. around dam safety and it is through the Comptroller of Water Rights and they oversee and must approve each step of construction. We have developed some design enhancements to the foundation, so the dam can be constructed safely.
- Karen – Please send out the Site C slide presentation at the RCLC meeting.

ACTION 5: Dave or Bob will send Site C presentation slides to Karen. (Completed – Bob Gammer emailed the presentation to all PWAC members on March 22, 2021)

Northern Community Relations – Bob Gammer

- Williston Reservoir elevation is 2181.8 ft/665.02 m. A year ago, the reservoir was at 2170.2 ft/661.48 m, which is about 10 feet higher than on this date last year.
- The current estimated reservoir forecast, which is subject to change, suggests a minimum elevation around 2163 ft/659.4 m sometime in the last half of April.
- The Williston basin water supply on February 1 was 100.8% of normal and system wide it was 101.3% of normal. The risk of spill sometime this spring at Peace Canyon Dam is high. Spill risk is increased due in part to water supply and generating unit maintenance outages and to maintain the five-foot buffer below the normal full pool elevation of the reservoir.
- The Peace River ice front has advanced rapidly due to the recent very cold weather and has now caught up to an "average" position for this time of year. As of February 14, the ice front is about 60 km downstream of the BC/Alberta border.

DRAFT

Peace River/Williston Reservoir Advisory Committee Meeting

SUMMARY

Friday, February 19, 2021

1:30 p.m. – 3:30 p.m.
(PDT)

Via MS Teams Videoconference

- We implemented Peace River ice control flow on January 30 for an average daily flow of 1,332 m³/s to assist with ice cover formation at Peace River, Alberta. With the ice cover set at Peace River, Alberta, average daily flow was increased by 50 m³/s on Feb 6. On Feb 10, ice cover was deemed to be strong enough (>40 cm thick) that control flow was relaxed, normal operations resumed at Peace Canyon and flows were increased to 1,700 m³/s.
- Our BC Hydro Grants Program application window is open again. Applications will be received online until March 31. We award grassroots grants of up to \$2,000 and broad impact grants of up to \$10,000 based on the posted criteria and alignment to our three focus areas: Building the Workforce of Tomorrow; Safety Education; and Developing Smart Energy Ideas.
- If you are interested in having a Level 2 EV charging station at your home, there are rebates that BC Hydro and the provincial government are offering and the current program funding expires on February 28, 2021.

Ken: Thank you for an interesting meeting. Expect northern part of the province will be a little wetter than normal this year. Site C will be there and safe for 100 years.

Chris: Thank you for the discussions that were raised. I encourage you to give Bob, Dave or myself a call, or email us, if you have any questions about today's meeting.

NEXT MEETING

Videoconference – Wednesday, May 19, 2021

TOPICS:

- Review of the TOR,
- Review of the Transmission rate design – get information of on rate design and when it comes on-line
- Impact of Site C on rates

Meeting adjourned at 3:42 p.m. PST



May 17, 2021

File#: 6750.01

Rebecca Widdicombe
President
Peace Christian School Parent Committee
PO Box 2050,
Chetwynd, BC V0C 1J0

Via Email: pac@peacechristianschool.ca

Dear Ms. Widdicombe:

Re: NDIT Grant Application

The Peace River Regional District has reviewed your request for a letter of support for the Peace Christian School Parent Committee grant application to the Northern Development Initiative Trust (NDIT).

The Regional District supports the application to NDIT from the Peace Christian School Parent Committee for a grant up to \$30,000 for the Playground Renewal Project from the NDIT "Community Places" Grant.

We wish you all the success with this project.

Yours truly,

Brad Sperling

Brad Sperling
Chair

c. Jill Rickert, Grants Coordinator

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PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1128 Email: prrd.fsj@prrd.bc.ca

Peace Christian School Parent Committee

PO Box 2050 Chetwynd BC V0C 1J0

PRRD Regional Board
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

May 13, 2021

To Whom It May Concern:

Peace Christian School Parent Committee is a parent led group supporting Peace Christian School (PCS), a registered charity located in the Dokkie Subdivision about 10 km west of Chetwynd. PCS renewed the old Dokkie Elementary School building about 11 years ago and has since expanded to meet the student and community needs.

The majority of the playground is the original wooden equipment and is in need of replacement. This project is to replace the old wooden structures with a structure that meets current safety standards and revitalizes the neighbourhood playground.

Our project budget is \$70,000, which includes tearing out the old structures, and buying, building, and installing the new structure. We are applying for assistance with the project to the NDI Community Places grant and would appreciate a letter of support from the PRRD in support of this project as it will improve the recreational space available and used by the Dokkie Subdivision residents in the PRRD.

A letter of support would include a statement such as:

THAT, the Peace River Regional District supports the application to Northern Development Initiative Trust from the Peace Christian School Parent Committee for the Peace Christian School Playground Renewal Project.

Thank you for your consideration and support.

Sincerely,

Rebecca Widdicombe
President

From: Trails Strategy DO NOT REPLY:FLNR:EX <Trails.Strategy.DoNotReply@gov.bc.ca>

Sent: May 20, 2021 8:01 AM

Subject: Trails Strategy for BC- report on what we heard from local governments

Hello,

In the summer of 2020, a survey was sent to local government staff and elected officials seeking input on a comprehensive review of the Trails Strategy for BC. The survey was live between late May and early July 2020. In total, 233 individuals representing 145 different municipalities and regional districts completed the survey. Please find attached a summary of what we heard from that engagement process.

In addition to local governments, numerous other engagements were undertaken in support of the review of the Strategy. The engagement was completed in a partnership between Recreation Sites and Trails BC (RSTBC) and the Provincial Trails Advisory Body (PTAB). The engagements have been completed as a means of informing a comprehensive review of the Trails Strategy for British Columbia to ensure the continued relevance of the strategy to recreationalists, communities, First Nations, the tourism sector, and the Province. The review included:

- background research,
- a literature review of the benefits of trails,
- over 40 interviews with representatives from provincial ministries, non-profits, and recreation clubs and associations,
- a survey of over 200 local government representatives,
- focus group webinars with recreation sector interests,
- a public survey of over 5,900 British Columbians, and
- a separate government-to-government engagement process with all First Nation governments in BC.

The province continues to review the results of the review of the Strategy. Recommendations will be made to update the strategy based on findings from the research and engagements. Recommendations will provide direction for formally updating the strategy to reflect the broad viewpoints of the First Nations and various stakeholders involved in the engagement processes. Once RSTBC receives the mandate to proceed with the recommended changes, the Trails Strategy will be updated and implemented to improve trail development, management and maintenance across the province. A new draft version of the strategy is expected to be complete by the end of 2021.

It is important to note that the Trails Strategy engagement process was conducted during the COVID-19 pandemic. During that time, a significant increase in trail-based recreation was noted likely due to outdoor trail use being an acceptable, healthy, and popular activity to engage in while adhering to social distancing protocols. This trend of increasing recreation trail use is expected to continue even after the pandemic is over owing to the large number of people that have been introduced to the benefits of British Columbia's extensive trail network.

Thank you to all those who participated in the Trails Strategy review process. Your contributions will result in a significant improvement to the management of BC's world-class natural amenities and trails networks.

Related Links:

- Trails Strategy for BC <https://www2.gov.bc.ca/assets/gov/sports-recreation-arts-and-culture/outdoor-recreation/camping-and-hiking/rec-sites-and-trails/trail-strategy.pdf>
- Trails Strategy Public engagement 'what we heard' report <https://www2.gov.bc.ca/gov/content/sports-culture/recreation/camping-hiking/sites-trails/program/policies-strategies/prov-trail-strategy>
- The Provincial Trails Advisory Body <https://www.orcbc.ca/provincial-trails-advisory-body/>

Thank you,

Recreation Sites and Trails BC





MARCH 31st, 2021

TRAILS STRATEGY REVIEW

WHAT WE HEARD REPORT: LOCAL GOVERNMENTS

PREPARED FOR: B.C. MINISTRY OF FORESTS, LANDS, NATURAL
RESOURCE OPERATIONS AND RURAL DEVELOPMENT

PREPARED BY: MNP LLP

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Introduction

British Columbia offers an unparalleled diversity of landscapes and endless outdoor recreation opportunities. Trails are a fundamental means to explore and enjoy these spectacular unique natural amenities. Trails are also integral to the landscape and enable meaningful connections between people and nature.

Adopted in 2013, the Trails Strategy for B.C. is a call to action that invites all British Columbians to join in supporting and developing a sustainable network of trails throughout the Province.

The Provincial Trails Advisory Body (PTAB) advises the government on implementation and updates to the Trails Strategy for B.C. and is a partnership between:

- The Recreation, Sites and Trails BC (RSTBC) branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD).
- Ministry of Environment and Climate Change Strategy (B.C. Parks).
- Ministry of Tourism, Arts and Culture.
- Ministry of Transportation and Infrastructure.
- Outdoor Recreation Council of B.C.
- B.C. Wildlife Federation.
- Wilderness Tourism Association.
- B.C. Recreation and Parks Association.
- Six public representatives from the Outdoor Recreation Council's membership.

The following principles guide this collaborative undertaking:

- Sound Environmental Stewardship and Management.
- Respect and Recognition for First Nations' Interests.
- Mutual Respect between Trail Interests and Other Resource Users.
- Respect and Understanding among Diverse Trail Interests.
- Partnerships and Collaboration.
- Secure Recreation Opportunities for All Trail Users.
- Benefits for Individuals, Communities and the Province.

In 2019, the PTAB, together with Recreation Sites and Trails B.C., began a formal review of the Trails Strategy to ensure its continued relevance and importance to recreationists, communities, First Nations, tourism proponents and the Province as a whole.

The formal review began with a detailed look at available academic literature and publications documenting the importance of trails to reconciliation, health, mental health, tourism and economic development. Following this, key stakeholders from the outdoor recreation sector and

Trails Strategy Review

What We Heard Report: Local Governments

the Provincial government were engaged through interviews and webinar focus groups. The resulting insights and learnings were used to develop a public engagement survey.

Following the public engagement, MNP embarked on a second phase to consult local governments. Building on previous findings, a survey was developed.

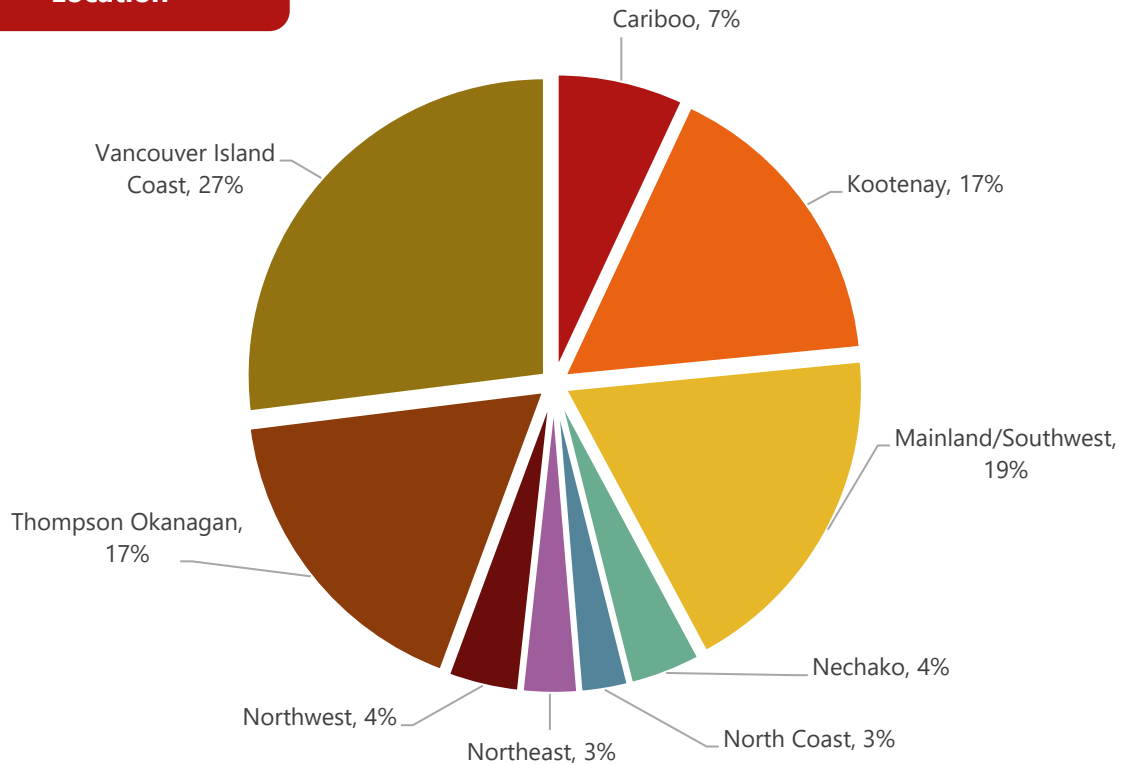
The survey launched on May 22, 2020, and closed on July 4, 2020.

Concurrent to these phases, staff from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development have been engaging directly with First Nations to discuss the Trails Strategy.

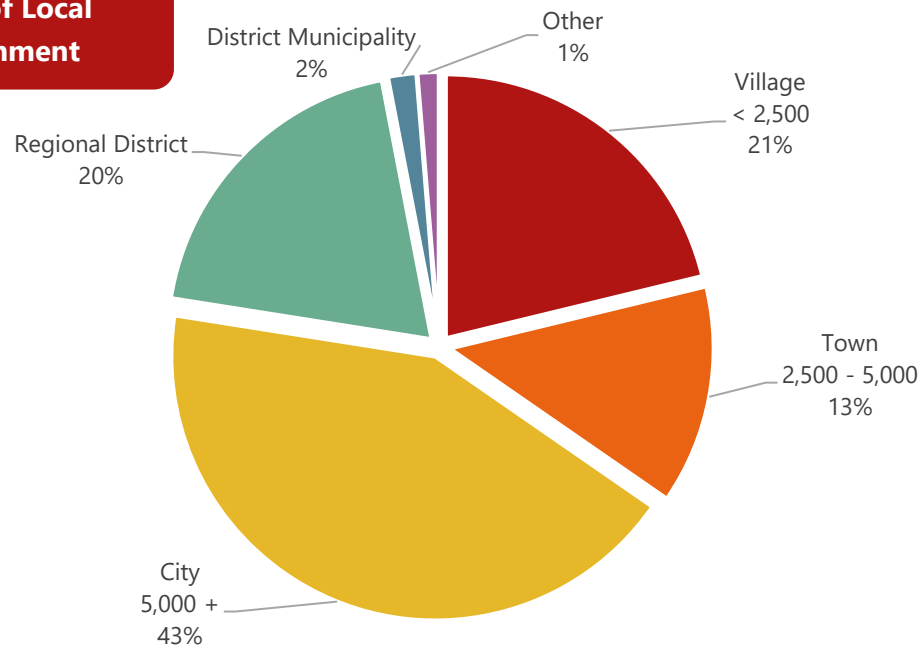
The following report outlines the findings of the local government survey.

Whom Did We Hear From?

Respondent Location



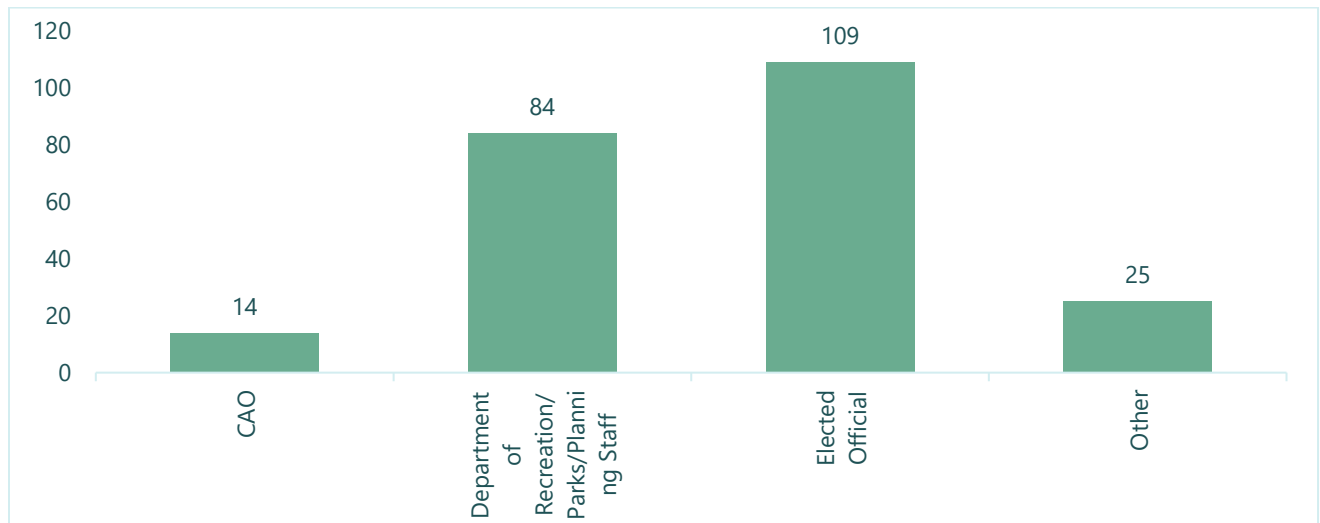
Types of Local Government



Trails Strategy Review

What We Heard Report: Local Governments

In total, we heard from **233 respondents** from **145 different municipalities and Regional Districts**. Out of this, **57%** of them were aware of the Trails Strategy. **Their roles were:**



Respondents who indicated "other" primarily referenced roles related to economic development.

Involvement in the Trails Strategy

We heard that these governments were involved in trail **planning, building, maintenance, promotion, and management.**

78% are actively involved in the development and maintenance of local trails.

54% participate in trail planning engagements between landowners, trail stewards, and First Nations.

64% map local trails.

68% manage and operate parks with trails in them.

However, these respondents stated that they struggle to properly support trails due to:



A lack of funding.



Limited human resource capacity.



The absence of a coordinated approach to trail management across jurisdictions.



Proximity to private lands.

Vision, Guiding Principles, and Actions

Vision

Overall, we found that most of those surveyed agree with the existing vision of the Trails Strategy:

Vision: a world-renowned, sustainable network of trails, with opportunities for all, which provides benefits for trail users, communities and the province.

However, respondents made the following suggestions to strengthen the vision statement:

Access

- Respondents believe that the vision should mention **access** and **accessibility**. The related reasoning varied:
 - Guaranteeing long-term access and stopping the industry from blocking entry.
 - Focusing on trails for users of different skills and diverse physical and cognitive abilities.
 - Increasing the number of trails that are accessible from home.
- There was a belief that “**opportunities for all**” should be better qualified. For example, one respondent suggested making it “**opportunities for all ages and abilities.**”

Collaboration and Partnerships

- Some respondents would like the vision to include **partnerships** and **collaborations**, as they believe that **more cooperation** is needed.

Environment

- Some respondents would like the strategy's vision to place a greater emphasis on the **protection of the natural environment**.
- Respondents also echoed comments from earlier engagement, stating that the word “**sustainable**” **does not provide enough environmental consideration**.

Funding

- Some respondents stated that they would like a mention of **sustainable funding** in the Trails Strategy vision. They believe that more sustainable funding sources are needed to **develop** and **maintain** trails in British Columbia effectively.

Trails Strategy Review

What We Heard Report: Local Governments

Guiding Principles

While there was **general support** for all guiding principles, those surveyed raised that the wording is **too vague** and **overlaps**. Additionally, respondents wanted to include guiding principles around:

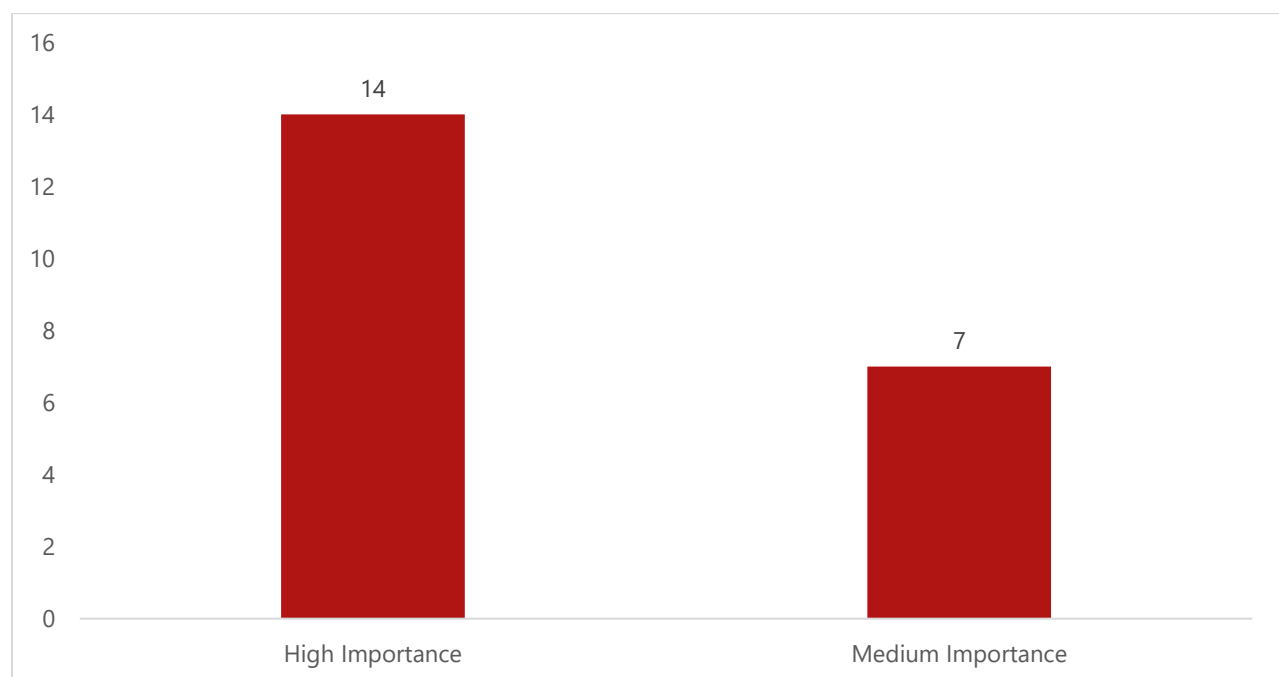
1. The environment and sustainability.
2. Financial sustainability.

Guiding Principles:

- **Benefits for individuals, communities and the province.**
- **Secure recreation opportunities for all trail users.**
- **Partnerships and collaborations.**
- **Respect and understanding among diverse trail interests.**
- **Mutual respect between trail interests and other resource users.**
- **Respect and recognition for First Nations' interests.**
- **Sound environmental stewardship and management.**

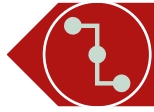
Actions

We heard that respondents generally found most actions of the strategy **to be of high importance**.



Opportunities for the Trail System in B.C.

We heard from local government representatives that the **best opportunities to improve** the trail system are to:



Focus additional efforts toward connecting trails to a wider network



Increase funding for the maintenance of trails



Increase funding for the development of trails

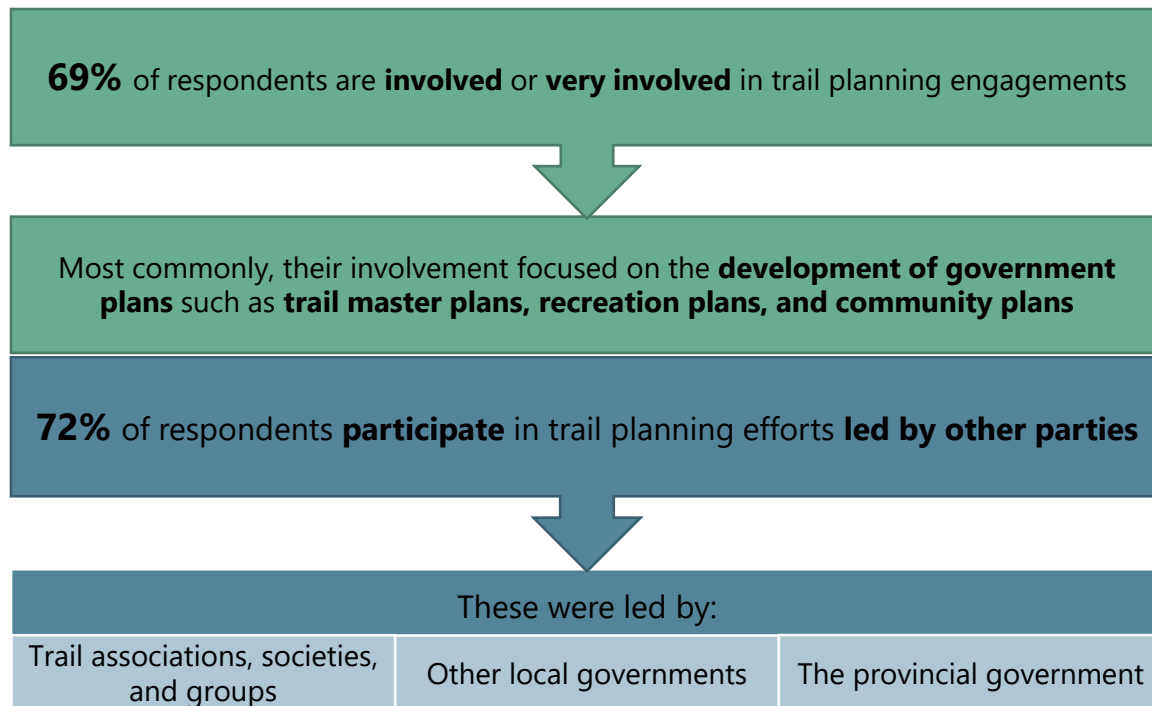


Broaden the accessibility of trails

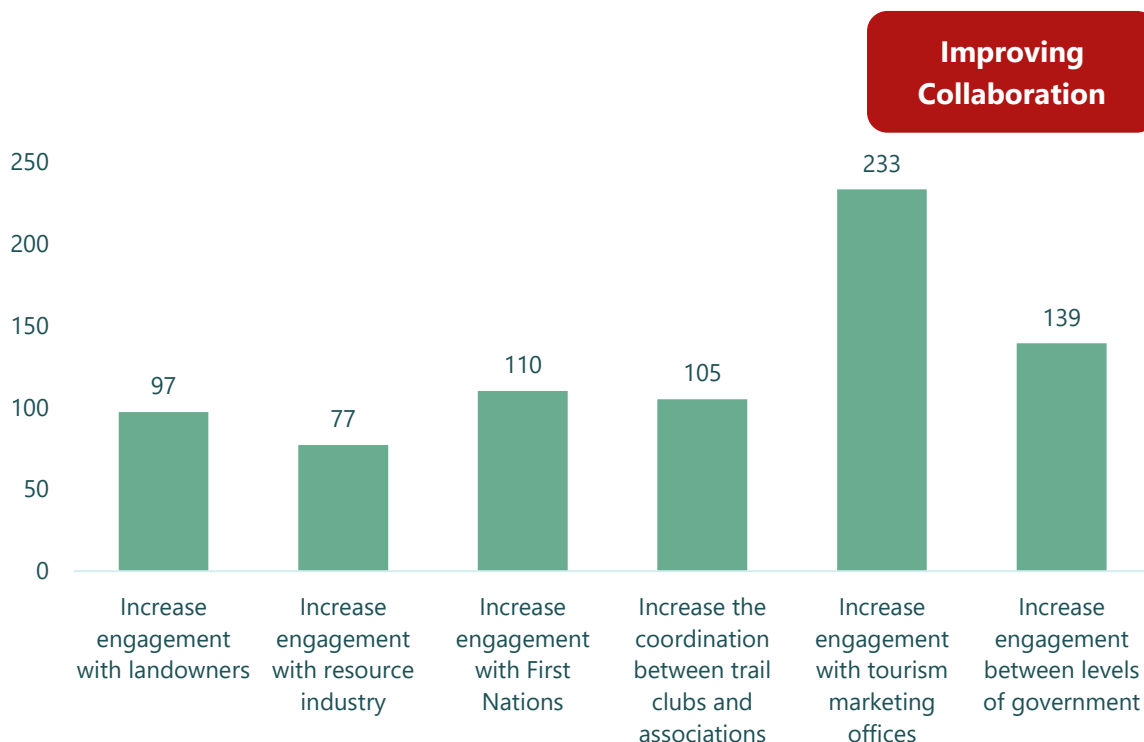


Put additional effort into developing an active transportation network

Improving Consultation and Collaboration



We heard from respondents that collaboration could be improved by **increasing engagement with tourism marketing offices, between levels of government, and with First Nation groups.**



Trails Strategy Review

What We Heard Report: Local Governments

When prompted to provide more detail on increasing engagement between levels of government, respondents stated that they would like to see the **provincial government**, **regional districts**, and **the federal government** playing a more prominent role in **trail planning activities**. When it came to the provincial government, respondents also suggested that the following groups be involved:

1. Recreation Sites and Trails B.C.
2. B.C. Parks.
3. The Ministry of Transportation and Infrastructure.
4. The Agricultural Land Commission.
5. The Ministry of Forests, Lands, Natural Resource Operations, and Rural Development.

First Nation Collaboration

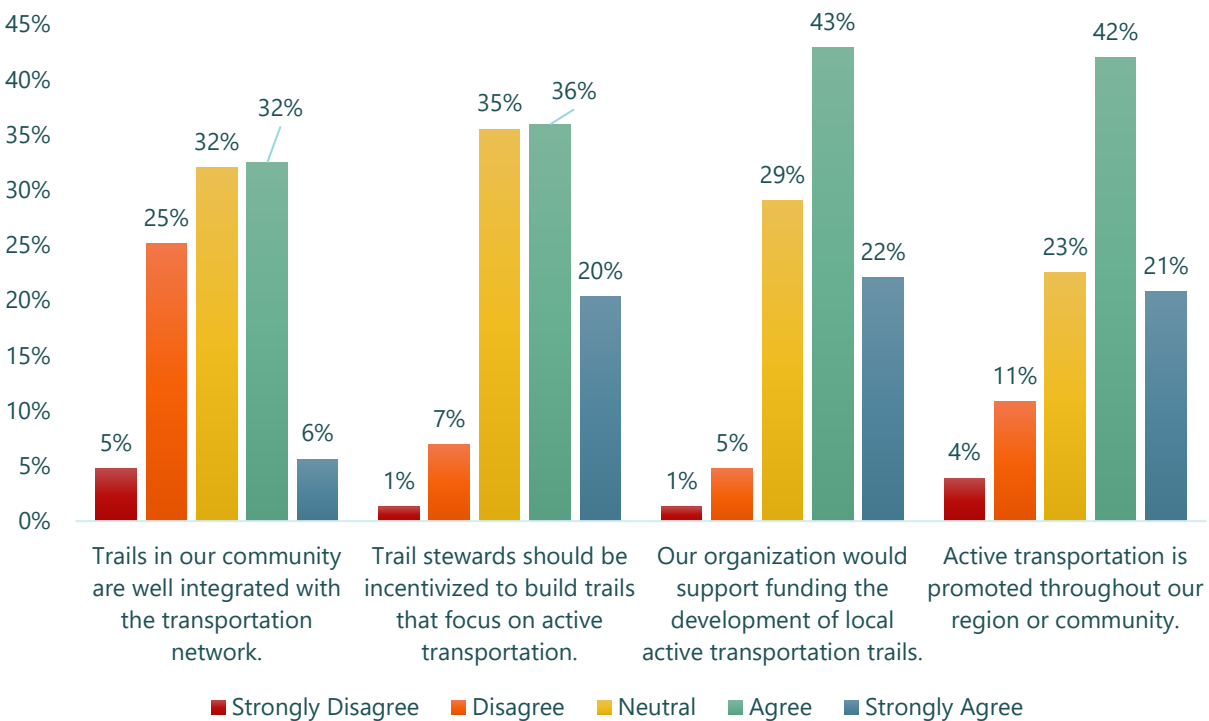
We heard that First Nation collaboration is important to local government, with **59% of respondents** expressing that there were **relationship-building opportunities** between **local government**, **trail associations**, and **First Nation groups** within their regions.

We heard that some initiatives are occurring to involve First Nation groups in trail planning, with **42% of respondents agreeing or strongly agreeing** that ongoing initiatives related to trails **positively impact the communities**. According to these respondents, these initiatives are successful because:

1. The First Nation group sits on the trail planning leadership team.
2. There is active and continuous engagement.
3. They co-manage the trail network.
4. There is strong collaboration.
5. Communication and trust are robust.

The Integration of Trails into the Transportation Network

Local government representatives indicated that they **promote active transportation throughout their region and community**. That said, communities varied when it came to integrating trails with the active transportation network. With this in mind, there was some level of support (**56%**) for **incentivizing trail stewards to build trails that focus on active transportation**; representatives believe their organization would support funding the development of local active transportation trails.



Private Landownership and the Trail Network

We heard that local governments had developed partnership agreements with landowners or trail associations to **reduce liability risk for landowners**. Additionally, local governments provide help and expertise to landowners to **identify** and **mitigate hazards**.

The survey asked respondents to identify the most significant **challenges** and **opportunities** the region faces with private landownership. These included:

Challenges

- Formal access to trails on private lands.

Opportunities

- Incentivize private landowners to allow public access.
- Create more formalized access to trails on private lands.
- Increase cooperation and communication with private landowners.

Increasing the Financial Sustainability of Trails

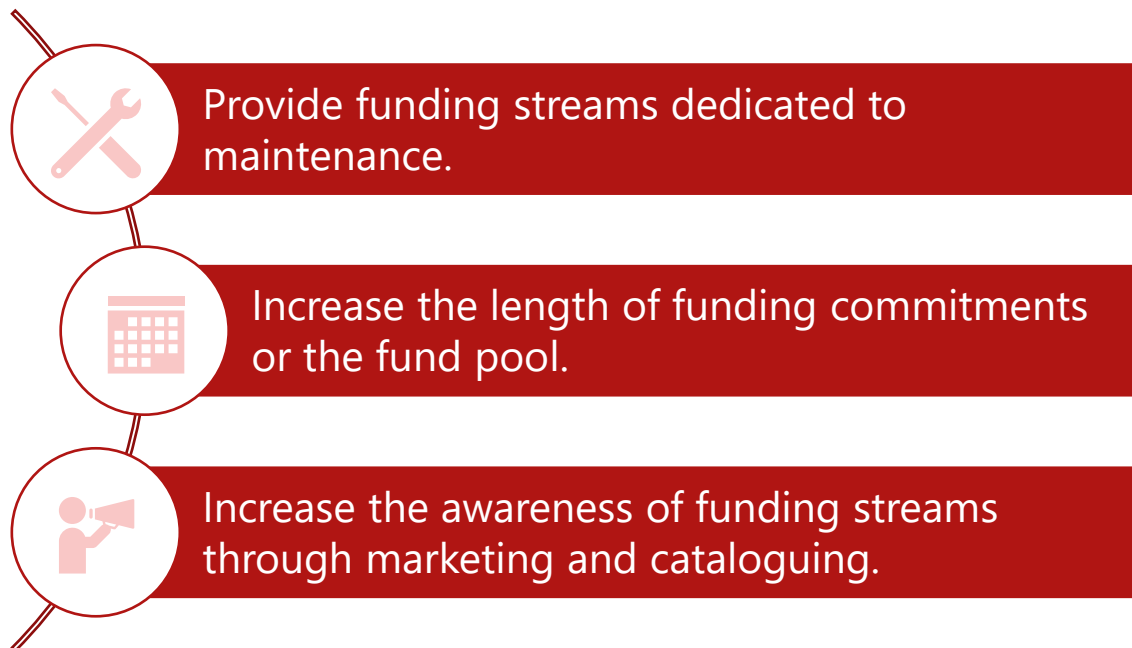
We heard that local governments would like a reliable and diverse funding model to support B.C.'s trail system, with **74% of respondents** indicating that their local government provides funding to develop and maintain trails through:

1. Operational and capital budgets.
2. Grants.

Additionally, **70%** apply for funding from outside sources. The most common sources were:

1. The Rural Dividend Fund.
2. Bike BC funding.
3. Northern Development Initiative Trust.
4. Unspecified federal funding sources.
5. Infrastructure funding—Active Transportation, General, and Capital.

We also heard that local government representatives generally believe that **trails' funding should be the Province's responsibility**. Respondents suggested the following improvements to **increase the financial sustainability** of the trail system in British Columbia:



Guidelines, Standards, and Education

Standards and Guidelines

We heard from respondents that **their governments use tools, standards, and guidelines** to help them **build and maintain** trails in their region.

In terms of standards and guidelines, **respondents most commonly use** the following:

1. Internal trail standards and adaptations of other standards.
2. International Mountain Bike Association.
3. Whistler Trail Standards.

Education Programs

When prompted to state whether their local government **promoted** or **used** education programs around **proper trail etiquette**, we heard that only **38%** did so. This group also raised that they use **signage** and **social media** as their primary tool to deliver this education. Further, these respondents promoted other external education sources, such as the Adventure Smart program.

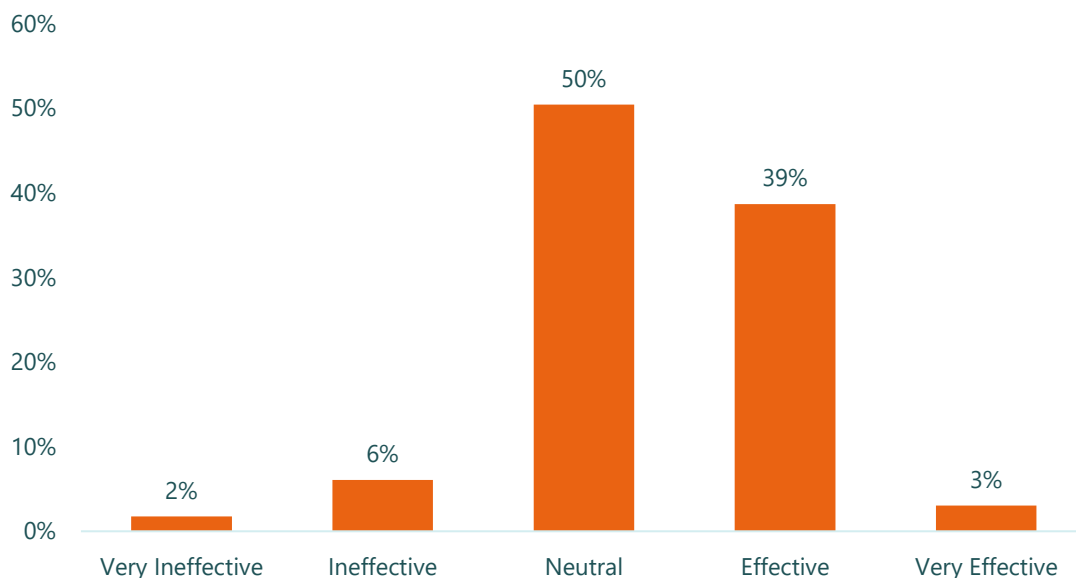
Environmental Awareness and Tools

When prompted on environmental stewardship tools, we heard that:

43% of respondents stated that environmental stewardship tools were used in the region when building trails.

51% of respondents were unsure if environmental stewardship tools were used in the region when building trails.

Local governments partner with associations to build trails, using the associations' internal expertise or tools. In some cases, respondents hired professional consultants, environmental experts, engineers, and biologists to design trails. When prompted to provide details on the effectiveness of existing tools used to address environmental concerns, we heard from respondents that these were either neutral or effective.

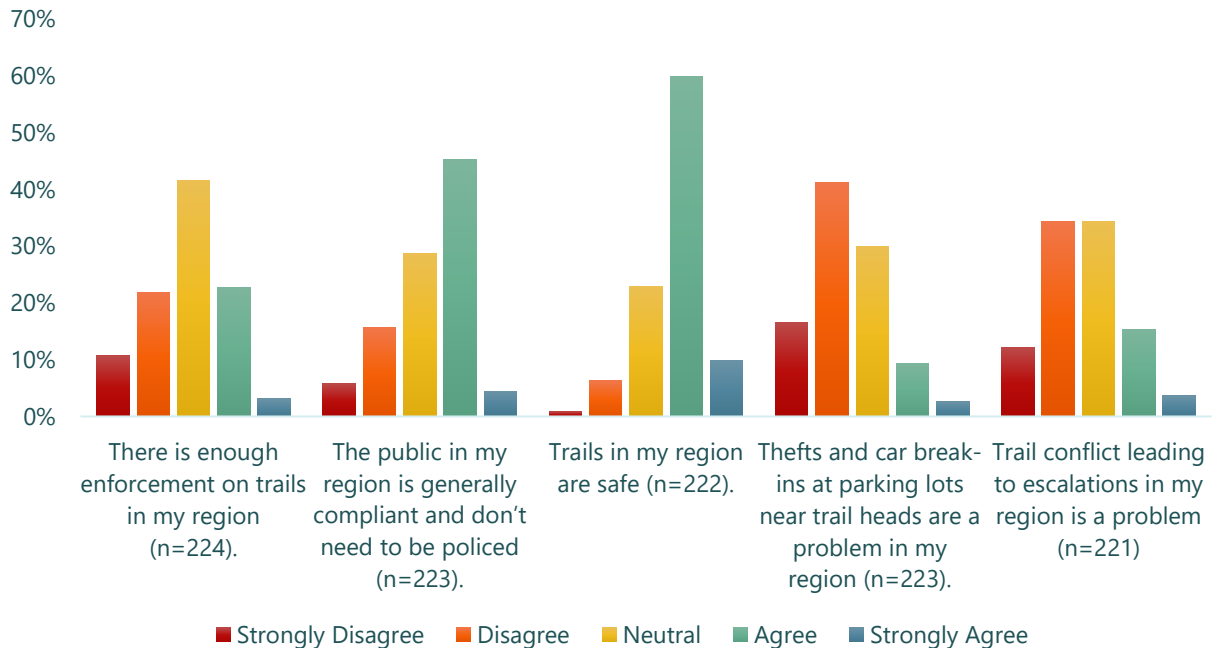


In previous engagements, we found that trail associations **effectively enhance the environmental awareness and appreciation of their members**. However, more could be done to **educate tourists and the general public**.





We heard that local government representatives most **firmly believe** that the Province should **develop educational tools to raise the environmental awareness and appreciation of users** and should **centralize environmental education efforts**. That said, they were also supportive of having local tourism offices play a role in educating tourists.

Enforcement

We heard that local government representatives **felt that trails in their region are safe (70%)** and that the public is generally compliant and **does not** need to be policed (**49%**). Additionally, respondents generally did not believe that **thefts** and **trail conflicts** were significant issues in their region.

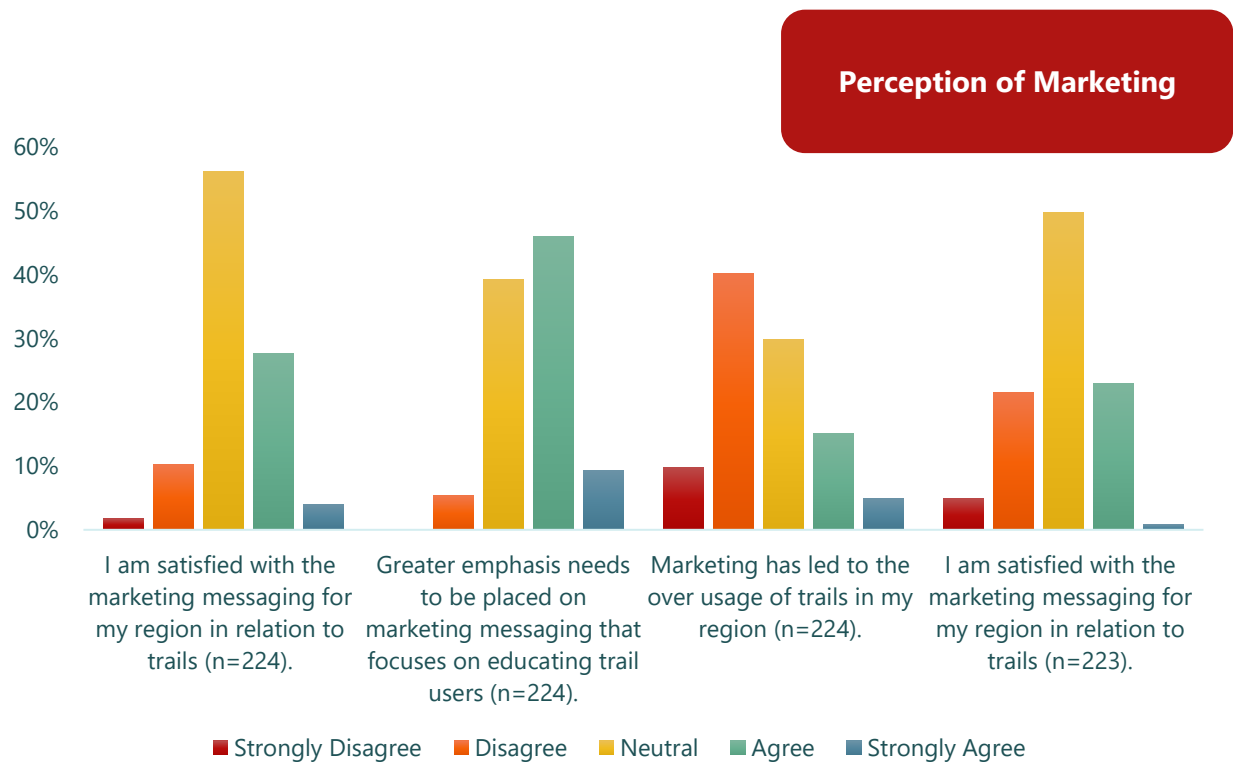


Regarding issues related to enforcement, the most cited areas needing increased attention to ensure compliance were:

-  Off-leash dogs in mandatory on-leash areas
-  Unauthorized trail building
-  Motorized users accessing non-motorized areas
-  Conflict between the various user types
-  Theft in parking lots

Communication and Marketing

Overall, local government representatives were generally **neutral** when it came to questions around their perception of marketing efforts in the Province. Respondents typically did not have a strong opinion on its overall success and whether the marketing messaging adequately represented their region. However, there was a general appetite to shift the focus of marketing efforts to educate trail users.



We heard from **75% of all respondents** that their local government had mapped the local trails in their community, with **95%** of those communities **making this publicly available**.

Conclusion and Next Steps

We appreciate all survey responses provided during this local government engagement period. We have heard that trails are essential to local governments across the Province, but additional support is required on behalf of the provincial government to maintain, fund, and build trails. Additionally, we heard that local governments would like to increase communication and partnerships among stakeholders to better trails in British Columbia, preserve trails and the environment for future generations, and ensure accessibility.

The PTAB will take this report, other engagements, and research into consideration to help them finalize their recommendations to the provincial government to update the Trail Strategy. The Province may then formally update the strategy to reflect the considerable information provided by the various stakeholder groups engaged in this process.



PEACE RIVER REGIONAL DISTRICT

Building Permit Report for April 2021

Current Month

BUILDING INSPECTION AREA		# of Permits	Value of Permits	
Chetwynd vicinity (Portion of Electoral Area 'E')				
No permits issued				
Dawson Creek vicinity (Area 'D' & portion of Area 'E')				
S/F Dwelling		2	\$ 1,304,000	
Fort St. John vicinity (Areas 'B', 'C' and portion of Area 'E')				
S/F Dwelling		4	\$ 1,786,720	
Manufactured home foundation		1	\$ 20,000	
Monthly Total		7	\$ 3,110,720	
YEAR TO DATE		West Peace	South Peace	North Peace
S/F Dwelling	# of permits		3	9
	Value		\$1,626,0000	\$2,029,160
Manufactured Home	# of permits		1	3
	Value		\$ 20,000	\$60,000
Garage/shop	# of permits		1	3
	Value		\$30,000	\$211,937
Commercial	# of permits			
	Value			
Industrial / Utility	# of permits			1
	Value			\$2,500,000
Institutional/Recreational	# of permits			
	Value			
Total Number of Building Permits				20
Year to Date Total				\$6,477,097

diverse. vast. abundant.



REPORT

To: Chair and Directors

Report Number: ADM-BRD-190

From: Kori Elden, Executive Assistant/HR Generalist

Date: May 27, 2021

Subject: Items Previously Released from Closed Meetings

For information only.

The following resolutions have been authorized for release to the public from prior closed meetings.

October 15, 2020

MOVED, SECONDED, and CARRIED

That the Electoral Area Directors Committee receive the report titled "School District 60 – Wonowon and Halfway River Community Halls – ADM-CEADC-004," for discussion.

MOVED, SECONDED, and CARRIED

That the Electoral Area Directors Committee receive the report titled "PRRD Grant Writer Service, ADM-EADC-021" for discussion.

MOVED, SECONDED, and CARRIED

That the Electoral Area Directors Committee authorize contact with Rick Anderson Consulting Ltd. (the Firm) to request an updated budget regarding the provision of consulting services to assist the PRRD in developing a multi-stakeholder "synergy group" for the entire region; further, that Rick Anderson be invited to attend the next Closed EADC meeting as a Delegation to discuss budget and the formatting of a regional synergy group via videoconference.

MOVED, SECONDED, and CARRIED

That the Electoral Area Directors Committee receive the correspondence dated September 30, 2020, from Rick Anderson Consulting Ltd. regarding the Synergy Group project outline and budget estimate, for discussion.

November 19, 2020

MOVED, SECONDED, and CARRIED

That the Electoral Area Directors Committee receive the report titled "Chetwynd Library Next Step Options, DR-CEADC-001," which outlines the progress and estimated cost of updating the Chetwynd Library, for discussion.

December 17, 2020

MOVED, SECONDED, and CARRIED

That the Electoral Area Directors Committee receive the report titled "PRRD Synergy Group Proposal – ADM-CEADC-005," which identifies the costs to create a North and South Peace Synergy Group, be received for discussion.

BACKGROUND/RATIONALE:

The above resolutions were authorized for release, and are provided in this report as the official disclosure of the items to the regular Board agenda, as per the 'Closed Meetings and Proactive Disclosure Policy.'

ALTERNATIVE OPTIONS:

Not applicable.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

Not applicable.

COMMUNICATIONS CONSIDERATION(S):

Not applicable.

OTHER CONSIDERATION(S):

Not applicable.

PRRD 2021 CALENDAR OF EVENTS	
MAY	
May 5-6	NCLGA AGM & Convention (<i>virtual</i>)
May 9	Mother's Day
May 24	Victoria Day
JUNE	
June 3-6	FCM Conference (<i>virtual</i>)
June 5	Access Awareness Day
June 20	Father's Day
JULY	
July 1	Canada Day
July 17	Assent Voting (Referendum) for Seniors Aging in Place Support and Health Related Services GiA Service Establishment Bylaws No. 2444, and 2445, 2021
AUGUST	
August 2	BC Day
August 7	Emperor's Challenge – Tumbler Ridge
August 11-15	Dawson Creek Exhibition – Dawson Creek
SEPTEMBER	
September 6	Labour Day
September 14-17	UBCM Conference (<i>virtual</i>)
OCTOBER	
October 11	Thanksgiving Day
October 14	Interprovincial Meeting – Dawson Creek
October 31	Halloween
NOVEMBER	
November 4	Election of PRRD Board Chair / Vice-Chair
November 7	Time Change
November 11	Remembrance Day
DECEMBER	
December 17	Christmas Party – Fort St. John
December 24-26	Christmas Eve / Christmas Day / Boxing Day
December 31	New Year's Eve